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40.520.070 MASTER PLANNED DEVELOPMENT

A. Purpose.

The master planning standards in this section are intended to:

1. Promote coordinated and cohesive site planning and design of large, primarily light industrial and mixed use sites that will occur over an extended period of time;
2. Promote coordinated and cohesive site planning and design of large, heavy industrial sites that will occur over an extended period of time;
3. Provide a means of streamlining and consolidating development review processes. For large sites, intensive and integrated master planning review may occur earlier within the development process, lessening the scope of piecemeal review later as individual developments occur;
4. Through consolidation of review processes, provide a level of predictability to project applicants, the county and the community at large regarding the nature and type of development which will occur in the future; and
5. Through flexibility of standards and consolidation of reviews, promote and facilitate quality development of larger sites in an integrated, cohesive manner providing for functional, design and other linkages between, and consistency among, a mix of individual uses and structures.

B. Applicability.

1. Light Industrial (IL) Zones.

Any development equal to or greater than fifty (50) contiguous acres in size shall be eligible to apply for approval of a master plan by the reviewing authority. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application. A minimum of eighty-five percent (85%) of the area proposed for master planning shall be zoned light industrial (IL) or a change in zoning requested to this effect, at the time of application. The master plan shall consist of both a concept plan which shows the location, distribution and phasing of land uses and related facilities and a development plan as each phase of the plan is developed.

2. Mixed Use (MX) Zone.

Any development with proposed phasing of uses shall submit a master plan. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application. The master plan shall consist of both a concept plan which shows the location, distribution and phasing of land uses and related facilities and a development plan as each phase of the plan is developed.

3. Heavy Industrial (IH) Zone.

Any development equal to or greater than fifty (50) contiguous acres in size shall be eligible to apply for approval of a master plan by the reviewing authority. A minimum of seventy-five percent (75%) of the area proposed for master planning shall be held under common ownership at the time of application.

4. Rural Industrial Land Banks.

Rural industrial land banks established pursuant to RCW 36.70A.365 or RCW 36.70A.367 are required to have a master plan that meets the requirements of Sections 40.560.010(J) and 40.520.075.

C. Approval Process.

1. Applications for a master plan shall be reviewed using a Type II-A process as described in Section 40.510.025, unless:
 - a. submitted with a subdivision, when it shall be reviewed using a Type III process; or

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b. submitted as part of a rural industrial land bank, when it shall be reviewed as a Type IV process.

2. The master planning review is intended to provide a means of consolidating various reviews into a single master plan application and review, such that development subsequent to an approved master plan can be processed through site plan review. The master plan ordinance is not intended to integrate proposed large-scale zone or comprehensive plan changes to commercial designations, or to facilitate development to that effect.
3. Master plan review and subsequent site plan review shall serve to integrate the following review processes:
 - a. Conditional use review;
 - b. Mixed use review;
 - c. Zone changes, consistent with the procedural ordinance, necessary to meet the applicability requirement of this section;
 - d. Responsible official review;
 - e. Variance.
4. Proposed comprehensive plan map changes increasing areas of commercial designations shall be processed separately under Section 40.560.010.
5. Upon approval by the reviewing authority and timely implementation as described in Section 40.520.070(H), the master plan shall remain in force unless amended through Section 40.520.060, Post-Decision Review. All development in the master plan area shall thereafter comply with the master plan requirements and standards included or referenced therein. Provisions of this subsection may be implemented through this section, incorporating Sections 501 through 506 of Chapter 347, Laws of 1995.
6. All post-decision reviews of master plans in MH zones are Type I reviews. Development sites within the master planned area may be reconfigured under post-decision review as necessary to attract uses as defined in Section 40.520.070(B)(3).

D. Approval Criteria.