

City of Selah

Planned Development

Application Packet



LAND USE APPLICATION

PLANNED DEVELOPMENT

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:				
	Mailing Address:				
	City:	St:	Zip:	Phone: ()	
	E-Mail:				
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
3. Property Owner's Information (If other than Applicant):	Name:				
	Mailing Address:				
	City:	St:	Zip:	Phone: ()	
	E-Mail:				
4. Subject Property's Assessor's Parcel Number(s):					
5. Legal Description of Property. (if lengthy, please attach it on a separate document)					
6. Property Address:					
7. Property's Existing Zoning: Please Circle all that apply LDSF R-1 R-2 R-3 B-1 B-2 M-1					
8. Type Of Application: (Circle All That Apply)					
Planned Development		Critical Areas Review		Development Agreement	
Environmental Checklist (SEPA Review)		Preliminary Long Plat		Overlay District	
Minor Modification		Transportation Concurrency			

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

Date

Applicant's Signature

Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

3. NAME OF PLANNED DEVELOPMENT:

4. SITE FEATURES:

A. General Description: Flat Gentle Slopes Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping:

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Selah Municipal Code?

5. UTILITY AND SERVICES: (Check all that are available)

Electricity Telephone Natural Gas Sewer Cable TV Water _____ Irrigation _____

6. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant:

B. Distance to Nearest School (and name of school):

C. Distance to Nearest Park (and name of park):

D. Method of Handling Stormwater Drainage:

E. Type of Planned Development: Residential Commercial Industrial Mixed Use

PART III - REQUIRED ATTACHMENTS

1. PRELIMINARY PLAT/SITE PLAN REQUIRED (please use the attached City of Selah Plat/Site Plan Checklist)

2. TITLE REPORT (disclosing all lien holders and owners of record):

3. TRAFFIC CONCURRENCY (if required, see SMC Ch. 10.08.190, Traffic Capacity Test):

4. ENVIRONMENTAL CHECKLIST

5. NARRATIVE (attached)

I hereby authorize the submittal of the planned development application to the City of Selah for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of approval and that failure to meet these conditions may result in denial of the development.

Property Owner Signature (required)

Date

PART IV – NARRATIVE (The following information should be addressed in the land use application)

What land uses are proposed?

Will the land be subdivided or has been subdivided? If so, what type of subdivision? (Long Plat, Short Plat, Binding Site Plan, etc)

How does the proposed / modified Planned Development allow flexibility in development standards and permitted uses while ensuring compatibility with neighboring uses?

Describe how the proposed / modified Planned Development facilitates the efficient use of the land.

Describe how the proposed / modified Planned Development increases economic feasibility. (i.e. fostering efficient arrangement of land use, buildings, transportation systems, open space, and utilities)

How does the proposed / modified Planned Development preserve or enhance natural amenities, features, shorelines and critical areas in the development of the site?

Identify environmental impacts and appropriate mitigation measures. Planned or imposed on an existing Planned Development

How does the proposed or modified Planned Development encourage environmentally sustainable development?

What services and facilities are available to serve the subject property? Are those services adequate?

Will the proposed or modified development promote economic development, job creation, diversification, or affordable housing?

How does the proposed or modified development create vibrant mixed-use neighborhoods, with a balance of housing, employment, commercial, and recreational opportunities?

How is the proposed development consistent with goals, policies, and objectives of the Selah Urban Area Comprehensive Plan?

How does the proposed / modified Planned Development utilize unique and innovative facilities that encourage the efficient and economical use of the land?

Does the proposed / modified Planned Development promote a sound system for traffic and pedestrian circulation?

How does the proposed / modified Planned Development promote open space and use of natural and/or developed amenities?

Will the proposed / modified Planned Development provide an architecturally attractive, durable, and energy efficient development?

Please provide a summary of all previous known land use decisions affecting the applicant's property and all outstanding conditions of approval with respect to such prior land use decisions.

If applying for a Modification of a Planned Development please circle either A or B next to the application type of modification:

A: "Major modification" means modifications, which substantially change the character, basic design, density, open space or other requirements and conditions of the approved planned development overlay, as further defined in SMC 10.24.140(b)

B: "Minor modification" means modifications which may affect the precise dimensions or siting of buildings (i.e., lot coverage, height, setbacks) but which do not affect the basic character or arrangement and number of buildings approved in the planned development overlay, as further defined in SMC 10.24.140(a)

Provide a complete description of the modification of your Planned Development including any changes to development regulations, conditions of approval, development agreement conditions, environmental mitigation required as part of your SEPA determination, and any other departures from your original application material.

Provide an explanation of how your proposed modification application qualifies as a Major or Minor Modification per the above definitions.

Does the proposed modification increase the total number of dwelling units in the planned development overlay above the maximum number set forth in the PDP, or would not decrease the number of dwelling units by more than ten percent? YES or NO

Does the proposed modification decrease the minimum or increase the maximum density for residential areas of the planned development overlay beyond the density ranges originally proposed in the Planned Development? YES or NO

Does the proposed modification reduce the approved or required amount of open space or recreation space or alter its location or configuration in a way that would lower its level of service or functionality? YES (please explain) or NO

Would the proposed modification reduce or adversely alter a standard or condition of approval of the Planned Development that is considered to be "preferred" by this chapter or that was imposed in order to assure consistency with the code and compatibility with adjacent land uses pursuant to SMC 10.24.050(c)? YES (please explain) or NO

Would the proposed modification violate any mitigation measure required by a Mitigated Determination of Nonsignificance (MDNS) or final environmental impact statement (FEIS). Additional environmental review shall be required for any action that is not categorically or statutorily exempt from SEPA unless part of a planned action pursuant to RCW 43.12C.440 or determined by the SEPA responsible official in accordance with WAC 197-11-600 that environmental impacts from the action had been adequately considered by a previously conducted environmental review? YES (please explain) or NO

Would the proposed modification adversely impact the project's fiscal projections to the detriment of the city? YES or NO

Would the proposed modification significantly change the overall design of the Planned Development? YES or NO

Any other development standards proposed to be modified from the underlying zoning districts requirements.

What are the aesthetic considerations related to building bulk, architectural compatibility, light and glare, urban design, solar access and shadow impacts.

Please provide an inventory of any on-site cultural, historic, and/or archaeological resources.

SITE PLAN CHECKLIST

The application shall include a concept site plan which includes the elements in this checklist. Please complete this checklist and include it with your site plan

Check all boxes as: (✓ or X) Included or (-) Not Applicable

<input type="checkbox"/>	Project boundaries
<input type="checkbox"/>	Primary uses and ancillary uses
<input type="checkbox"/>	Existing and proposed structures
<input type="checkbox"/>	Gross floor area of development
<input type="checkbox"/>	Maximum building heights
<input type="checkbox"/>	Minimum building setbacks
<input type="checkbox"/>	Maximum lot coverage
<input type="checkbox"/>	Any other development standards proposed to be modified from the underlying zoning district requirements
<input type="checkbox"/>	The proposed circulation system of arterial and collector streets including, if known, the approximate general location of local streets, private streets, off-street parking, service and loading areas, and major points of access to public rights-of-way, with notations of proposed public or private ownership as appropriate
<input type="checkbox"/>	The proposed location of new and/or expanded public and private utility infrastructure
<input type="checkbox"/>	Sitescreening, landscaping and street trees
<input type="checkbox"/>	A master planned development incorporating commercial or industrial facilities must provide a buffer or site design along the perimeter of the master planned development, which shall reasonably transition the master planned development to any adjacent properties zoned or used for residential purposes. If automobile parking, driveways, or machinery operation are to be provided within one hundred feet of a master planned development boundary, sitescreening shall be provided in accordance with YMC 15.07.020
<input type="checkbox"/>	Aesthetic considerations related to building bulk, architectural compatibility, light and glare, urban design, solar access and shadow impacts
<input type="checkbox"/>	Site features as appropriate to mitigate traffic, environmental, geotechnical, and other impacts as identified in technical studies required by this chapter
<input type="checkbox"/>	Shoreline and critical areas where applicable

Note: The Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the SMC and other laws and regulations.