

PLANNED RESIDENTIAL DEVELOPMENT

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188
www.tukwilawa.gov/departments/permit-center/



Permit Type: Planned Residential Development
Permit Subtype: - Administrative
- Public Hearing

ABOUT PLANNED RESIDENTIAL DEVELOPMENTS (PRDs)

The purpose of a PRD is to encourage creative site and building designs on properties with certain environmentally critical areas by offering flexibility in zoning requirements. Key objectives include:

- Preserving significant natural features such as topography, vegetation, waterways, wetlands, and views.
- Promoting a variety or mixture of housing types.
- Maximizing efficiency in the layout of streets, utility networks, and public infrastructure.
- Creating or preserving usable open spaces for the enjoyment of residents and the general public.

Applicable Regulations:

- [Tukwila Title 18 – Zoning](#)

Resources:

- [City Maps](#)
- [Land Use Permit Portal](#)

SUBMITTAL CHECKLIST

A PDF of each document is required at time of submittal. Please label files as listed below:

CHECKLIST	FILE NAME	DESCRIPTION
DOCUMENTS		
	Affidavit	Completed and notarized ' Affidavit of Ownership and Hold Harmless Permission to Enter Property '.
	Criteria Response	Detailed demonstration that the application meets all applicable criteria outlined in the code, below.
	SEPA Checklist	A SEPA Checklist and separate SEPA Review Application is required unless exempt pursuant to WAC 197-11-800. City staff will review the checklist and the proposal's likely environmental impacts and issue a threshold determination.
PLAN SETS		
	Plan Set	Refer to the Land Use Application Plan Set Guide for preparing plans.
NOTICE		
	Notice Board	Confirmation (photographs or affidavit) that the required notice board has been placed on the property.

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REVIEW CRITERIA

The City Council shall find that the proposed development plans meet all of the following criteria in their decision making, please provide a response to each:

1. Requirements of the subdivision code for the proposed development have been met, if appropriate;
2. Reasons for density increases, or lot size and setback reductions, meet the criteria as listed in the Planned Residential Development District chapter of this title;
3. Adverse environmental impacts have been mitigated;
4. Compliance of the proposed PRD to the provisions of this chapter and the Sensitive Areas Overlay District chapter of this title;
5. Time limitations, if any, for the entire development and specified stages have been documented in the application;
6. Development in accordance with the Comprehensive Land Use Policy Plan and other relevant plans;
7. Compliance with design review guidelines (see TMC 18.60); and
8. Appropriate retention and preservation of existing trees and vegetation recommended by the Director.

PROCEDURES

To apply for a PRD, the applicant must submit the following documentation:

- **Application Form & Fees:** Complete the prescribed form and submit the filing fee as required by the Application Fees chapter.
- **Justifications:** Provide justification for requested density increases or reductions in lot size and setbacks.
- **Development Program:** Submit a program for the development, including the staging or timing of the project.
- **Ownership and Covenants:** Outline the proposed ownership pattern upon project completion and include the basic content of any restrictive covenants.
- **Maintenance Provisions:** Provide plans for maintaining common open space through homeowners' associations or similar entities.
- **Graphic Images:** Include images or perspectives for development in sensitive areas or buffers.
- **Rezoning/Subdivision:** If necessary, submit applications for rezoning or preliminary subdivision, with additional fees for each.
- **Tree and Vegetation Plan:** Prepare a tree inventory and a plan for retaining or removing vegetation.

The PRD application will be processed as either a Type 2 or Type 5 decision depending on its relation to a subdivision or design review permit. The PRD is considered an exception to the regulations of the underlying zoning district unless modified by ordinance.

Design & Layout Guidelines

PRDs have specific guidelines related to the design and layout of the development, including the following:

- **Permitted Uses:**
 - In **LDR (Low-Density Residential) Districts**, only single-family detached homes are permitted.
 - In **MDR (Medium-Density Residential)** and **HDR (High-Density Residential) Districts**, a range of residential types is allowed, including single-family homes, duplexes, townhouses, and apartments, all intended for permanent occupancy.

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- **Open Space:** A minimum of 20% of the gross site area must be set aside for common open space. This space must:
 - Provide areas for passive or active recreation.
 - Link with the city's trail and open space network, where feasible.
 - Be maintained through a homeowners' association or similar organization or be dedicated for public use if acceptable to the city.
- **Density:** The City Council may authorize up to a 20% increase in dwelling unit density in multi-family residential zones, provided certain criteria are met, including:
 - A variety of housing types.
 - Preservation of at least 15% of the natural vegetation on the site.
 - Thoughtful integration of significant site features, such as views and watercourses.
 - Adequate separation of vehicle and pedestrian movement, particularly near recreational areas.
- **Environmental Sensitivity:** PRDs must take into account sensitive areas, such as wetlands, and protect them through design. For example, sensitive areas and buffers must be set aside and managed according to established regulations.

Additional Considerations

- **Restrictive Covenants:** Any restrictive covenants related to land use, building location, or character must be approved by the City Council and City Attorney before a building permit is issued.
- **Building Permit Procedures:** The application for an initial building permit must be filed within 12 months of PRD approval, with an option for a six-month extension. If the permit is not filed within this time frame, the project will be considered abandoned.
- **Minor and Major Adjustments:** If adjustments to the PRD are necessary, minor changes can be approved by the Department, while major changes require a revised plan to be submitted for approval.

For more detailed guidance, please consult Tukwila Municipal Code Chapter 18.46.