

Planned Development -Preliminary Submittal

Submittal Items

Please included the following:

- Land Use Application
- All materials listed on reverse side
- Traffic Concurrency Certificate or Application
- Traffic Impact Analysis*;
- Drainage Plan;
- Sensitive Area Affidavit;
- Sensitive Area Special Study*
- Environmental Checklist;*
- Certificates of Water/Sewer Availability **;
- Small Project
 - Intake fee: \$450
 - Deposit: \$1,350
- Medium Project
 - Intake fee: \$720
 - Deposit: \$2,160
- Large Project
 - Intake fee: \$1,080
 - Deposit: \$3,240

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

* When applicable

** As required by Public Works



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The purpose of this chapter is to establish procedures for the review of residential planned developments. The planned development review process is intended to enable the review authority to evaluate development plans with respect to neighborhood compatibility, environmental sensitivity, architectural design, landscape design, urban form, pedestrian and vehicular circulation, utility design, recreation and open space needs, site characteristics and the extent to which the community's housing needs are met by the proposal. The process allows the appropriate review authority (city council, planning commission, or director) to condition development proposals to ensure their compatibility with adjoining uses, compliance with development regulations, and conformance with comprehensive plan goals, objectives and policies. The process is intended to run concurrently with the administrative design review process to ensure that all critical design issues are addressed early in the site planning and review stages of project development. The process is also intended to run concurrently with the short plat or preliminary and final plat review processes.

Project Size (please check):

- Small Project: less than 5 dwelling units or 10,000 square feet of commercial structure
- Medium Project: 5-20 dwelling units or 10,000 – 30,000 square feet of commercial structure
- Large Project: greater than 5 dwelling units or greater than 30,000 square feet of commercial structure

Please include how the proposal is compliant with the following criteria:

- The proposed development is consistent with the intent of this chapter as articulated in FMC 22.76.002.
- The proposed development is in substantial conformance with the Comprehensive Plan.
- Any exceptions from the standards of the underlying zoning district are warranted by the design and amenities incorporated in the development plan and program.
- The approval will result in a superior design which could not be achieved under conventional zoning regulations or another zoning district.
- The system of ownership and means of developing, preserving and maintaining open space, recreational facilities and other common amenities is suitable and feasible.
- For final development plans, the proposed design is in substantial conformance with the preliminary development plan and satisfies all conditions of preliminary development approval.

Chapter 22.76

PLANNED DEVELOPMENT REVIEW

Application procedures

The processing of an application for a planned development requires a three-step review. The planning commission shall conduct an open record public hearing and forward its recommendations to the city council on a preliminary development plan, which is classified as a Type III-B application. The city council shall conduct a closed record public hearing and consider the recommendations of the planning commission before taking action on a preliminary development plan. The director shall conduct an administrative review of a final development plan, which is classified as a Type II application. The processing procedures for these applications are described in Chapters 22.05, 22.06, 22.07, 22.08, 22.09 and 22.10 FMC.

Submittal Requirements

Application for preliminary development plan review shall be submitted on forms provided by the department. A minimum of two sets of plans, materials and other applicable information specified below and in FMC 22.06.002 shall be submitted with the application in clear and intelligible form:

- Documentation listed in FMC 22.72.009 (see site plan review submittal requirements below);
- Description of proposed phasing;
- Design guidelines generated by the applicant for the project;
- Critical area analyses and reports;
- Preliminary or short plat submittals; and
- Description of specific development standards to be applied to the project, including building heights, building setbacks and build-to lines, individual lot sizes and lot dimensions, and similar provisions.

The director may waive the submittal requirement for any of the items listed in subsection (a) of this section when, in the discretion of the director, the item is inapplicable or unnecessary for the review authority to complete the preliminary development plan review. In such case, the director shall provide the planning commission with a list of the items waived for submittal. The director may also require the applicant to submit additional information or material which it finds is necessary for the proper review and hearing of the application.

Application for final development plan review shall be on forms provided by the department. The applicant shall submit the documentation identified by the director as being necessary for the proper review of the application based on the conditions imposed by the review authority during the preliminary development plan review process and issues identified subsequent to the approval of the preliminary development plan.