



## **Mixed Use Development Permit**

When Required. A mixed use development overlay allows for a mix of residential and commercial uses identified in the zoning district in which it is located.

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

Permit type: Mixed Use Development

## **Criteria for Approval**

1. It preserves or creates environmental amenities superior to those generally found in conventional development;
2. It preserves or creates usable open space for the enjoyment of the occupants;
3. It preserves to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
4. Encourages development of a variety of housing types;
5. Provides for maximum efficiency in the layout of streets, utility networks and other public improvements;
6. The development will be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities;
7. The pedestrian and vehicular traffic associated with the development will not be hazardous to existing and anticipated traffic in the neighborhood; and
8. The proposal is consistent in design, character and appearance with the goals and policies of the Yelm comprehensive plan.

## **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
- A written statement providing the following information:
  - Program for development including staging or timing.
  - Proposed ownership pattern upon completion of development.
  - Basic content of restrictive covenants, if any.
  - Provision to assure permanence and maintenance of open space through means acceptable to the city.
  - Statement of tabulation of number of persons to be employed, served or housed in the proposed development.
  - Statement describing the relationship of the proposed development to Yelm’s comprehensive land use plan.
  - Statement indicating availability of existing or proposed sanitary sewers.
  - Land use and architectural guidelines to be used by the city and the associated architectural review authority to apply to future buildings.
- 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)