

## **Chapter 20.80**

### **MASTER DEVELOPMENT (MD)**

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#### ~~**20.80.010 INTENT.**~~

~~The intent of the master development (MD) zone is to provide large-scale planned development by public entities or through public-private partnerships which provide a clear community benefit. These areas are envisioned for innovative development meeting unique community needs. Sites shall employ subarea planning efforts that address compatibility with surrounding uses and consistency with the Comprehensive Plan.~~

#### ~~**20.80.020 APPLICABILITY.**~~

~~The provisions of this chapter shall be applied to lands located within public sector redevelopment site (PSRS), employment center (EC), district center (DC), neighborhood center (NC), or downtown regional center Comprehensive Plan designations.~~

#### ~~**20.80.030 ESTABLISHMENT OF A MASTER DEVELOPMENT ZONE.**~~

~~A master development zone shall be in effect when the following steps are completed:~~

- ~~(a) Subarea planning efforts are completed pursuant to BMC 20.80.040;~~
- ~~(b) An ordinance is adopted approving a subarea plan identified in BMC 20.80.080 and establishing associated development standards and regulations for the subject subarea plan district. A text amendment to BMC 20.80.080 should be made to reference the applicable ordinance to the subarea plan district;~~
- ~~(c) A site-specific rezone to the master development classification is approved pursuant to BMC 20.58.040.~~

#### ~~**20.80.035 MASTER DEVELOPMENT ZONE BASE STANDARDS.**~~

~~If a master development zone has been established on the official zoning map, all requirements of Chapter 20.60 BMC, Low Density Residential (R-10), shall be in effect until the following steps are completed:~~

- ~~(a) Subarea planning efforts are completed pursuant to BMC 20.80.040;~~
- ~~(b) An ordinance is adopted approving the subarea plan identified in BMC 20.80.080 and establishing associated development standards and regulations for the subject subarea plan district. A text amendment to BMC 20.80.080 shall be made to reference the applicable ordinance to the subarea plan district.~~

#### **~~20.80.040 SUBAREA PLAN REQUIRED.~~**

- ~~(a) Approval of a subarea plan is required prior to approval of a master development zoning district. A subarea plan is an amendment to the Comprehensive Plan and is processed pursuant to Chapter 20.10 BMC.~~
- ~~(b) In developing a subarea plan for the purpose of this chapter, the following shall apply:~~
- ~~(1) The Director shall determine the number of neighborhood meetings based on the scope of the proposal and the community's interest.~~
  - ~~(2) The applicant shall be responsible for scheduling and facilitating the neighborhood meetings. City staff should participate in the meetings, taking notes and helping to address the public's concerns.~~
  - ~~(3) Notification of the time and location of the meetings shall be posted on the property. The Director shall determine the specifications to the construction and installation of the notice boards. Additionally, if the Director determines it appropriate, mailed notice may be required to be sent to nearby property owners, affected state and local agencies and neighborhood organizations.~~

#### **~~20.80.050 MASTER DEVELOPMENT ZONE PERMITTED USES.~~**

~~Specific uses shall be determined through the subarea planning process. Potential uses may include, but are not limited to, commercial, office, and various residential types.~~

#### **~~20.80.060 GUIDELINES FOR DEVELOPMENT STANDARDS.~~**

~~Development standards such as setbacks, lot coverage, height and density shall be developed through the subarea planning process and implemented through the adoption of the master development zone. The following guidelines establish the parameters from which development standards are derived:~~

- ~~(a) Consistency with the Comprehensive Plan's community character goals and policies;~~
- ~~(b) Provide open space that protects environmentally sensitive areas;~~
- ~~(c) Development at the edge of the site that is designed with densities and uses which are compatible with nearby neighborhoods and uses;~~
- ~~(d) Well-designed streetscapes that incorporate context-sensitive design, including amenities such as street trees, planting strips, sidewalks, sidewalk benches, street lamps and other design features that make the streets more interactive, walkable, and enjoyable;~~
- ~~(e) Parking requirements shall be pursuant to Chapter 20.48 BMC. However, modifications to the off-street parking requirements may be allowed through the approval of a master development zone. If there is a proposed reduction of ten (10) percent or more to the number of off-street parking spaces required by Chapter 20.48 BMC, a parking study is required to demonstrate that there is no impact on adjacent properties to the site;~~
- ~~(f) Landscaping requirements shall be pursuant to Chapter 20.50 BMC. However, modifications to the landscaping requirements may be allowed through the approval of a master development zone. Landscaping shall incorporate street trees, planter strips and other passive and active green spaces. Significant trees shall be identified on the site plan and may be required to be preserved;~~
- ~~(g) Signage is allowed pursuant to the following:~~
  - ~~(1) Signs for residential uses shall be pursuant to Chapter 20.52 BMC for residential zones;~~
  - ~~(2) Signs for all other uses shall meet the standards of Chapter 20.52 BMC for commercial zones, except freestanding signs shall be limited to monument-style signs that do not exceed six (6) feet in height and forty-eight (48) square feet in area.~~

#### **~~20.80.070 MASTER DEVELOPMENT ZONE APPLICATION.~~**

~~In addition to other application requirements, applications for a subarea plan and a master development zone designation shall include the following information:~~

- (a) ~~Vicinity Map. Showing the subject site in relation to all other properties within a three hundred (300) foot radius;~~
- (b) ~~Site Plan. Containing the following information:~~
- ~~(1) General configuration of lots, building areas, number of stories and specific uses to be allowed;~~
  - ~~(2) Proposed configuration and design of parking areas, streets, sidewalks, and driveways;~~
  - ~~(3) Proposed walkways, bikeways, open space, recreational areas, and other areas and facilities of a public or recreational nature;~~
  - ~~(4) Proposed landscaping, buffers, parks, recreation areas, open space and similar features;~~
- (c) ~~Narrative. A written explanation of the proposal with, at a minimum, the following information shall be provided (when appropriate, this information may be shown on the site plan):~~
- ~~(1) Major project components including specific area uses to be allowed, residential densities, commercial or site and floor areas, public and private rights-of-way, and off-street parking;~~
  - ~~(2) Design and development standards to be applied to the project, including architectural treatment, maximum heights, setbacks, landscaping, drainage, utilities, parking, signage, and any others;~~
  - ~~(3) Elevations and/or perspective drawings of proposed structures and other major improvements being proposed;~~
  - ~~(4) The specific nature of any agreements, covenants, or other provisions that govern or affect the proposal;~~
  - ~~(5) Required mitigation measures, development conditions, and other requirements of project approval;~~
- (d) ~~Other Information. The City may request additional information found to be necessary for evaluating the proposal to be included with the application.~~

#### **~~20.80.080 SUBAREA PLANS.~~**

~~The following are subarea planning areas where subarea plans and unique development regulations may be created for each:~~

- ~~(a) Bay Vista Subarea Plan (adopted by Ordinance No. 5077);~~
- ~~(b) East Park Subarea Plan (adopted by Ordinance No. 4962);~~
- ~~(c) Wheaton-Riddell Subarea Plan (adopted by Ordinance No. 5025\*);~~
- ~~(d) Downtown Regional Center Subarea Plan (adopted by Ordinance No. 5034);~~
- ~~(e) Manette Subarea Plan (adopted by Ordinance No. 5082);~~
- ~~(f) Harrison Employment Center;~~
- ~~(g) Port Blakely Employment Center;~~
- ~~(h) SKIA Subarea Plan (adopted by Ordinance No. 5188);~~
- ~~(i) Gorst Subarea Plan (adopted by Ordinance No. 5237).~~

~~The subarea planning areas listed above having adopted subarea plans are identified with the corresponding adopting ordinance number. This ordinance will contain the unique regulations and standards that guide development for that subarea planning area. Subsequent amendment to adopted subarea plans need not be identified in this section by the amending ordinance number.~~