

REQUIRED FINDINGS

FOR YOUR APPLICATION TO BE APPROVED, THE FOLLOWING CRITERIA MUST BE MET BY YOUR PROPOSAL.

PLANNED DEVELOPMENT DISTRICT

PLEASE ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION

The action by the Examiner to approve a preliminary development plan for the proposed PDD with or without modifications shall be based upon the following findings: (18A.75.050 Pierce County Development Regulations - Zoning)

- 1) That the proposed development is in substantial conformance with the Comprehensive Plan and adopted Community Plans.

- 2) That exceptions from the standards of the underlying district are warranted by the design amenities incorporated in the development plan and program such as; setting aside additional open space; creating more functional park/open space areas; providing greater protection of critical areas; providing variations in housing style and type; preserving native trees; and, providing transportation features such as narrower streets and alleyways. In order to achieve the base density within a zone classification, the Examiner may determine that additional design amenities are not necessary when a site has a significant percentage of land area encumbered by constraint areas such as wetlands or steep slopes.

- 3) That exceptions or deviations from road standards are warranted by the design and amenities incorporated in the development plan and also subject to review and approval of the County Engineer.

- 4) That the proposal is in harmony with the surrounding area or its potential future use.

- 5) That the system of ownership and means of developing, preserving, and maintaining open space is suitable.

- 6) That the approval will result in a beneficial effect upon the area which could not be achieved under other zoning districts.

- 7) That the proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.

- 8) That adequate provisions have been made for sidewalks, curb, gutters and street lighting for developments in urban areas.