



Department of Community Development

345 - 6th Street, Suite 600, Bremerton, WA 98337
(360) 473-5275; Fax: (360) 473-5278

**RESIDENTIAL CLUSTER DEVELOPMENT (RCD)
APPLICATION**

DCD FEES:

*All fees must accompany this application. These fees are non-refundable and subject to change.
Fees can be found at www.BremertonWA.gov/RatesFees*

FILE NUMBER: Pre-conference file No.	TOTAL FEE:
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The City of Bremerton reviews a Residential Cluster Development pursuant to Bremerton Municipal Code (BMC) 20.58.060. A RCD may be processed either as an Administrative Type II Director Decision or as a Non-administrative Type III Hearing Examiner Decision pursuant to the provisions set forth in BMC Chapter 20.02. The appropriate fees, maps, plans, must accompany this form and other required supporting documentation.

- 1. Project Name:**
- 2. Assessor(s) Tax Account No(s): -**
- 3. Specific Property Location (address or general vicinity):**
- 4. Current Zoning:**
- 5. Comprehensive Plan Designation:**
- 6. Applicant:**

NAME: _____
EMAIL: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: Work: _____ Home/ Cell: _____

7. Contact Person (if different than applicant):

NAME: _____

EMAIL: _____

TELEPHONE: Work: _____ Home/ Cell: _____

8. Title Holder:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____

9. Legal Description (attach extra sheet if necessary):

10. Summary of Proposal: Describe your proposal as clearly and concisely as possible. Attach separate sheets if necessary.

11. Project Summary: Calculate and provide the following information.

a. LOT SIZE (land area only): _____ square feet

b. RESIDENTIAL UNITS

Total gross square footage: _____

Density (dwellings/ acre): _____

Minimum Lot Size: _____

Breakdown of dwellings: _____ Studio

_____ 1 bedroom

_____ 2 bedroom

_____ 3+ bedroom

c. OPEN SPACE

Active Open Space: _____ square foot

Passive Open Space: _____ square foot

Total: _____ square foot

d. _____ total square foot

e. LANDSCAPING (not open space):

f. OFF-STREET PARKING SPACES

Visitor: _____
Motorcycle: _____
Bicycle: _____
Handicap: _____
Other: _____

g. PERIMETER SETBACKS

Proposed Building Height: _____
Front Yard: _____
Side Yard: _____
Rear Yard: _____

h. PROJECT PHASING?

Are you proposing to phase construction? YES NO (circle one)

i. SUBDIVISION

Is an application for a subdivision/ short
subdivision being submitted with the RCD? YES NO (circle one)

12. Attachments:

a. State Environmental Policy Act (SEPA) Checklist.

b. Mailing Labels(3 sets): Provide labels of name/address for all property owners within a radius of 300 feet from the subject parcel

c. Vicinity Map: A map showing the location of the site in relation to all other properties and major structures within a radius of at least 200 feet.

d. Site Plan: Provide a site plan drawn to scale showing at a minimum the following information. The Director may modify these requirements when it is clear that the information would not be relevant or helpful to make a decision.

- The location, size, bulk, height, number of stories and use of all existing and proposed structures and areas on the subject parcel.
- Existing and proposed pedestrian walkways, bikeways, parks, playgrounds, recreational areas, activity centers, open space areas and other common areas.
- Existing and proposed utility systems, drainage systems, fire hydrants and related site improvements.
- All property lines, easements, fences, walls, signs and other points of reference.

- ❑ Environmental features such as shorelines, bulkheads, creeks, culverts, wetlands, steep slopes, unstable soils, rock outcroppings, significant trees, other sensitive areas and their associated buffers.

Other information, maps or data that is helpful or that was requested at the pre-

- ❑ submittal conference to better understand the nature and scope of the proposal and its impacts on the surrounding properties, people and land uses.
- e. Landscaping Plan: Provide a landscaping plan that indicates the general planting pattern as well as the numbers and types of plants.
 - f. Parking Plan: Provide a plan showing off-street parking spaces. The parking plan may be integrated into the site plan.
 - g. Elevation and Perspective Drawings. These are conceptual drawings.
 - h. Transportation Data: Vehicle trips per day anticipated to be generated. Traffic studies may be required by the City Engineer.
 - i. Critical Area Evaluation and Reports: Flood Hazard Areas, Geologically Hazardous Areas, Wetlands and Stream Corridors, Fish and Wildlife Habitat Conservation Areas.
 - j. Phasing: If the project is designed to be permitted and/ or constructed in phases, provide a map showing the phases and a schedule of development. Preliminary approval must include the total PUD and all phases.
 - k. Covenants and Other Agreements: When the applicant wants these to be considered for mitigating the RCD's impact on surrounding properties.

13. Applicant's Statement:

I herby certify that the statements contained herein are correct. I understand that conditions of approval may be required to adequately protect the zone or neighborhood within which the proposed RCD is located, and I agree to abide by those conditions.

I understand that the decision on this application may be appealed and possibly overturned. I also understand that an approved RCDD is subject to possible forfeiture of the right to proceed for failure to develop within approved time limits.

I have read, understand, and agree with all of the above statements.

Applicant Signature

Date

Note: The City of Bremerton does not discriminate because of race, sex, color, religion, national origin, age, or disability in the provision of services, in programs or activities, or employment opportunities and benefits.