



General Application

DESCRIPTION OF PROPOSAL:

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Planning before submitting application)

APPLICANT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

PROPERTY OWNER:

Name:

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

LEGAL DESCRIPTION OF SITE:

SIZE OF PROPERTY:

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

17.52.070 Procedure for Approval of Planned Unit Developments. The approval of a Planned Unit Development Zone and project shall be by City Council, upon recommendation by the Planning Commission, and shall be posted in accordance with the following procedures:

A. Who May Apply. Any owner, legally authorized representative, or group of owners of contiguous property acting jointly may submit an application for planned unit development.

B. Informal Meetings. Prior to making application for preliminary approval, the developer shall meet with the city staff to study and review the proposed planned unit development. The developer shall prepare and submit to the City Manager six copies of a tentative application with the vicinity and site maps containing the information required by the review department.

C. Documentation Required with Application.

1. Vicinity Map. A vicinity map drawn to an appropriate scale which shall show all adjacent subdivisions, true north arrow, type of existing land use, and street and tract lines of acreage parcels with the names of owners of record. The map shall show the streets in the proposed planned unit development and their relationship with existing and proposed streets in adjacent subdivisions or undivided properties.

2. Site Maps. A map or maps drawn to a scale of not less than one inch representing forty feet, unless a different scale is approved, showing the following proposals:

- a. Names and dimensions of streets bounding or touching the site;
- b. Pedestrian and vehicular circulation patterns;
- c. Buildings, including identification of types and number of dwelling units in each, or use of buildings;
- d. Dimensions between buildings and setbacks;
- e. Off-street parking facilities;
- f. Areas to be landscaped;
- g. Existing and proposed drainage systems;
- h. Locations, dimensions, use of area of common and private open space;
- i. Location of public and private utilities;
- j. Contour map at a scale of one inch representing forty feet;
 1. Two-foot elevation intervals for slopes less than ten percent;
 2. Five-foot elevation intervals or slopes more than ten percent elevation shall be based on U. S. Coast and Geodetic Survey datum;
- k. Grading plans;
- l. Landscaping plans;
- m. Any other pertinent information required to review the planned unit development.

3. Building Elevations. Elevation or perspective drawing to scale to illustrate the architect's order of structure.

4. Written Information. In addition to the information noted above, the developer shall submit a written statement with the necessary illustrations providing the following information:

- a. Legal description of property;
- b. Program for development, including staging or timing of development;
- c. Proposed ownership pattern upon completion of development;
- d. Basic content of restrictive covenant;
- e. Provisions to ensure performance and maintenance of common open space through home owner's association formation, condominium development, or other means acceptable to the city;
- f. Statement or tabulation of dwelling unit densities proposed and number of anticipated employees;
- g. Statement describing the relationship of the proposed planned unit development to the city's comprehensive plan;
- h. Maintenance assurance: Streets, open space and other items;
- i. Occupancy schedule;
- j. Environmental checklist;
- k. Other information which may be requested by the city for adequate review of the proposal.

D. Preliminary Plan. A preliminary development plan shall be submitted to the City Manager and shall include the general intent of the development, documentation as listed in sub-section "C" of this section, rezone application and such other information for documentation which the City Manager shall require. The City Manager shall determine that the plans comply with the development policies of this section. At a public hearing, the City Council, upon recommendation of the Planning Commission, shall approve, modify or deny the planned unit development preliminary plan and re-zone application.

E. Filing of Application. The application for preliminary approval of the planned unit development shall be filed with the City Manager, accompanied by a base fee calculated as follows:

1. Base fee factor:

<u>Acres</u>	<u>Fee</u>
0 to 2.99	\$1,600.00
3 to 9.99	\$2,000.00
10 to 19.99	\$2,200.00
20 to 49.99	\$2,400.00
50 plus	\$2,500.00

2. Density factor:

Residential Planned Unit Development,
\$5.00 per dwelling unit;

Non-residential Planned Unit Development,

\$0.01 per square feet of gross floor area.

In calculating the fee, using both the base fee factor and density factor, a fraction of one acre shall be considered a whole acre.

F. Timely Review by City Staff. Within forty-five days following the completion of the environmental review process of a planned unit development preliminary plan, the city staff shall meet with the applicant to review the preliminary plan. At the first Planning Commission meeting following the city staff/applicant review meeting, the Planning Commission shall set the date for public hearing on the planned unit development preliminary plan which shall be the next regular scheduled Planning Commission meeting.

G. Planned Unit Development Zone Approval. Approval of the planned unit development zone designation and the approval of the preliminary planned unit development plan by the Council shall be concurrent.

H. Final Plan--Extension of Time.

1. The developer, within one year of approval by the City Council of the preliminary plan, shall submit to the Planning Commission a final development plan showing the ultimate design and specific details of the proposed planned unit development or the appropriate phase or phases thereof. The City Council, upon recommendation of the Planning Commission, shall approve, modify, or deny the final plan. At the time of the application for the approval of the final plan, the petitioner/applicant shall pay a fee of Fifty Dollars.

2. Upon application by the developer, the Planning Commission may grant an extension of time. If the final development plan is not filed within such one year or within the extended period(s) if any, the Planning Commission and City Council shall hold appropriate hearings and rezone the parcel to a zone designation in consideration of the comprehensive plan.

I. Sale of Planned Unit Development. if the developer sells the parcel or a portion of the parcel after preliminary approval, such sale shall not prevent final approval of the planned unit development, providing that any succeeding owner agrees in writing to comply with the plan and the requirements of this section.

J. Filing and Recording of Final Plan and Agreements. The final development plan, any agreements or agenda shall be recorded in the office of the Yakima County Auditor at the expense of the applicant and shall be binding upon the successor's in the interest of the applicant(s). (Ord. 1272, Sec. 17-3-10.6, 1980.)