



PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT CHECKLIST PL-PRD

PLANNED RESIDENTIAL DEVELOPMENT ZONE (PRD) | [CHAPTER 17.89 GHMC](#)

An application for a Preliminary PRD is considered complete upon submittal of the information as required under [GHMC 17.89.040 \(A\) 1 through 13](#). This is in addition to the application requirements of [GHMC 19.02.002](#).

CONTENTS OF COMPLETE PRELIMINARY PRD APPLICATION | [GHMC 17.89.040](#)

- Complete Master Planning Permit Application
An environmental checklist or impact statement, as may be applicable, pursuant to [GHMC Title 18](#); N/A Submitted on sheet(s) _____
- The title and location of the proposed development, together with the names, addresses and telephone numbers of the recorded owners of the land and the applicant, and if applicable, the name, address and telephone number of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;
 N/A Submitted on sheet(s) _____
- A written description addressing the scope of the project, gross acreage, the nature and size in gross floor area of each use and the total amount of land in square feet to be covered by impermeable surfaces;
 N/A Submitted on sheet(s) _____
- A vicinity map showing site boundaries and existing roads and accesses within and bounding the site, as well as adjacent parcels and uses;
 N/A Submitted on sheet(s) _____
- A topographic map delineating contours, existing and proposed, at two-foot intervals and which locates and classifies existing streams, wetlands, steep slopes and other natural features and/or critical areas;
 N/A Submitted on sheet(s) _____
- Plans drawn to a scale no smaller than one-inch equals 30 feet showing the proposed location and size of proposed uses, buildings, buffer areas, yards, open spaces and landscaped areas;
 N/A Submitted on sheet(s) _____
- A circulation plan drawn to a scale acceptable to the public works director illustrating all access points for the site and the proposed size and location of driveways, streets and roads that have immediate impact on public rights-of-way;
 N/A Submitted on sheet(s) _____
- Utility, drainage and stormwater runoff plans;
 N/A Submitted on sheet(s) _____
- A plan of all proposed landscaping including buffers and screening to be used as well as identification of areas of significant trees proposed to be retained;
 N/A Submitted on sheet(s) _____
- A statement explaining how the proposed PRD is consistent with and implements the City of Gig Harbor comprehensive plan, the designation under the comprehensive plan, current zone classification, and desired zone classification;
 N/A Submitted on sheet(s) _____

- A narrative describing how the proposed PRD provides substantial additional benefit to the citizens of the city of Gig Harbor (the benefit accruing as a result of implementation of the PRD process as opposed to following the development standards of the underlying zone) and how it is proposed the additional amenities and benefits should apply to the percentage of additional density and/or height being requested;
 - N/A Submitted on sheet(s) _____
- A map of the area, with area proposed for rezone outlined in red; and
 - N/A Submitted on sheet(s) _____
- A complete application for design review as required under [GHMC 17.98.040](#).
 - N/A Submitted on sheet(s) _____

TREE, LANDSCAPE AND SCREENING PLANS | [GHMC 17.78.030](#)

A plan of the proposed landscaping and screening shall be incorporated into plans submitted for site plan review or projects which require hearing examiner review. The plans shall be drawn to scale and contain the following, in addition to the significant tree survey and tree retention survey required by [GHMC 17.98.040](#):

- Parking and vehicle use areas, driveways and walkways;
 - N/A Submitted on sheet(s) _____
- Buildings or structures, existing and proposed;
 - N/A Submitted on sheet(s) _____
- All proposed new landscaping. Landscape plan shall include the location, species, diameter or size of plants using both botanical and common names. Drawings shall reflect the ultimate size of plant materials. Alternatively, a schematic landscape plan can be submitted showing planting zones. Each planting zone shall include typical shrub and groundcover species and typical size and spacing at planting. All landscape plans shall include the location, species, and diameter or size of all proposed trees;
 - N/A Submitted on sheet(s) _____
- Schematic irrigation plan showing irrigation zones and proposed irrigation techniques within each zone as set forth in [GHMC 17.78.045\(C\)](#);
 - N/A Submitted on sheet(s) _____
- Identification of tree protection techniques
 - N/A Submitted on sheet(s) _____

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.