

## Attachment D

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*Only those portions of Chapter 17.19 PAMC detailed in this attachment are being modified.*

*All other portions of Chapter 17.19 PAMC remain unchanged.*

### **CHAPTER 17.19 PRD - PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ZONE**

#### **17.19.070 Procedure for approval.**

The procedure for approval of a PRD shall be composed of three steps:

- A. ~~All procedural processes are outlined in Chapter 18.02 PAMC. Conceptual plan submittal and neighborhood meeting. This step occurs before an application is accepted as complete by the City;~~
- B. ~~Public hearing on the development plan and, if applicable, the preliminary plat and other permit actions. This step results in a final decision by the Hearings Examiner and;~~
- B. C. Final approval may only be granted after all conditions of preliminary approval have been met or bonded for by the applicant. No lots may be offered for sale prior to plat approval ~~by the Director of Community and Economic Development.~~

#### **17.19.080 Pre-application review. Is Repealed in its Entirety.**

#### **17.19.090 Application procedure.**

The application for a PRD 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, and apartments; 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.
- C. A survey of the property showing existing features, including contours at five-foot intervals, existing buildings, structures, streets, utility easements, rights-of-way, environmentally sensitive areas, and existing land uses.
- D. A vegetation survey of the property by either: (a) an aerial photograph of the property in a scale acceptable to the City, that identifies significant groupings of trees and unusual or fine specimens of their species; or (b) a survey of all trees over 12 inches in trunk diameter measured at four feet above the ground; as determined by the Director of DCED, in those areas where improvements are proposed. General wooded areas where no improvements are proposed will require a vegetation survey containing the following elements:
  - 1. A mapping of the extent of the wooded areas with survey of perimeter trees only.

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2. A narrative regarding the types (species) and condition of the trees and under-story in the wooded area.
  3. Identification of trees that are unusual or fine specimens of their species.
  4. In general wooded areas where minor improvements are proposed, a survey of trees over 12 inches in trunk diameter measured at four feet above the ground will be required to a reasonable distance around the improvements.
- E. Preliminary site plans showing existing and proposed contours at five-foot intervals, location and dimensions of proposed buildings, open space, recreation areas, parking areas, circulation, landscape areas, subdivision platting and general arrangement.
- F. 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. Non-residential structures.
    - b. Roadway and sidewalk paved surfaces;
    - c. Parking lot areas;
    - d. Any areas paved with permeable paving systems;
  3. Total area in lots;
  4. Open space area:
    - a. Common usable open space (must be 15 percent of site);
    - b. Total area dedicated to open space (must be 30 percent of site);
  5. Number and location of off-street parking spaces;
  6. Number of residential units proposed;
  7. Total number of lots being created;
  8. Density of site expressed as residential units per acre.
- 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, 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. Preliminary elevation and perspective drawings of project structures.
1. Individual building footprints;
  2. Housing type and/or style proposed for each individual lot.
- J. A preliminary utilities plan, including fire hydrant locations.
- K. A preliminary storm drainage plan with calculation of impervious areas.
- L. A circulation plan showing all means of vehicular and pedestrian ingress and egress to and from the site; size and location of driveways, streets, sidewalks, trails, and off-street parking spaces. Any new traffic control devices required for the safety of the project must be shown.
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~~M. Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.~~

**17.19.100 Routing and staff recommendations.** Is Repealed in its Entirety.

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

**17.19.120 Hearing Examiner decision—Preliminary development plans.**

~~Prior to making a decision on an application for a preliminary PRD, the Hearing Examiner shall hold a public hearing.~~ The Hearing Examiner's decision for approval, denial, or approval with modifications or conditions, shall be in written form based upon compliance with section 17.19.050 and the following criteria:

- A. The proposed development will comply with the policies of the comprehensive plan and further attainment of the objectives and goals of the comprehensive plan.
- B. 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.
- C. The proposed development will be compatible with adjacent, existing, and future developments.
- D. All necessary municipal utilities, services and facilities, existing and proposed, are adequate to serve the proposed development.
- E. Internal streets serving the proposed development are adequate to serve anticipated traffic levels and the street system of the proposed development is functionally connected by an improved collector street to at least one improved arterial street.
- F. If the development is planned to occur in phases, each phase shall meet the requirements of a complete development.

**17.19.160 Final action.** Is Repealed in its Entirety.

**17.19.180 Modifications after final approval.** Is Repealed in its Entirety.