

## Chapter ~~17.38~~17.44 MASTER PLANNED DEVELOPMENTS

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### **~~17.38~~17.44.010 Purpose.**

The purpose of a master planned development is to promote attractive and efficient developments that incorporate a variety of uses, densities and/or dwelling types, provide for economy of shared services and facilities, economically utilize the land, resources, and amenities, and provide flexibility in design and building placement.

A. A master planned development is intended to:

1. Allow flexibility in development standards and permitted uses while ensuring compatibility with neighboring uses;
2. Facilitate the efficient use of land and provide for a comprehensive review of integrated development projects;
3. Provide needed services and facilities in an orderly, fiscally responsible manner;
4. Promote economic development, job creation and diversification and affordable housing;
5. Increase economic feasibility by fostering efficient arrangement of land use, buildings, transportation systems, open space and utilities;
6. Preserve or enhance natural amenities, features, shorelines and critical areas in the development of a particular site;
7. Identify significant environmental impacts and ensure appropriate mitigation;
8. Encourage environmentally sustainable development;

9. Provide certainty regarding the character, timing and conditions for planned residential, commercial, industrial and mixed-use developments, included phased developments, and vest such projects through a public review process;
  10. Create vibrant mixed-use neighborhoods, with a balance of housing, employment, commercial and recreational opportunities; and
  11. Promote consistency with the goals, policies and objectives of the Kelso comprehensive plan.
- B. A master planned development may take the form of a residential, commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. A mixed-use master planned development may be permitted in any zoning district subject to specific findings that the site and master concept plan are compatible with the comprehensive plan.
- C. Applicants for master planned development will be encouraged to utilize unique and innovative facilities that encourage the efficient and economical use of the land; promote a sound system for traffic and pedestrian circulation; promote open space and use of natural and/or developed amenities; and provide an architecturally attractive, durable, and energy efficient development. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.020 Administration.**

As an alternative to subdividing and/or developing parcel(s) pursuant to the other provisions of the Kelso Municipal Code, an applicant may request, subject to city approval, that the city process its development applications in accordance with the provisions of this chapter.

- A. An application for master planned development shall include the following information:
1. Planning History. A summary of all previous known land use decisions affecting the applicant's property and a list of all outstanding conditions of approval with respect to such prior land use decisions.
  2. Existing Property Information. An application for a master planned development shall contain the following information on and adjacent to the site, presented in narrative, tabular, and/or graphic formats:
    - a. Vicinity map that identifies surrounding uses within five hundred feet of the site boundary.

- b. Legal description for the proposed master planned development together with a title report disclosing all lien holders and owners of record.
  - c. Zoning map that identifies base and overlay zoning designations for the site and surrounding property uses within five hundred feet of the site boundary.
  - d. Site description including the following information provided in narrative, tabular, and/or graphic formats:
    - i. Topography and natural resources including one-hundred-year floodplain; wetlands, rivers, streams, or other critical areas; the natural hydrology, and natural hazards such as steep slopes greater than fifteen percent, and unstable, impermeable, or weak soils.
    - ii. Inventory of cultural, historic, and/or archaeological resources on the site, if any.
    - iii. Existing buildings, if any, including use, location, size, and date of construction.
    - iv. Existing on-site transportation systems including streets, sidewalks, and bike paths, if any.
    - v. Location and size of existing public and private utilities on the site including water, sanitary sewer, stormwater retention/treatment facilities, and electrical, telephone, and data transmission lines.
    - vi. Location of public and private easements.
    - vii. A description of the type, design, and characteristics of the surrounding properties for purposes of assessing the proposed master planned development effects.
3. SEPA Checklist. A completed SEPA checklist for the proposed master planned development shall be submitted; provided, that the city may require that additional technical studies and/or an environmental impact statement be completed.
- a. The applicant may also request, subject to city review and approval, that the master planned development be processed as a planned action in accordance with the provisions of the Kelso Municipal Code and the Washington State Environmental Policy Act.
4. Technical Studies. Technical studies may be required by the city when potential adverse impacts are identified and may include, but are not limited to, the following:

- a. A traffic impact analysis sufficient to assess access to the site and within the site, on-street parking impacts and limitations and necessary traffic-related improvements;
  - b. Drainage study;
  - c. Geotechnical analysis;
  - d. Noise analysis;
  - e. Other analysis of potentially significant issues as identified during the SEPA environmental checklist review.
5. Site Plan. The application shall include a conceptual site plan which includes the following elements:
- a. Project boundaries.
  - b. Primary uses and ancillary uses.
  - c. Existing and proposed structures.
  - d. Gross floor area of development.
  - e. Maximum building heights.
  - f. Minimum building setbacks.
  - g. Maximum lot coverage.
  - h. Any other development standards proposed to be modified from the underlying zoning district requirements.
  - i. The proposed circulation system of arterial and collector streets, including, if known, the approximate general location of local streets, private streets, off-street parking, service and loading areas, and major points of access to public rights-of-way, with notations of proposed public or private ownership as appropriate.
  - j. The proposed location of new and/or expanded public and private utility infrastructure.
  - k. Site screening, landscaping and street trees.

- l. The location and nature of all required stormwater improvements including low impact development features.
- m. A master planned development incorporating commercial or industrial facilities must provide a buffer or site design along the perimeter of the master planned development, which shall reasonably transition the master planned development to any adjacent properties zoned or used for residential purposes.
- n. Aesthetic considerations related to building bulk, architectural compatibility, light and glare, urban design, and shadow impacts.
- o. Site features as appropriate to mitigate traffic, environmental, geotechnical, and other impacts as identified in technical studies required by this chapter.
- p. Shoreline and critical areas where applicable. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.030 Additional uses and alternative development standards.**

Proposed master planned developments shall comply with all applicable use restrictions and development standards of the zoning district in which it is located, except as specifically approved the city.

- A. The city may approve additional uses and alternative development standards based on a finding that they are consistent with the city's comprehensive plan and the intent of the zoning district, are in the public interest, and will not adversely affect the public health and safety. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.040 Approval criteria.**

- A. The city may approve a master planned development based on a finding that:
  - 1. The application demonstrates the economic and efficient use of land and provides for an integrated and consistent development plan for the site.
  - 2. The applicant has identified development standards and uses that are consistent with the master plan and designed in a manner that is compatible with adjacent land uses after consideration of applicable mitigation and site design.
  - 3. Consideration has been given to "low impact development" stormwater concepts.

4. There will be adequate infrastructure capacity available by the time each phase of development is completed.
5. The master planned development contains design, landscaping, parking/traffic management, and use mixture and location that limit or mitigate conflicts between the master planned development and adjacent uses.
6. All potential significant off-site impacts including noise, shading, glare, and traffic have been identified and mitigation incorporated to the extent reasonable and practical.
7. The project is designed and includes appropriate consideration of open spaces and transportation corridors, designs of street and public open space amenities, and results in the functional and visual appearance of one integrated project.
8. The proposed development will not adversely affect the public health, safety, or welfare.
9. The public benefits of approving the master planned development outweigh the effect of modification of standards to the underlying zoning district.
10. The proposed development is designed to be consistent with the provisions of the shoreline master program and critical areas ordinance. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.050 Approved master planned development.**

The approved master planned development shall specify all terms and conditions of approval and shall specify permitted uses, development standards, and phased implementation plans. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.060 Development agreement(s).**

The city and applicant may execute, in accordance with the provisions of state law, a development agreement(s) to implement the provisions of the approved master planned development and related permits and approvals. This agreement shall be binding on all property owners within the master planned development and their successors and shall require that development of the subject property be consistent with and implement the provisions of the approved master planned development.

A. This development agreement may specify:

1. The terms and conditions of approval.
2. The terms and conditions of any vested rights of the approved master planned development.

3. The phasing plans for implementation. (Ord. 3889 § 3 (Exh. A), 2017)

**17.3817.44.070 Modification to master plans.**

Proposed modifications to an approved master plan shall be submitted in writing for the city review. Modifications that do not substantially change the nature or level of use or that do not require a new environmental review may be considered minor amendments and shall be subject to a Class 2 review. Modifications that result in a substantial change of use, that substantially change the nature or level of activity, or that require the need for additional environmental review shall be considered a major modification and shall be subject to a Class 3 review. (Ord. 3889 § 3 (Exh. A), 2017)