

High Density Residential & PUD LUCA + Rezones

Study Session

Nick Whipple, Code and Policy Director
Shawn Edghill, Senior Planner
Development Services Department

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Direction Needed From Council

Consider initiating work on the High-Density Residential and PUD LUCA, and the associated legislative rezones.



Agenda

Scope Overview

Key Components

Engagement

Proposed Schedule



Acronyms to Know

LUCA: Land Use Code Amendment

HDR: High Density Residential

LDR: Low Density Residential

PUD: Planned Unit Development

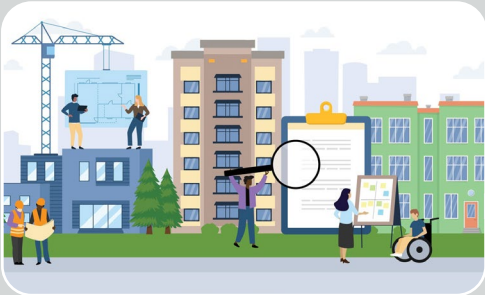
FLUM: Future Land Use Map

FAR: Floor Area Ratio

LU: Land Use



Scope Overview



High-Density Residential LUCA

- New Land Use District
- Implements FLUM

Planned Unit Development LUCA

- Adds flexibility for large sites
- Supports affordable housing

Legislative Rezones

- Apply new “High-Density Residential” to align with FLUM.
- Rezone Overlake Farms to align with the FLUM.



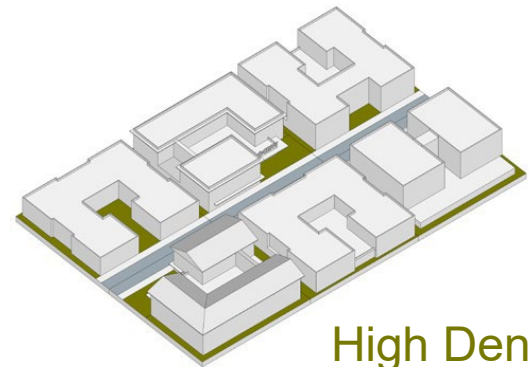
Item #1

High Density Residential

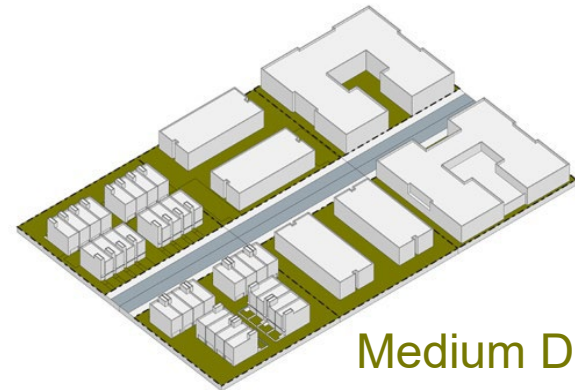


High Density Residential

- **New High Density Residential** designation added to Comprehensive Plan in 2024
- Purpose is to provide for residential at a scale and density, similar to lowrise mixed use
- **New Land Use District** required to implement in code



High Density Residential Scale



Medium Density Residential Scale



High Density Residential

LUCA Scope Components

- Implement development standards in Land Use Code, including building height, setbacks and floor area ratio (FAR)
- Develop transition standards for adjacency to lower-density districts
- Review cross-references for code alignment



Item #2

Planned Unit Development (PUD) Updates



Planned Unit Development

What is a PUD?

- Flexible site planning tool
- Enables clustering and efficient land use
- Supports environmental preservation
 - Open space
 - Tree canopy
 - Critical areas and natural features
- Encourages diverse housing types



Planned Unit Development

Existing Challenges

- Outdated framework (largely unchanged since 1990s)
- Limited usage and effectiveness
- Lack of flexibility for modern development



Planned Unit Development

LUCA Scope Components

- Introduce increased flexibility to implement Comprehensive Plan
 - **Policy LU-41** - Provide opportunities for increased density and height to accommodate clustering, efficient site planning and significant preservation of trees and open space **on parcels over 10 acres.**
- Replace subjective criteria with objective standards
- Add incentive for affordable housing
- Increase flexibility in:
 - Setbacks
 - Lot coverage
 - Building placement
 - Height and density



Item #3

Legislative Rezones

High-Density Residential (HDR) (Crossroads & Factoria)

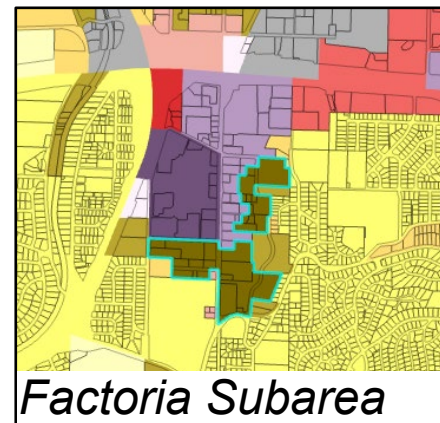
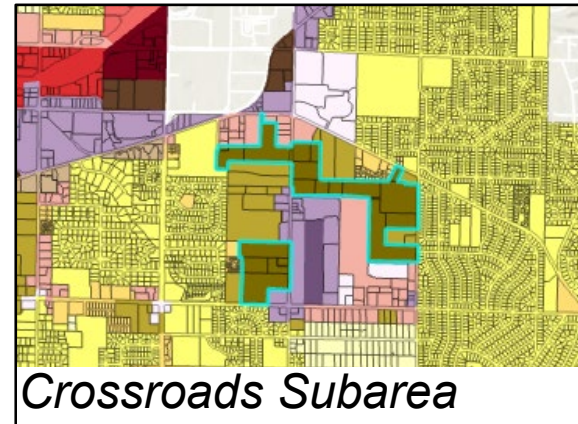
Low-Density Residential (LDR) (Overlake Farms in Bridle Trails)



Legislative Rezones (HDR)

Purpose of Rezones: Align zoning with Future Land Use Map designations & implement new high-density residential district

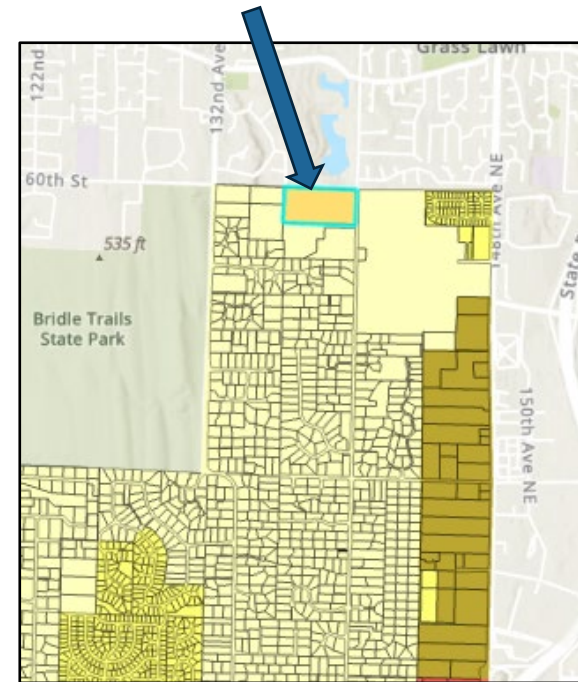
- Apply new district to accommodate density around 60 units per acre
- Designation limited to portions of Crossroads and Factoria



Legislative Rezones (LDR)

Purpose of Rezones: Align zoning with Future Land Use Map designations

- Rezone portion of Overlake Farms in Bridle Trails neighborhood to Low Density Residential (LDR)
- Coordinate with PUD changes to support tree retention and open space



Engagement Approach

Process IV Requirements

- Notice of Application
- Notice of Public Hearing
- Public Hearing

Direct Engagement

- Information Sessions
- Meetings with
 - Residents
 - Neighborhood associations
 - Development community

Online Presence & Publications

- City webpage
- Notice of Rezone
- Info sheet & FAQs
- *Neighborhood News and Department Newsletters*



Proposed Schedule

May 2026
Council Initiation
& Outreach

Summer 2026
Public Outreach
& Code
Development

**Winter 2026-
2027**
Planning
Commission
Review

Q2 2027
City Council
Review & Action





Direction Needed From Council

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