



SUPPLEMENTAL APPLICATION FOR PLANNED UNIT DEVELOPMENTS (PUD)

Liberty Lake Community Development Department

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A Pre-Application Conference is required prior to the submittal of this application. To schedule a Pre-Application Conference, please contact the Community Development Department.

This is a supplemental application for Planned Unit Development (PUD) Overlays. This application must be accompanied by a completed Preliminary Plat/Short Plat/Binding Site Plan application and their required submittals.

PUDs implement the goals and policies of the City of Liberty Lake Comprehensive Plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential and mixed-use development in order to protect and enhance environmental features, encouraging the development of affordable housing, and providing other public benefits. City Development Code, Article 10-4E (Planned Unit Developments) provides performance criteria to encourage flexibility in the choice of the types of living units available to the public through the planned unit development (PUD) process. More specifically, the purpose of the article is to:

1. Encourage innovative planning that results in more mixed-use development, improved protection of open spaces, and greater housing and transportation options;
2. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified living environments;
3. Facilitate the efficient use of land;
4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
5. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;
6. Encourage energy conservation and improved air and water quality.

The planned unit development (PUD) designation is an overlay zone which may be applied over any of the City's residential or mixed-use zoning districts. PUD applications are reviewed concurrently with preliminary subdivision plat(s), short subdivision plats, or binding site plans.

Note: Special studies prepared by qualified professionals may be required by the Community Development Director to determine potential traffic, geological, noise, environmental, natural resource, and other impacts, and required mitigation.

PUD Applications must include:

- **Conceptual site plan** - may be combined with other required maps or plans outlined in City Development Code Article 10-4D provided that the general land use, building envelopes, circulation, open space, utility connections, and other information necessary to convey the PUD concept are included.
- **Grading concept** (for hillside or sloping properties, or where extensive grading is anticipated); and
- **Sign concept** (e.g., locations, general size, style, and materials of signs).

General Submission Requirements (City Development Code, Article 10-4e-7)

What are the planning objectives that are proposed to be achieved through this planned unit development approach? The answer should include a description of the character of the proposed development and the rationale behind the assumptions and choices made.

What is the proposed development schedule? Please indicate the approximate dates when construction of the PUD and its various phases are expected to be initiated and completed.

Do you plan to sell or lease all or any portions of the PUD in the future?

Applicability Of Zoning District Standards (City Development Code, Article 10-4e-5)

PUDs are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards? YES NO

If yes, what is the proposed % increase:

What is the proposed total lot / building coverage %:

PUDs are allowed to vary from the setback requirements of the underlying zone. Do you plan to vary from the setback requirements? YES NO

If yes, what are the proposed setbacks:

Structures on the perimeter of the project - Front Yard Setbacks:

Structures on the perimeter of the project - Rear Yard Setbacks:

Structures on the interior of the project - Front Yard Setbacks:

Structures on the interior of the project - Rear Yard Setbacks:

Side Yard Setbacks:

Preliminary PUD Approval Criteria (City Development Code, Article 10-4e-8)

Does your PUD proposal comply with all relevant portions of the City Comprehensive Plan? YES NO

If not, explain:

Does your PUD proposal comply with the provisions of City Development Code, Article 10-4E (Planned Unit Developments)? YES NO

If not, explain:

Does your PUD proposal comply with the provisions of City Development Code, Article 10-4D (Land Divisions and Boundary Line Adjustments)? If not, explain:	YES	NO
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Does your PUD proposal comply with the provisions of City Development Code, Chapter 2 (Zoning) for your proposed location? If not, explain:	YES	NO
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The City may authorize a density bonus above the density allowed by City Development Code Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and/or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2. The criteria below shall be used in granting density bonuses. The percentage of density bonus granted shall be proportional to the land area used to meet the criteria below.

Are you applying for a density bonus for your PUD? If yes, please explain what density bonuses you are requesting (see City Development Code, Article 10-4E-8, subsection D, for more information):	YES	NO
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Does your PUD proposal contain common open space? If yes, explain how it will be conveyed:	YES	NO
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Signing this application is acknowledgement of agreement to pay fees based upon the City's latest approved Fee Schedule. Invoices will be sent 30 days, 60 days, and 90 days after the permit is ready for issuance, unless otherwise stated. Any balance on the account of this project that is not paid within 90 days of the invoice date may result in legal action or the initiation of other collection procedures. Land use permits, infrastructure permits, and other Zoning, Land Use & Subdivision applications will require the associated fees to be paid up front.

Required Signatures

By signing below (with either electronic or physical signature), I acknowledge that as the applicant I am the property owner or have full permission and authority to represent the property owner in this project. Additionally, I certify that my signature included on the application, if done electronically, provides the same understanding and authority as if I had signed the application in person or in writing. I acknowledge, understand, and agree to the requirements and terms described on this application.

Applicant Signature

Printed Name

Date

The below signed property owners certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we are all of the legal owners of the property described above and designate the above listed agent/consultant/attorney to act as our agent with respect to this application.

Property Owner Signature

Printed Name

Date