



Design Review Adjustment

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
Fax: 253-840-6678
www.cityofpuyallup.org

Submittal Checklist:

Application is signed and dated

8 Copies of completed application form

8 Copies of site plan to include surrounding structures and proposed landscaping

8 Copies of vicinity map that show all structures on the property and within 200 feet in each direction

8 Copies of elevation plans detailing architectural design elements including color and materials.

Application Fee: **\$300.00**

1 (one) CD of complete submittal package

Date Received: _____

Staff Initials: _____

Office Use Only:

Submittal Date: ____/____/____ Case No: ____-____-____ Related Case No: ____-

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253) 864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

- 1) Residential Development. An adjustment to architectural or site design requirements such that no more than two of the total number of required menu items in PMC 20.26.100 and 20.26.200 are out of compliance.
- 2) Commercial or Nonresidential Development. An adjustment to required building wall and roof modulation standards, as contained in PMC 20.26.300(1), up to 20 percent of the amount of any quantified standards contained therein. (For example: the maximum allowable horizontal length of a building wall between modulation could be adjusted to 120 feet rather than 100 feet, depending upon other design considerations as determined under PMC 20.26.020(3).)

Application Information

Site Information:

Parcel Number: _____

Street Address: _____

Applicant Information:

Name (Company): _____

Address _____

City _____ State _____ Zip _____

Day time Phone _____ Fax Number _____

Owner Information

Name: _____

Address _____

City _____ State _____ Zip _____

Day time Phone _____ Fax Number _____

NATURE OF REQUEST (Please Be Specific)

Required Findings to Grant Design Review Adjustment

The following criteria must be met in order for the Planning Director to a design review adjustment request. Please respond FULLY as to how your request meets each of these criteria. "Yes" or "No" answers are not acceptable.

1. The granting of such adjustment does not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and/or zone of the subject site. **PMC 20.26.020 (1)**

2. The granting of such adjustment will not adversely affect the established character of the surrounding neighborhood, discourage maintenance or upgrades on surrounding properties, nor result in perpetuation of those design qualities and conditions which the comprehensive plan intends to eliminate or avoid. **PMC 20.26.020 (2)**

3. The project incorporates alternate design characteristics that are equivalent or superior to those otherwise achieved by strict adherence to stated menu options. **PMC 20.26.020 (3).**

4. Each of the findings under *PMC 20.26.040 can be made by the community development director in granting such adjustment. **PMC 20.26.020 (3).**

[*SEE PAGE 4 FOR A COPY OF PMC 20.26.040]

Submittal Requirements for a Design Review Adjustment

- 1) Completed application form, signed and dated. Please print or type. Do not leave any question unanswered, doing so will make you application incomplete.
 - 2) A vicinity map no larger than 8 ½ ” X 11”, indicating the location of the property in relation to adjacent streets and major streets. A copy of any Puyallup map clearing marking your property will be sufficient.
 - 3) 8 ½ ” X 11” site plan, dimensioned, drawn to scale and including the following items:
 - ◆ The boundaries of the property
 - ◆ Dimensions of property and square footage of property
 - ◆ Location of existing and proposed structures indicating setback distances from property lines and square footage of each structure
 - ◆ Parking areas
 - ◆ North Arrow
 - 4) Elevation drawings detailing design elements
 - ◆ Front Façade, detailing the two menu options proposed from PMC 20.26.100 (1) and detail measurement of garages and windows.
 - ◆ Elevation detailing of Entrances, detailing the two menu options proposed from PMC 20.26.100 (2)
 - ◆ Details of roof design, to include information regarding pitch and length
 - 5) Application fee of \$300.00 due at time of submittal.
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CERTIFICATION:

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements upon request of City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspections to determine compliance with applicable laws, codes and regulations. The right of entry shall continue until an approval by all applicable City departments has been obtained.

Signature of Applicant: _____ Date _____

Print Name: _____

Signature of Property Owner: _____ Date: _____

Print Name: _____

PUYALLUP MUNICIPAL CODE 20.26.040
Design Review Standards And Procedures ~ Director Authority And Findings.

20.26.040 Director authority and findings.

The director shall approve, approve with modifications or deny each project application subject to design review.

Each determination granting approval or approval with modifications shall be supported by written findings showing specifically wherein all of the following conditions exist:

- (1) The plans and supplemental materials submitted to support the plan meet the requirements of the design regulations;
- (2) The proposed development is consistent with the comprehensive plan;
- (3) Applicable only to multiple-family and retirement apartment projects, the following key review criteria have been met:
 - (a) The proposed development is arranged in a manner that either:
 - (i) Provides a courtyard space creating a cohesive identity for the building cluster and public open space furnished to facilitate its use, or
 - (ii) Possesses a traditional streetscape orientation that provides clearly identifiable and visible entries from the street, views from residential units onto the street and reinforces pedestrian-oriented streetscape characteristics (e.g., building edge abutting sidewalk, entries onto the street), or
 - (iii) Faces and facilitates views of a major open space system;
 - (b) The proposed development provides a variety in architectural massing and articulation to reduce the apparent size of the buildings and to distinguish vertical and horizontal dimensions;
 - (c) The proposed development contains a combination of elements such as architectural forms, massing, assortment of materials, colors, and color bands sufficient to distinguish distinct portions and stories of the building;
 - (d) Residential buildings in large multiple-family projects are physically integrated into the complex possessing sufficiently different appearance or placement to be able to distinguish one building from another;
 - (e) Unit entrances are individualized by use of design features that make each entrance distinct or which facilitate additional personalization by residents;
 - (f) Areas dedicated to parking are sufficiently visually broken up and contain a complement of vegetative materials to project a landscaped appearance;
 - (g) Where applicable, a transition is created that minimizes impacts from nonresidential and higher density residential projects on neighboring lower density residential dwelling units in the RS zone; and
 - (h) Where applicable, in cases of granting density or height bonuses, the project has provided community benefits, facilities or improvements above and beyond those required in the municipal code and supports the goals, objectives and policies of the comprehensive plan;
- (4) The proposed development meets required setback, landscaping, architectural style and materials, such that the building walls have sufficient visual variety to mitigate the appearance of large facades, particularly form public rights-of-way and residential zones. (Ord. 2694 § 2, 2001; Ord. 2454 § 1, 1995).