



Planned Residential Development Zoning Overlay

When Required. A planned residential development overlay is required to vary from the development regulations of the zoning district in which it is located. This permit allows a density bump of 15% in low-density zone, 20% in moderate-density zone, and 25% in high-density zone.

Apply for this permit online [here](#). When entering your application information under Quasi-Judicial Permits choose the following:

Permit type: Planned Residential Development

Criteria for Approval

1. It is consistent with the goals and policies of the city of Yelm comprehensive plan;
2. It meets minimum requirements for fire and life safety;
3. It provides adequate provisions for utilities and other public services, roads, streets and sidewalks necessary to serve the needs of the development;
4. There are no unavoidable impacts to adjoining streets and neighborhoods;
5. The development creates no greater burden on present and public utilities and services than would result from traditional development;
6. The development is better than that resulting from traditional development.

Required Documents

The documents listed below are the minimum necessary to proceed with the application process.

- Site plan drawing or drawings at a scale of not less than one inch for each 50 feet
- Mailing labels for all property owners within 300 ft of the site
- Potential requirements
 - Pocket gopher report
 - Critical areas report
 - Trip generation report (if generating over 25 new pm peak hour trips)
 - Architectural renderings showing building façades
 - Preliminary stormwater report

- Wetland delineation (if wetlands are on the property)
- SEPA checklist
- Front and side elevations, and exterior architectural treatments.
- Program for development including estimated staging or timing of development, including build-out data to be submitted to the city and to the applicable school district for each year during the construction period.
- Proposed ownership pattern upon completion of development.
- Basic content of restrictive covenants.
- Provisions to assure permanence and maintenance of common open space through homeowner's association formation, condominium development or other means acceptable to the city.
- Statement describing the relationship of the proposed planned residential development to the Yelm comprehensive plan.
- Additional information on required documents can be found [here](#)

For assistance with electronic plan submittals, refer to [requirements](#) for electronic plans

Fees and Timelines

\$375

8-12 weeks (If more information is required, more time may be needed)