

Attachment G

Only those portions of Chapter 17.44 PAMC detailed in this attachment are being modified.

All other portions of Chapter 17.44 PAMC remain unchanged.

CHAPTER 17.44 PLID - PLANNED LOW IMPACT DEVELOPMENT OVERLAY ZONE

17.44.170 Procedure for approval. ~~Pre-application review.~~

All procedural processes are outlined in Chapter 18.02 PAMC. ~~Prior to applying for a PLID, a developer shall submit a concept plan to the Department of Community and Economic Development (DCED). The concept plan will be reviewed for its general compliance with the intent, standards and provisions of this chapter and other City ordinances by the appropriate departments of the City, and written comments in regard to the plan will be furnished to the developer. The concept plan shall contain in sketch form all of the information required in subsection 17.44.180.B. and:~~

- ~~A. Site plan showing proposed lot lines;~~
- ~~B. Location of buildings and streets;~~
- ~~C. Native tree protection areas;~~
- ~~D. Landscape areas used for recreation and/or stormwater management;~~
- ~~E. Site area statistics i.e., area in lots, rights of way, common use areas, and impervious surface areas.~~

~~After the conceptual plan review and prior to accepting a PLID application, the City shall require a neighborhood meeting. The neighborhood meeting shall be organized and sponsored by the project proponent. Neighbors within 300 feet of the proposed location shall be included in notification of the meeting. The purpose of the meeting will be to solicit information regarding design alternatives to minimize any adverse impacts from the PLID and to alleviate community concerns.~~

17.44.180 Application materials required.

The application for a PLID shall contain the following:

- A. The name, location and legal description of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and of the applicant and, if applicable, the names, addresses and telephone numbers of any land surveyor, architect, planner, designer, or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant.
- B. A narrative explaining the proposed use or uses of the land and building, including the proposed number of dwelling units by type, such as single-family detached, row housing, or apartments and information on any special features, conditions of which cannot be adequately shown on drawings and an explanation of covenants, continuous maintenance provisions, and/or homeowners association for the project. The narrative shall include information explaining how the proposed development will, through the improved utilization of open space, natural topography, transitional housing densities, and integrated circulation systems, create a residential environment of higher quality than that normally achieved by traditional development of a subdivision and how the proposed development will be compatible with adjacent, existing, and future developments.

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- C. A survey of the property containing the information required in subsections 17.44.160.A. through H, plus:
 - 1. Existing buildings or structures;
 - 2. Existing streets, utility easements, rights-of-way;
 - 3. Existing land uses.
 - D. Preliminary site plans showing the following:
 - 1. Location and dimensions of proposed buildings, building setbacks, open space, recreation areas, parking areas, and circulation patterns;
 - 2. Landscape areas and landscape areas used for stormwater management.
 - E. Detailed site statistics including but not limited to:
 - 1. Total site area in both acres and square feet;
 - 2. Site coverage expressed in square feet and percentage of:
 - a. Total footprint area of buildings for:
 - i. Residential structures;
 - ii. Nonresidential structures.
 - b. Roadway and sidewalk paved surfaces area;
 - c. Parking lot and other impervious areas;
 - d. Any areas paved with permeable paving systems.
 - 3. Total area in lots and area of individual lots;
 - 4. Number of residential units proposed;
 - 5. Total number of lots being created;
 - 6. Density of site expressed as residential units per acre.
 - F. Landscape plan including a tree planting plan and a tree protection plan for existing vegetation.
 - G. A preliminary plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC.
 - H. If a developer elects to obtain additional density credits for environmentally sensitive areas, the site plan application shall contain specific information relating to the additional density credit criteria of sections 15.20.070 and 15.24.070.
 - I. A preliminary utilities plan, including fire hydrant locations.
 - J. A small project stormwater plan or large project stormwater plan that meets Chapter 5 of the City of Port Angeles Urban Services Standards and Guidelines Manual, site development standards and NPDES permit requirements.
 - K. An off-street parking plan and circulation plan showing:
 - 1. All means of vehicular and pedestrian ingress and egress to and from the site;
 - 2. Number and location of off-street parking spaces;
 - 3. Size and location of driveways, streets, sidewalks, trails and parking spaces;
 - 4. Any new traffic control devices required for the safety of the project must be shown.
 - ~~L. Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.~~
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17.44.200 Routing and staff recommendations. Is Repealed in its Entirety.

17.44.210 Hearing Examiner public hearing—Scheduling and notice. Is Repealed in its Entirety.

17.44.240 Final approval of PLID.

Application for final approval of a PLID shall be submitted to the Community and Economic Development Department within two years of the preliminary development plan approval; provided that, for phased PLID's each phase shall have an additional one-year period for final approval; and provided further, that an applicant may apply to the Community and Economic Development Department, for one or more one-year extensions as the department may deem appropriate. The site must be under one ownership prior to final approval by the Hearing Examiner. The application for final approval must be made by the owners of the entire site and shall include the following:

- A. A title report showing record ownership of the parcel or parcels upon which the PLID is to be developed.
- B. Adequate assurance for the retention and continued maintenance of stormwater management facilities, common open space, recreation facilities, and recreation structures. If development is to be done in phases, each phase must meet this requirement.
- C. Adequate assurance for the retention and continued maintenance of environmentally sensitive areas and their buffers. If development is to be done in phases, each phase must meet this requirement.
- D. Final development plans that shall be in compliance with the approved preliminary development plans.
- E. Final corrected plans ("as-builts") that are stamped, signed, and dated by a licensed engineer registered in the State of Washington that accurately represent the stormwater infrastructure installed including bioretention facilities, permeable pavement, vegetated roofs, rainwater harvesting systems, and/or newly planted or retained trees for which a flow reduction credit was received.
- F. The final plat, if applicable, pursuant to Chapter 58.17 RCW and Chapter 16.08 PAMC.
- G. Development schedule.
- H. If bonding is proposed, the bond or other form of security acceptable to the City in an amount equal to 150 percent of the approved engineering estimate for the required improvements to complete the project or submitted phase, as required by the City.
- I. Covenants, conditions and restrictions and/or homeowners' association agreement.
- ~~J. Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.~~

17.44.250 Final action. Is Repealed in its Entirety.

17.44.280 Modifications after final approval. Is Repealed in its Entirety.