



# CITY OF BLAINE

## COMMUNITY DEVELOPMENT SERVICES

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### PLANNED UNIT DEVELOPMENT

Application for preliminary review

**FOR OFFICE USE ONLY**

Application #

STAMP IN DATE

Project Name: Grandis Pond

*Applications must be completed and recorded at the Community Development Services department. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned.*

### APPLICATION REQUIREMENTS

**Master Land Use Application.** Representative authorization is required if application is not signed by owner

**Site plans** prepared and certified by a land surveyor registered by the state, which include the following:

- The existing site conditions, including contours at five-foot intervals, watercourses, unique natural features and forest cover;
- Proposed lot lines and plot designs;
- The location and floor area size of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units, density per type and nonresidential structures including commercial facilities;
- The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;
- The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way, including major points of ingress and egress to the development. Notations of proposed ownership, public or private, should be included where appropriate (detailed engineering drawings of cross-sections and street standards should be handled in the final development stage);
- The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed solutions to points of conflict;
- The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines;
- A general landscape plan indicating the treatment of materials used for private and common open space (this landscape plan should be in general schematic form at this stage);
- Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape;
- The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls;
- Phasing where applicable.

To supplement the site plans, supply where applicable:

- o Provisions for maintenance of common space or common property;
- o Any additional information necessary to evaluate the character and impact of the proposed PUD;

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### SEPA Environmental Checklist

- A completed and signed SEPA Environmental Checklist
- Any documents or studies related to environmental assessment of the property

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### Narrative Description of the PUD

The PUD Narrative should function in a manner similar to a master plan. The narrative master plan must address the following elements:

- Provide a clear statement of Intent and goals for the project.
- Demonstrate how the project will be Compatible with existing and future development in the east Blaine area.
- Demonstrate how the development will achieve the purpose statement in the Planned Residential District.
- Describe the objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
- Describe the elements of creative and imaginative design that have resulted from using this PUD process.
- Demonstrate how the development promotes more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of city attractiveness and quality, and preservation of scenic open space;
- Clarify the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.
- Submit a clear and concise illustrations and supporting text of the proposed design & development standards.
- Demonstrate that the project includes functional and desirable streets & multi-modal circulation routes.
- Demonstrate that Public facilities and Utilities such as water lines, sewer lines and streets exist or are immediately planned in sufficient quantity to service the proposed new development.
- Demonstrate that the proposed development will not result in higher net public cost or that earlier incursion of public cost will be required.
- Demonstrate that project will not impact potable groundwater Note: The project will be conditioned to minimize the potential contamination from such sources.
- Provide details of a phasing schedule that minimally includes location, use, density, extent, or amount by each phase; general timing (ranges); and reasonable security devices to assure projects approved in each phase are completed;
- Provide quantitative data for the following:
  1. Total number and type of dwelling units;
  2. Parcel size;
  3. Proposed lot coverage of buildings and structures;
  4. Approximate gross and net residential densities;
  5. Total amount of open space, including a separate figure for usable open space;
  6. Total amount of nonresidential construction, including a separate figure for commercial or institutional facilities;

### Affidavit

*The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed planned unit development.*

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

5-10-07  
\_\_\_\_\_  
DATE

## Supplement to application

### **Information & submittal requirements pursuant to BMC 17.48, Planned Unit Development, 17.48.060 Submission – Contents.**

An applicant may submit applications for preliminary and final PUD approval simultaneously; provided all information required under this section through BMC 17.48.200 is submitted:

- A. Completed permit application form(s) signed by the owner(s) of the subject property or by a representative authorized to do so by written instrument executed by the owner(s) and filed with the application.
- B. The site plan shall be prepared, drawn and certified by a land surveyor registered by the state and include the following:
  1. The existing site conditions, including contours at five-foot intervals, watercourses, unique natural features and forest cover;
  2. Proposed lot lines and plot designs;
    - a. The location and floor area size of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units, density per type and nonresidential structures including commercial facilities;*Residential Character*:
  3. The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites and similar public and semipublic uses;
  4. The existing and proposed circulation system of arterial, collector and local streets including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way, including major points of ingress and egress to the development.
  5. Notations of proposed ownership, public or private, should be included where appropriate;
  6. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed solutions to points of conflict;
  7. The existing and proposed utility systems including sanitary sewers, storm sewers and water, electric, gas and telephone lines;
  8. A general landscape plan indicating the treatment of materials used for private and common open space (this landscape plan should be in general schematic form at this stage);
  9. Enough information on land areas adjacent to the proposed PUD to indicate the relationships between the proposed development and existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape;
  10. The proposed treatment of the perimeter of the PUD, including materials and techniques used such as screens, fences and walls;
  11. Any additional information, as required by the planning commission, necessary to evaluate the character and impact of the proposed PUD;
  12. Provisions for maintenance of common space or common property;
- C. The required filing fees shall be paid to the city upon submission of a PUD for approval.
- D. SEPA checklist, if required, typewritten or in ink and signed.
- E. A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
- F. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, etc.
- G. Quantitative data for the following:
  1. Total number and type of dwelling units;
  2. Parcel size;
  3. Proposed lot coverage of buildings and structures;
  4. Approximate gross and net residential densities;
  5. Total amount of open space, including a separate figure for usable open space;
  6. Total amount of nonresidential construction, including a separate figure for commercial or institutional facilities;
  7. Economic feasibility studies or market analyses or other studies as required by the review authority.