



LAND DIVISION

INFORMATIONAL GUIDE

Phased Land Divisions and Staged Final Plats, Ch 33.633

Phased land divisions

Phased land division is a process that allows division of a large site in phases instead of being reviewed in detail all at the same time. A separate preliminary plan approval and final plat approval is required for each phase of the land division. The benefit of phased land divisions is that it allows the applicant to meet minimum density requirements for a site over several phases rather than at one time.

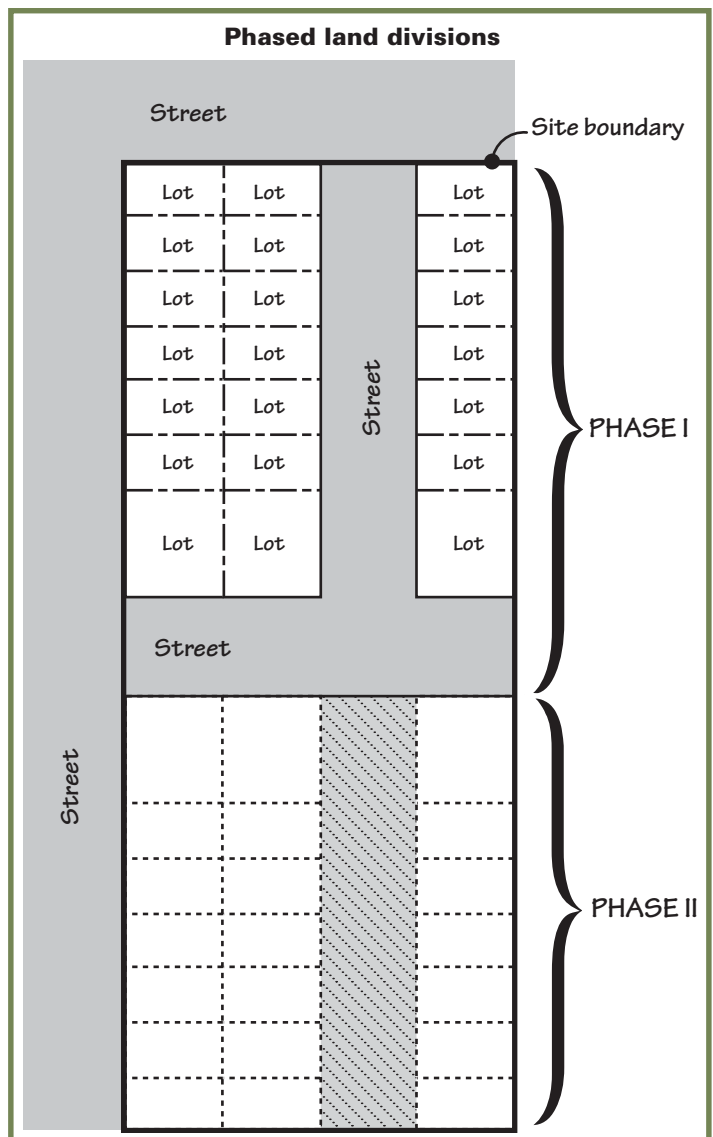
When are phased land divisions allowed?

Phased land divisions are allowed only in single dwelling zones (RF through R2.5) on sites with a minimum required density of 40 or more lots.

Phased land division standards – Zoning Code Section 33.633.120

For a phased land division to be approved, all of the standards listed below must be met. Adjustments to the phased land division standards are prohibited.

- The required minimum density for the site is 40 or more lots.
- All portions of the site that are in the floodway or an Environmental Overlay Zone must be included in the first phase.
- All portions of the site that are to be divided in future phases must be held in non-development tracts. The non-development tract prevents development on the property that would preclude meeting minimum density on the site in the future.
- A future division plan must show how each subsequent phase *can* meet minimum density, the other requirements of Chapters 33.610 through 33.654 (standards for land divisions), and all other regulations of the Portland City Code. The future division plan is not binding on the City or the applicant. The purpose of the plan is to document that the design of the first phase does not preclude future phases from meeting requirements.
- Applications for preliminary plan approval of subsequent phases are subject to the regulations in effect at the time of each application.



Submittal requirements for phased land divisions – Zoning Code Section 33.730.060.D

When a phased land division application is submitted to the City, it must include the following additional information regarding phasing:

- The written statement must include a description and timeline of each phase and timing of associated improvements.
- The proposed improvements map must show the boundaries and sequence of the proposed phasing.
- A future division plan that demonstrates how each phase can meet minimum density, all land division standards and other requirements of the City Code.

Staged final plats

Typically, a land division is done in two steps: preliminary plan approval and final plat approval. A land division with a Staged Final Plat allows the final plat to be broken up into stages. The benefit of a Staged Final Plat is that it allows improvements, such as streets, services, and utilities to be constructed in stages rather than all at one time.

When are staged final plats allowed?

Staged Final Plats are allowed for all land division sites, however the proposed staging must be approved with the preliminary plan.

Staged final plat standards – Zoning Code Sections 33.633.220, 33.660.230 & 33.662.230

For a Staged Final Plat to be approved, the following standards must be met:

- All portions of the site that are in an Environmental Overlay Zone, in the floodway, or will be in a tree preservation tract must be included in the first Final Plat stage.
- Each final plat stage must meet all of the final plat approval standards.

Submittal requirements for staged final plats – Zoning Code Section 33.730.060.D

When a land division application proposing a Staged Final Plat is submitted to the City, it must include information regarding the number of stages, the areas each stage includes and the sequence and time schedule for application for final plat approval of the various stages.

Expiration of preliminary plan approval – Zoning Code Section 33.730.130.B.2

Generally, a preliminary plan approval becomes void if an application for final plat is not made within 3 years. Staged final plats are allowed the following exception to this regulation:

- The first stage of the final plat must be submitted within 3 years of preliminary plan approval.
- Application for final plat for the remainder of the site must be made within 5 years of the date of submittal of the first final plat application. If application for final plat has not been made within 5 years, a new preliminary plan review is required for the remainder of the site. All conditions of approval will continue to apply to the remainder of the site until superseded by a new preliminary plan approval.

*For more information visit or call the Planning and Zoning staff at the
Development Services Center at 1900 SW 4th Ave, Suite 1500, 503-823-7526*

Information is subject to change, for current Portland Zoning Code visit www.planning.ci.portland.or.us/cd_over.html