



# Planned Residential Development (PRD) Application Form

City of Fife  
Date Stamp

Permit Center

5411 23rd St E, Fife, WA  
(253) 922-9624

Project Name: \_\_\_\_\_

Property Location

Applicant

Phone \_\_\_\_\_

Applicant is:  Contract Purchaser  Property Owner  Other (specify) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Contact (if different) \_\_\_\_\_ Phone \_\_\_\_\_

Contact shall be the individual to receive all City correspondence and notices.

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Property Owner (if different) \_\_\_\_\_ Phone \_\_\_\_\_

Space for multiple property owners on Page 2 of this form.

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_

Summary of Request

I have familiarized myself with the rules and regulations of the Fife Community Development Department with respect to preparing and filling out this application, and agree that the statements, answers, and information submitted presents the argument on behalf of this applicant and are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_  Property Owner  Representative

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Space for multiple property owners on Page 2 of this form.

## City of Fife Planned Residential Development Application

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

### SUBMITTAL REQUIREMENTS \*

- Planned Residential Development Site Plan Application Form (this form).
- SEPA Application with applicable fee. (See SEPA application form for details.)
- Planned Residential Development Application Deposit. (Deposit amount to be determined by staff prior to submittal of application.)
- Ten (10) large-scale copies (confirm with staff on the size prior to submittal) preliminary planned development site plan and related drawings. To include:
  - The boundaries of the project site.
  - Significant natural features, including topographical contours, significant trees, natural drainage courses, and wetlands.
  - The gross land area of the development, the present zoning classification, and the zoning classification and land use of adjacent properties.
  - The location, number and types of structures and uses to be included in the development. The coverage for all structures shall be identified.
  - The location of all proposed streets, landscaping, trails, easements, common recreational areas, sensitive area management tracts, wetland buffers, buffer yards, open areas, parking lots, utilities and stormwater facilities.
  - All application requirements of [FMC Title 18](#), Subdivisions, shall apply, if applicable.
- Ten (10) 8-1/2 x 11" reduced copies of site plan and related drawings.
- In addition to the requirements depicted on the planned development site plan and other drawings, the following shall be submitted and show on drawings with the planned development application:
  - Plans and elevations of all non-residential buildings and structures sufficient to indicate the architectural style and construction standards. (For a PRD utilizing the secondary density bonus option in [FMC 19.52.040\(D\)](#), plans and elevations are required.)

**SUBMITTAL REQUIREMENTS** *continued*

- Specific development standards to be applied to the project, including building heights, yard setbacks, individual lot sizes and lot dimensions.
- A preliminary landscaping concept plan.
- Proposed phasing, if applicable.
- Other information as may be required by the Community Development Director to enable a complete review and analysis of the planned development.
  
- Project narrative addressing the proposal's consistency with the Planned Development Review Criteria in [FMC section 19.52.080](#) as follows:
  - Pedestrian-Oriented Design
  - Compatible and Efficient Layout
  - Compatibility with Adjacent Uses
  - View Protection
  - Common Open Space
  - Common Active Recreational Areas
  - Variety of Housing Types, Styles, and Affordability

Additional project narrative addressing the proposal's consistency with the required findings for approval of a Planned Development (see FMC section 19.52.090) to include how the proposed Planned Development is/will:

- Consistent with the goals and policies of the Comprehensive Plan.
- Consistent and compatible with the zoning and existing uses of the adjacent properties and the vicinity.
- Meet the review criteria described in this chapter.
- Consistent with the purpose, criteria, and regulations of this chapter.
- Promote rather than detract from the public health, safety, morals, and general welfare.
- If applicable, involves a voluntary payment in lieu of mitigation or dedication reasonably necessary as a direct result of the proposal.

\* A pre-application meeting is required for all Planned Residential Development applications. Applications that involve a subdivision of land will be required to also satisfy the applicable subdivision submittal requirements.