



Planned Unit Development

Description

The Planned Unit Development (PUD) process is intended to promote flexibility in design and encourage innovative design for the development of residential areas. A PUD may be proposed in areas zoned Rural Residential-1, -2, and -5, Urban Residential and Multiple-Family. A PUD may also be proposed in areas zoned as “Unzoned” – that are classified in the Comprehensive Plan as Urban, Suburban, Rural and Smallholding. The PUD Ordinance is located in Cowlitz County Code Chapter 18.30.

A PUD that includes five or more lots for sale, lease or transfer may be proposed in lieu of an Urban Subdivision (CCC 18.32) or Rural Subdivision (CCC 18.50).

A PUD may also be proposed for condominium / townhouse development. For these types of developments, a PUD is required unless the property is zoned Multiple Family.

Review Process

The first step in the Planned Unit Development process is a required Pre-Application Conference. This allows the applicant to discuss the proposal with staff from various agencies in a preliminary nature to avoid potential delays later in the process.

The second step in the review process is called Preliminary Application. The preliminary application is reviewed for completeness by County staff, and then distributed to agencies with jurisdiction for review. County staff then develop findings and recommendations assembled in a staff report presented to the Cowlitz County Planning Commission. The Planning Commission reviews the proposal during an open-record Public Hearing, and forwards a recommendation to the Board of County Commissioners for a final decision during a closed-record Public Hearing.

Fees

The following fees are required to be paid when the application is submitted:

Preliminary Approval:	\$7,200
Final Approval:	\$1,800
PUD Preliminary Approval Extension:	\$1,350



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Submittal Checklist

The following items are required at time of submittal; please use this checklist as a guide. Please note that we cannot accept incomplete applications.

___ 1. **Project Information Form**

- Form completed and signed by the owner or applicant

___ 2. **Narrative describing all elements of the proposal**

- Name of the proposed PUD, number of lots, number and types of dwellings and other structures.
- Proposed methods of providing potable water and sewage disposal and the names of the purveyor(s) if applicable
- Explanation of any nonresidential uses proposed
- Proposal to ensure permanent retention and maintenance of common open space land
- Timing of construction and installation of improvements, buildings, other structures and landscaping
- Recreational facilities and equipment to be installed
- Description of site soils and geology
- Reasons why the proposal is in the public interest and consistent with goals and policies of the Comprehensive Plan

___ 3. **Existing Conditions Plan**

- North arrow, scale and date
- Topographic contours (existing) at intervals of 2' for slopes up to 5%, and 5' for slopes over 5% - extended to 100' beyond boundaries of proposed PUD
- Hydrology, surface water and wetlands
- Existing trees
- Boundary lines of ownerships, subdivisions and streets abutting the proposed PUD and extending at least 100'

___ 4. **Preliminary Plat Showing Proposed Conditions**

- North arrow, scale and date
- Dimensions of the proposed PUD site, and each lot contained therein, along with the number assigned to each lot and block
- Circulation plans - vehicular and pedestrian - including location, width and names of all public and private roads and pedestrian ways within or abutting the proposal
- Proposed location and dimensions of all buildings and structures proposed to be located onsite.
- Location, dimensions and area of all proposed recreational and common open space, indicating proposed uses
- Number, location and design of off-street parking areas showing points of ingress and egress.



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___ 5. Landscaping Plan

- North arrow, scale and date
- Depict existing vegetation to be removed and retained
- Depict trees, groundcover, and any other vegetation to be planted.

___ 6. Preliminary Drainage Plans

- North arrow, scale and date
- Depict proposed stormwater improvements, as required
- Preliminary grading

___ 7. Architectural Plans

- Scale and date
- Elevation and perspective drawings of proposed structures depicting architectural character of proposed PUD
- Label proposed building heights

___ 8. Vicinity Map

___ 9. Master Plans, if phasing proposed

- North arrow, scale and date
- Depict property's physical features and probably development pattern

___ 10. Restrictions, easements, covenants and agreements

- Provide any documents previously recorded
- Provide drafts of proposed documents

___ 11. Mailing List of Adjacent Owners

- Provide list of names and address of real property owners within 300 feet of all property under contiguous ownership by the applicant

___ 12. SEPA Checklist, if applicable

___ 13. Additional Information, if applicable

- As identified by the Department of Building and Planning, may include critical areas assessments, etc.