



## St. Patrick Subdivision Planned Unit Development Standards

The St. Patrick Subdivision was developed as a Planned Unit Development (PUD) through the Conditional Use Permit process. PUD 21-04 was approved in 2021 for the 14-acre mixed-density residential development. The zoning of all the lots in the subdivision is high-density residential (R2). PUD 21-04 allows four types of housing construction: triplex, duplex, zero lot line (also known as 2-unit townhome), and detached residential. The type of allowable housing within the PUD is restricted by block. Block 1 allows for duplex or triplex construction. Block 2 allows for zero-lot line construction. Blocks 3-6 allows for zero-lot line, duplex, or detached residential construction.

At the time the PUD was approved in 2021, the development options set forth in the plan were less restrictive than the underlying zoning district. The City of Valdez zoning code was updated with ordinance 24-01 which revised the list of allowable uses in the high-density residential zoning district (R2), removed maximum lot coverage percentage restrictions, loosened setback requirements, and increased maximum structure heights.

Pursuant to Valdez Municipal Code 17.84.010 (A) *Purpose*. “A planned unit development (PUD) is a type of conditional use permit that allows for design flexibility of the city’s zoning dimensional standards with the intent to achieve better project design than could be otherwise achieved through the direct application of those standards. A PUD is different from a variance in that a PUD grants flexibility from ordinance standards in exchange for some community benefit pursuant to the review criteria herein. PUD designs and project elements shall align with the comprehensive plan in terms of community vision, land use compatibility, housing variety (as applicable), and environmental conservation.”

PUD 21-04 regulating Saint Patrick Subdivision is more restrictive than the underlying R2 zoning district with respect to allowable uses, required minimum open space per lot, required residential unit size, maximum structure height, maximum and minimum allowable lot coverage, and maximum allowable density. The owner of the subdivision could make a request to have PUD 21-04 revoked and revert to the development standards of the R2 zoning district.

