



City of Auburn

PLANNED UNIT DEVELOPMENT (PUD) REGULATORY PROCESS

CITY OF AUBURN | ZONING ORDINANCE UPDATE

Design Professionals Focus Group

Thursday, April 27, 2023 | 11:00 AM

AGENDA

Design Professionals Focus Group

- Introductions
- PDD Background
- Focus Areas
 - Intent & Purpose of Revisions
 - Zoning Provisions & Standards
 - Application Submittal Requirements
 - Approval Processes
- Next Steps & How to Stay Involved

INTRODUCTIONS

Design Professionals Focus Group

CITY OF AUBURN



CONSULTANT TEAM

Jacobs

DESIGN PROFESSIONALS

Engineers

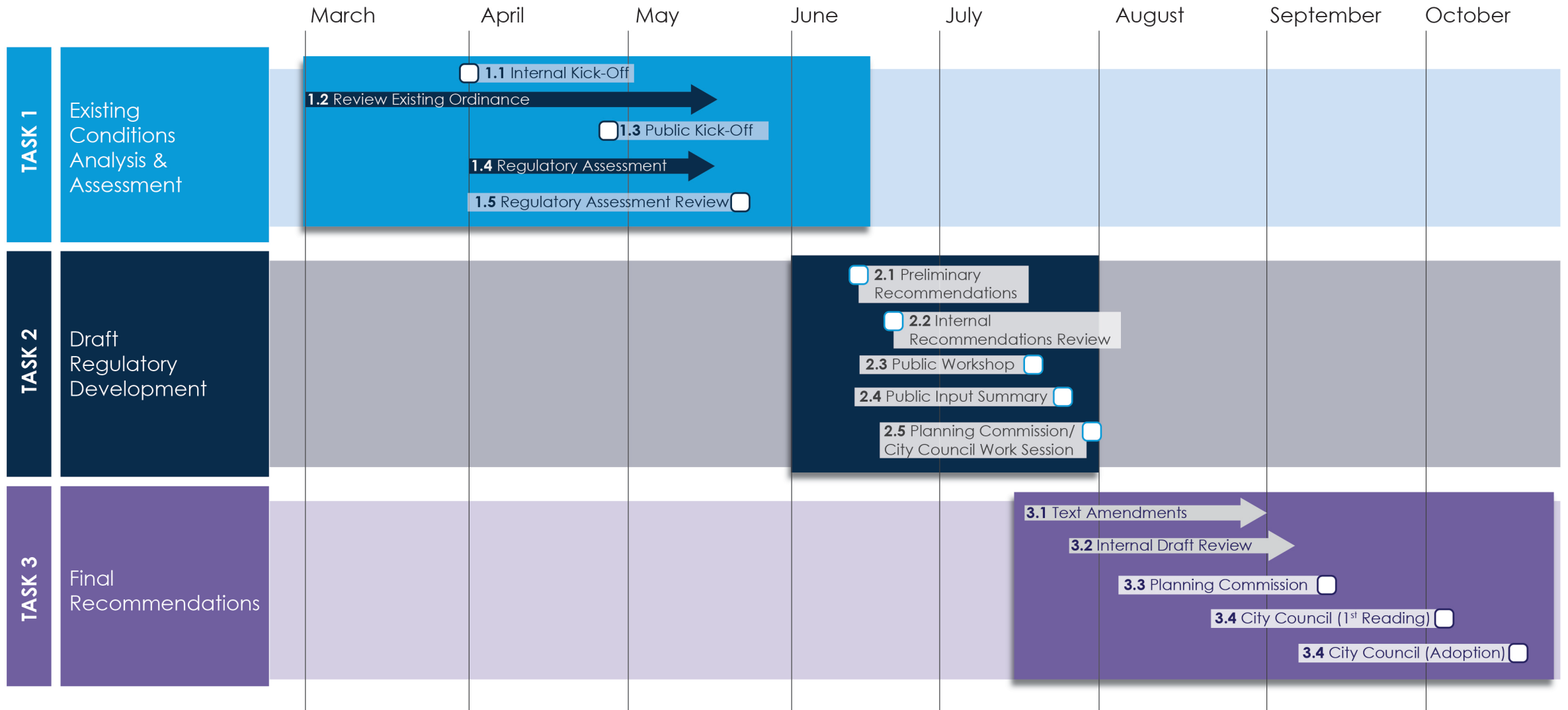
Architects

Surveyors

PDD BACKGROUND

- Challenges with the current PDD (Planned Development District) Ordinance have sparked the **need for updates and improvements** to the code. Elements currently being studied including but are not limited to:
 - **Accessibility** – How user-friendly is the current code?
 - **Practicality** – Is the current code too restrictive, and does it help the City of Auburn achieve its vision for the future?
- The **PUD (Planned Unit Development) Regulatory Process** will supplement the ordinance currently in place.
- **Stakeholder engagement** will help to identify broad themes and specific issues and concerns.

PUD REWRITE SCHEDULE



TODAY'S DISCUSSIONS

- **Jacobs & City Staff** will facilitate roundtable discussions with impacted stakeholders including:
 - **Focus Group 1** – Engineer, Architects & Surveyors
 - **Focus Group 2** – Landowners & Developers
 - **Focus Group 3** – Internal (City Staff)
- Input from today's discussions will be considered while the PUD Ordinance is being drafted

ANALYSIS FRAMEWORK

INTENT & PURPOSE OF PUD REVISIONS

1

ZONING PROVISIONS &
STANDARDS

2

APPLICATION SUBMITTAL
REQUIREMENTS

3

APPROVAL PROCESSES

UNDERSTANDING OF CURRENT CHALLENGES



RECOMMENDED CHANGES

based on best practice and stakeholder input

Intent & Purpose of the Revisions

- Create user-friendly regulations and processes.
- Protect the City of Auburn and its character.
- Establish minimum expectations and associated provisions for Planned Unit Developments (i.e., process, length of time, public benefits, developer commitment).
- Streamline processes and approvals (applications, submittal requirements, uses, zoning overlays, etc.).

How user-friendly are the current PDD regulations to understand?

① PUD Zoning Provisions & Standards

- How land development is regulated pertaining to:
 - Permitted Land Use
 - Minimum Acreage, Setbacks
 - Building Placement
 - Long-range Planning Considerations
- City-Developer Agreements and Trade-offs
 - Required Amenities and Open Space
 - Incentives & Exchanges

Have you had difficulty in the past interpreting PDD provisions and standards in the current code?

② Application Submittal Requirements

- **Documents & Exhibits required of the applicant**, including but not limited to the following:
 - Plans
 - Detail
 - Site data
 - Uses requested/prohibited
 - List of all deviations/modifications/exemptions and all site/development proposals that exceed the minimum code/development regulations of the City of Auburn

Should PUD regulations be loosened up to give applicants more flexibility?

③ Approval Processes

- Master Plan Approval - Municipal Process to facilitate a development application through City Council Approval
- Conditions of Approval & Conditional Uses
- Master Plan Modifications
- Administrative Approvals
- Approval timeline and its impact on your projects

How has the approval process gone for you?
How long does it typically take?

A stylized graphic of a flame in shades of blue, positioned on the left side of the slide. The flame has several upward-pointing tongues and is set against a background of overlapping blue shapes.

NEXT STEPS & HOW TO STAY INVOLVED

Design Professionals Focus Group

- Regulatory Assessment
- Public Workshop (Mid-Late July)
- Text Amendments will be reviewed by Planning Commission & City Council
- Contact the Planning Team with any thoughts or Concerns

THANK YOU!
CONTACT US

Dana Raughton

Jacobs

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City of Auburn

PLANNED UNIT DEVELOPMENT (PUD) REGULATORY PROCESS UPDATES

CITY OF AUBURN | ZONING ORDINANCE UPDATE

Landowner & Developer Focus Group

Thursday, April 27, 2023 | 12:30 PM

AGENDA

Landowner & Developer Focus Group

- Introductions
- PDD Background
- Focus Areas
 - Intent & Purpose of Revisions
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 - Application Submittal Requirements
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- Next Steps & How to Stay Involved

INTRODUCTIONS

Landowner & Developer Focus Group

CITY OF AUBURN



CONSULTANT TEAM

Jacobs

STAKEHOLDERS

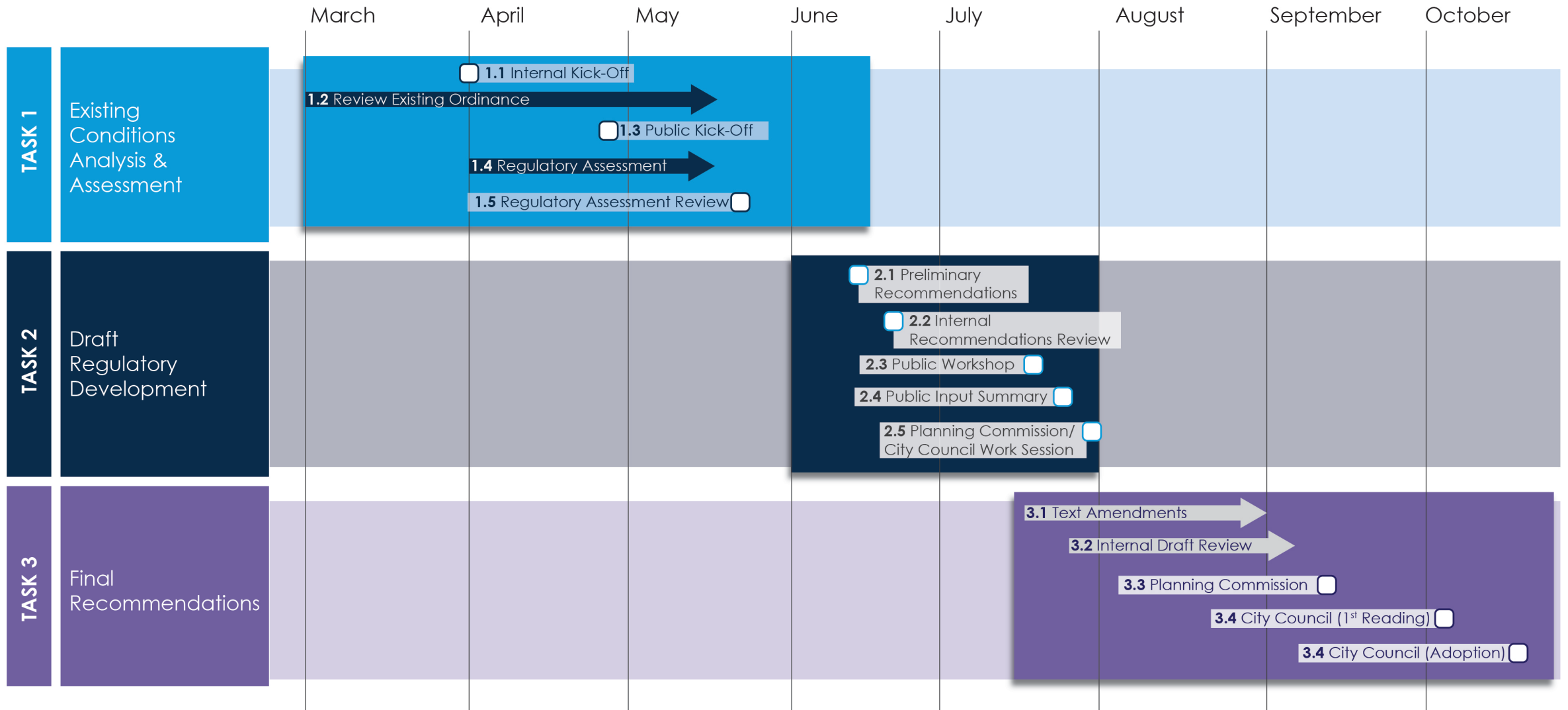
Landowners

Developers

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How has the approval process gone for you?
How long does it typically take?

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NEXT STEPS & HOW TO STAY INVOLVED

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Internal Focus Group

Thursday, April 27, 2023 | 2:00 PM

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Internal Focus Group

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INTRODUCTIONS

Internal Focus Group

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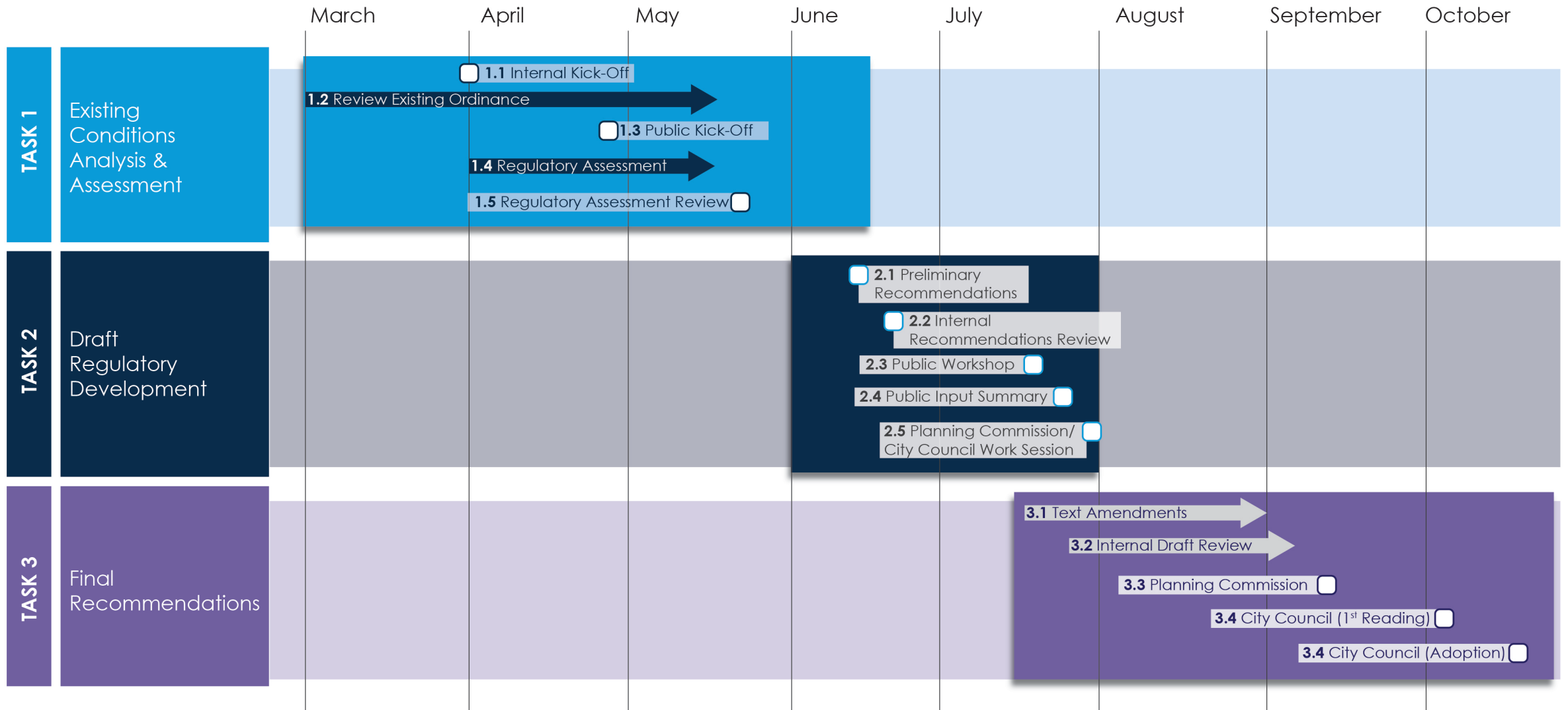
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Are the minimum requirements for PDD lacking or excessive?

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- Conditions of Approval & Conditional Uses
- Master Plan Modifications
- Administrative Approvals
- Approval timeline and its impact on your day-to-day duties

How long does the approval process take now (including application intake, review, PC, Council)?



NEXT STEPS & HOW TO STAY INVOLVED

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- Regulatory Assessment
- Preliminary Recommendations
- Public Workshop (Mid-Late July)
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