



405 SE Brelsford DR, Ste C
Pullman, WA, 99163
509-339-6187

Planned Unit Development

There is one MLMC standard that Planned Unit Developments (PUD) can utilize that aren't consistent with the underlying R-1 zoning that this project will be planning to make use of. In Section 11.20.035(2-A) it states that within a PUD, private streets are allowed to construct sidewalks on only one side of the roadway. The proposed roadways otherwise are consistent with the requirements of the City of Medical Lake. There are two standards that this project would be looking to alter from the standard. The first is found in section 17.16.060(1-A), where the minimum lot size is listed 6,000 square feet and we are proposing to reduce the minimum lot size to 5,000 square feet. In section 17.16.020 – Essential Use Declaration, it lists the essential function of the R-1 zoning to provide one single-family dwelling unit per lot with a minimum lot size of 6,000 square feet or 7.3 dwelling units per acre. With this development, there will be 106 single-family lots across approximately 31.2 acres, which corresponds to 3.4 dwelling units per acre, even with the 5,000 square foot minimum lot size. The second standard that would be altered would be Section 17.16.060(1-B), which lists the minimum lot width as 60 feet at the building line. The proposed lot width for most of the lots is 50 feet. The minimum lot depths, setback, and coverage will be in compliance with the underlying zoning.

MLMC 17.34.010 Approval Criteria

- a. For 106 proposed lots, 212 off-street adjacent parking stalls will be required. These parking stalls will be accounted for in either driveways or garages located within the lots. For 212 parking stalls, 18 bicycle rack spots will be required and will be placed in several central locations throughout the site.
- b. All roads will be private, but will be built to public standards for the paving, curbs, and utilities. The one exception to this is that sidewalk will only be built on one side of the road, as listed above and allowed under MLMC Section 11.20.035(2-A).
- c. The maximum building coverage, yard requirements, and maximum height shall be consistent with the underlying R-1 zoning.
- d. The building setbacks for the exterior boundary will be consistent with R-1 front yard setback.