



Shaping  
our community  
together

CITY  
OF **LACEY**

DEPARTMENT OF COMMUNITY DEVELOPMENT  
420 College Street SE Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY
Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

## PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT SUPPLEMENTAL

*(This form to be accompanied by the General Land Use Application form and all other applicable land use forms i.e. preliminary subdivision, or preliminary short subdivision)*

**Applicant or Authorized Representative:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

I certify that the information furnished by me is true and correct, and that the applicable requirements of the City will be met.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Proposed Lot Count: \_\_\_\_\_

Proposed Average Lot Size: \_\_\_\_\_

Proposed Open Space Area: \_\_\_\_\_

Proposed Open Space Elements: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed Setbacks:

Front: \_\_\_\_\_

Rear: \_\_\_\_\_

Side: \_\_\_\_\_

Proposed Commercial Uses: \_\_\_\_\_

\_\_\_\_\_

### An Application for PRD Shall Include the Following:

- 25 copies of the Preliminary PRD supplemental application;
- 25 copies of the General Land Use application;
- Additional supplemental applications as required i.e. Preliminary Subdivision or Preliminary Short Subdivision supplemental forms, quantities as required by the specific form;
- 25 copies of a vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features;
- 25 copies of a map or maps of the site at a scale not smaller than one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:
  1. Site boundaries,
  2. Streets bounding or abutting the site,
  3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type,
  4. Location and dimension of open spaces,
  5. Existing and proposed contours including natural features,
  6. Parking facilities, their design, size and capacity,
  7. Circulation plan – vehicular and pedestrian, and points of ingress and egress from the site, and their relationship

to ingress and egress of neighborhood properties,

8. Existing buildings and indication of future use or disposition,
9. Landscaping Plan,
10. Typical front and side elevations and exterior architectural treatments of the proposed units, and
11. Conceptual utility plan, including water, sewer, storm drainage and lighting;

In addition to the graphic materials, the developer shall submit 25 copies of a written statement providing the following information:

1. Program for development including estimated staging or timing of development, including build-out data to be submitted to the City and to North Thurston School District for each year during the construction period,
2. Proposed ownership pattern upon completion of development,
3. Basic content of restrictive covenants,
4. Provisions to assure permanence and maintenance of common open space through homeowners association formation, condominium development or other means acceptable to the City,
5. Statement or tabulation of dwelling unit densities proposed,
6. Statement describing the relationship of the proposed PRD to the Lacey Comprehensive Plan;

Any other information requested at the presubmission conference; and

All applicable fees.