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CITY OF LACEY

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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE Lacey, WA 98503 (360) 491-5642

PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application form and all other applicable land use forms i.e. preliminary subdivision, or preliminary short subdivision)

Applicant or Authorized Representative: Thomas Architecture Studios
Jason Mirzayi, AIA

Telephone Number: 360-915-8775

I certify that the information furnished by me is true and correct, and that the applicable requirements of the City will be met.

Signed: _____ **Date:** 6/5/2026

Proposed Lot Count: 2

Proposed Average Lot Size: 115,858

Proposed Open Space Area: 22,440 sf

Proposed Open Space Elements:
Shared greens, courtyards, pedestrian paths, and naturalized buffers, all integrated around the cottage housing

Proposed Setbacks:
Front: 0'
Rear: 0'
Side: 0'

Standard setback requirements are modified through the PRD process to facilitate a cottage housing development. A minimum 10-foot separation shall be maintained between detached buildings.

Proposed Commercial Uses: N/A

An Application for PRD Shall Include the Following:

■ 25 copies of the Preliminary PRD supplemental application; Digital Application

■ 25 copies of the General Land Use application; Digital Application

■ Additional supplemental applications as required i.e. Preliminary Subdivision or Preliminary Short Subdivision supplemental forms, quantities as required by the specific form; Preliminary Short Subdivision Application

■ 25 copies of a vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features; See A001

■ 25 copies of a map or maps of the site at a scale not smaller then one hundred feet to the inch, showing all the information required for a preliminary plat plus the following:

1. Site boundaries, See Survey SV-1
2. Streets bounding or abutting the site, See Survey SV-1
3. Proposed building including dimensions, setbacks, identification of types and the number of dwelling units in each residential type, See Architectural A001
4. Location and dimension of open spaces, See Architectural A001 & Landscape LS-01
5. Existing and proposed contours including natural features, See Civil CG-01
6. Parking facilities, their design, size and capacity, See Civil SP-01
7. Circulation plan – vehicular and pedestrian, and points of ingress and egress from the site, and their relationship

to ingress and egress of neighborhood properties, See Architectural A002

8. Existing buildings and indication of future use or disposition, N/A
9. Landscaping Plan, See Landscape
10. Typical front and side elevations and exterior architectural treatments of the proposed units, and See Architectural A003, A006
11. Conceptual utility plan, including water, sewer, storm drainage and lighting; See Civil SD-01 AND UT-01

■ In addition to the graphic materials, the developer shall submit 25 copies of a written statement providing the following information: See Attachment: PRD Written Statement

1. Program for development including estimated staging or timing of development, including build-out data to be submitted to the City and to North Thurston School District for each year during the construction period,
2. Proposed ownership pattern upon completion of development,
3. Basic content of restrictive covenants,
4. Provisions to assure permanence and maintenance of common open space through homeowners association formation, condominium development or other means acceptable to the City,
5. Statement or tabulation of dwelling unit densities proposed,
6. Statement describing the relationship of the proposed PRD to the Lacey Comprehensive Plan;

☐ Any other information requested at the presubmission conference; and

☐ All applicable fees.