



Community Development Department  
 16720 SE 271st Street • Suite 100 • Covington, WA 98042  
 Phone: 253-480-2400  
 www.covingtonwa.gov

## DEVELOPMENT AGREEMENT IMPLEMENTING PROJECT & PLANNED ACTION PROJECT CONSISTENCY DETERMINATION APPLICATION

<b>STAFF USE ONLY</b>	Project #: _____ Application Date: _____ Received by: _____
-----------------------	---

<b>APPLICANT</b> <span style="float: right;"><input type="checkbox"/> Primary Contact Person</span> Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail Address: _____ Signature: _____
--

<b>AGENT</b> <span style="float: right;"><input type="checkbox"/> Primary Contact Person</span> Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail Address: _____ Signature: _____
--

<b>PROPERTY OWNER</b> Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail Address: _____ Signature: _____
--

<b>PROPERTY OWNER 2</b> Name: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail Address: _____ Signature: _____
--

<b>TYPE(S) OF QUALIFYING LAND USE</b> <small>(check all that apply)</small> <input type="checkbox"/> Single family dwelling units <input type="checkbox"/> Townhome dwelling units <input type="checkbox"/> Multi-family dwelling units <input type="checkbox"/> Commercial	<input type="checkbox"/> Large format retail <input type="checkbox"/> Iconic/local retail <input type="checkbox"/> Open space, parks, trails, gathering spaces <input type="checkbox"/> Park and ride <input type="checkbox"/> Public Services (road, utility, park, trail, etc.) <input type="checkbox"/> Subdivision <input type="checkbox"/> Other _____
---	--

### PROJECT LOCATION

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

ADDRESS(ES): \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

SITE AREA: \_\_\_\_\_

ZONING DESIGNATIONS(S): \_\_\_\_\_

### CERTIFICATION / SIGNATURE

I have attached all required documentation for a Planned Action and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
**Applicant's/Agent's Signature**

\_\_\_\_\_  
**Date**

## REQUIRED DOCUMENTATION

- ❑ Completed & signed Subarea Planned Action SEPA checklist
- ❑ Mitigation plan for significant environmental impacts
- ❑ Verification that Concurrency Application was submitted to the city at least 30-days prior to submission of this Implementing Project application (*The city will reject as incomplete any application that has not complied with this requirement.*)
- ❑ Transportation report (including the following):
  - Total trips generated by development of the implementing project
  - How project meets concurrency standards
  - Mitigation for probable impacts
- ❑ A letter executed by the Master Developer assigning a certain portion of its reserved Trip Capacity to this Implementing Project. (*The city will reject as incomplete any application that does not include this letter and a trip generation calculation substantiating the portion of the trip ceiling assigned to the project.*)
- ❑ Conceptual site plan (including the following):
  - Name of proposed project
  - Date, scale, north arrow
  - Dimensions of all property lines
  - Names of adjacent streets
  - Square footage of site
  - Square footage of individual buildings/uses
  - Total square footage of buildings/uses
  - Impervious surface calculations
  - Landscape square footage (total and parking lots)
  - Allowable and proposed building height
  - All proposed and required setbacks
  - Parking analysis (including estimated number, size, and type of stalls required and provided, by use)
  - Phasing of development
  - Major access points and access to public streets, vehicle and pedestrian circulation, public transit
  - Critical areas
  - Focal points within the project
  - Private and public open space location
  - Identify the area that is set aside for tree preservation
- ❑ Site-specific circulation plan (showing how circulation of all transportation modes gain access to, from, and through the subject site; showing off-site improvements such as adjacent trail development)
- ❑ Description of the proposed implementing project and its consistency with the Master Development Plan and Master Circulation Plan
- ❑ Written narrative stating consistency with Covington Comprehensive Plan and Lakepointe Subarea Plan
- ❑ Written narrative stating consistency with each of the applicable Planned Action mitigation measures required for development applications (PAO Attachment B-1).

(continues on next page)

## REQUIRED DOCUMENTATION

- Attach written confirmation of approval from the Master Developer's Design Review Committee( DRC).  
(The city will reject as incomplete any permit application that does not contain written approval of the application by the DRC.)

The following are required to have DRC review:

- Preliminary subdivision, alteration, or revision
  - Binding Site Plan
  - Commercial Site Development Permit
  - Sign Permit
  - Building Permit (excluding tenant improvements)
  - Wireless Communication Facility
  - Landscaping or Streetscaping requests
- Are trees being removed?  Yes  No  
If yes, the following will be required:
    - Tree survey;
    - Consistency with Tree Preservation/canopy requirements of the Development Agreement. If trees are proposed to be removed, show the following:
      - Trees to be removed and trees to remain on the site
      - Provide the total tree preservation area preserved within the subareas residential or commercial zone, as applicable at the time of application
      - The remaining residential or commercial zoned Tree Canopy Area, as applicable, to be preserved within the Lakepointe Urban Village Subdivision.
  - Provide a written evaluation of the Implementing Project's consistency with applicable requirements and conditions in the approved Development Agreement

## REFERENCES

The Lakepointe Urban Village Subarea's Planned Action Ordinance (PAO) and Development Agreement (DA) can be found on the city's website:

- PAO— [http://www.covingtonwa.gov/docs/Ord\\_04\\_14.pdf](http://www.covingtonwa.gov/docs/Ord_04_14.pdf)
- DA—<http://www.covingtonwa.gov/lakepointe/developmentagreement.php>