

CORDATA PLANNED UNIT DEVELOPMENT (PUD) PROCEDURES SUMMARY

City of Bellingham Planning and Community Development Department

How to Look Up the Zoning Regulations

See the attached map for a boundary of the property included in the Cordata PUD. This includes all of the Guide Meridian Neighborhood Plan subareas numbered 17 or 27 (including 17A, 17B, etc.) Note that some sites in the city with a Cordata name are not in the PUD and are regulated by standard City zoning categories rather than the PUD documents. The Cordata Place shopping center at the northwest corner of W. Bakerview and Meridian is the primary example.

PUD Amendment #2 Plan and Regulations apply to: Area 27 (but not areas 27A, 27B or 27C)

Most of the PUD north of Horton Road was amended to be primarily residential, with some industrial areas retained. See Exhibit C of the Guide Meridian Neighborhood Plan, "Permitted Uses." The approved site plan for this PUD Amendment #2 in the Cordata Master File shows the general densities, land areas, uses and open space areas.).

Development must conform to the uses and locations shown in the PUD Amendment #2 site plan. Appendix "A" to Exhibit C lists the maximum potential uses for all lots except those allowed to take an industrial use option (A2, H2, F and G on the attached SFEIS map.)

For all other subareas numbered 17 and 27 (including all the 17's and 27A, 27B and 27C):

See the land use map on Page 9 of the Cordata Business Park Development and Design Guidelines for the zoning districts within these areas. The descriptions of the allowed uses for each named zone on the land use map are on Pages 6-8. These sometimes refer you to the Whatcom County Zoning Code. We have a 1995 version on file. The actual allowed uses may be those in the 1986 code in effect at the time of PUD approval; a final determination of permitted use may be subject to verification of these uses.

Process for Obtaining Building Permit Approval in the Cordata PUD

1. **Develop Site Concept Using Guidelines.** The developer should use the Cordata Design Guidelines to design all projects (landscaping, setbacks, signs,

parking, etc.) in the PUD, including Area 27 PUD Amendment #2. The Land Use Development Ordinance regulations do not directly apply to development in Cordata under the PUD. Exhibit C in the Guide Meridian Neighborhood Plan lists the full range of documents and conditions that make up the PUD approval. The conditions are listed in the Guide Meridian Neighborhood Plan and the other documents are available for reading or copy on request. The Design Guidelines are available for sale here or at the Trillium Corp. offices.

2. **Technical Review.** At an early stage, when a site plan concept is available, the developer is encouraged to obtain a technical review from the City to obtain information on sewer, water, storm water requirements, school impact fees, traffic impact fees, street & sidewalk improvements and other City code and technical requirements. This may also include our interpretation of the zoning requirements, subdivision or binding site plan requirements (density, land use, setbacks, access and parking, for example) based on the design guidelines, PUD approval and City codes. This information will assist the developer in identifying what required features will affect the site design and what improvement costs and fees apply.

Some of this standard code information can be obtained "over the counter" from staff in the appropriate departments, but a TRC review is recommended to assure the special conditions for Cordata are implemented.

3. **Design Review Approval.** The developer must apply to the Cordata Design Review Committee (DRC) for approval of any site work, streets, buildings, signs, alterations or color changes and similar features. This is done through the Trillium office. There are fees. The Design Review approval (called a Certificate of Consistency) is required under the PUD zoning and private covenants. The development must be approved through a Certificate of Consistency before the City can issue building permits.

4. **Legal Lot.** If the project involves division of land, approval must be obtained from the City through a short plat or long plat (for residential uses) or a binding site plan for commercial or industrial uses. General binding site plans have been approved for most of the Cordata non-residential site. Specific binding site plans must be approved prior to issuance of building permits.

PROCESS SUMMARY

To obtain "Final PUD Approval" and authorization for building permit issuance, the following approvals, as outlined above, are required:

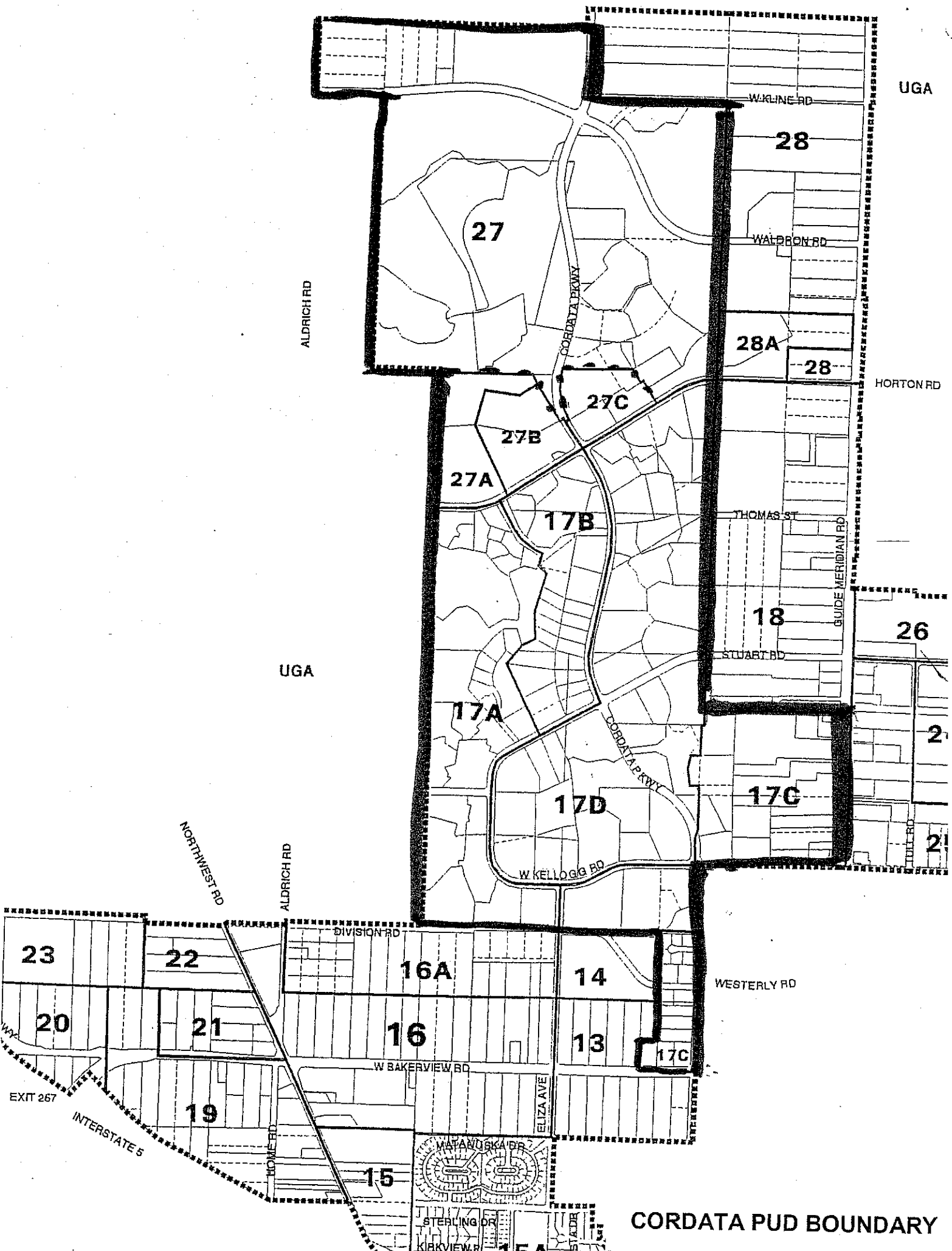
- Technical code compliance approvals from City departments
- Certificate of Consistency from the DRC Chair, documenting DRC approval
- Legal lot through subdivision or specific binding site plan

Process for Obtaining Occupancy Approval in the Cordata PUD

Section 4.8 of the Cordata Protective Covenants require the architect and landscape architect to submit certification to the DRC that the improvements have been installed in compliance with the Certificate of Consistency and approved plans. The DRC will then make a determination regarding compliance within 30 days.

Approval of the installed building and landscaping improvements should be inspected and verified as being in compliance by the Cordata Master Planner and/or DRC prior to issuance of Certificates of Occupancy.

Condition building permit: This requirement should be made a condition of the building permit and referenced in pre-construction meetings with the applicant. It may also be referenced in the Certificate of Consistency.



UGA

UGA

CORDATA PUD BOUNDARY

CORDATA PUD AMENDMENT #2 SITE

