



CITY OF PORTLAND, OREGON

BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds



Planned Development Application Requirements

General information - Description and thresholds for Planned Developments can be found in Zoning Code chapters 33.638, Planned Development, and 33.665, Planned Development Reviews.

Planned Developments provide greater flexibility to allow the development of houses, duplexes or multi-dwelling structures where they would not otherwise be allowed. Minimum density, however, must be met.

Planned Development regulations allow well-designed developments to move beyond requirements and approval criteria of other Chapters in Title 33, the Portland Zoning Code.

Required application information

The following information, plans and maps must be submitted for a complete application:

- Application form (1 copy)
- Planned Development approval criteria (1 copy)
- Application fee must be paid at the time of submittal
- Neighborhood contact letters and receipts of mailings (2 copies)
- Preapplication conference notes (1 copy required for Type III reviews)
- Proposed building elevations and locations with enough detail to show that all of the approval criteria are met, or proposed standards for setbacks, building coverage, landscaping, vehicle areas, materials and design of structures. The proposed standards must be specific enough to show that all the approval criteria are met. (3 copies)
- Photographs that show the characteristics of the surrounding neighborhood. (2 copies)
- Tree report by arborist (2 copies)
- Landslide hazard study (3 copies, if any portion of site is in a potential landslide hazard area)
- Stormwater report/calculations (2 copies)
- Transportation impact study (2 copies, if required in Early Assistance notes)
- Land division information, if your Planned Development includes a land division, you will also need the required land division application materials. (see City of Portland form entitled *Land Division Application Requirements*)

Mapped information may be combined on one or more plan (see descriptions below). You must provide 5 full size copies and one 8.5x11 inch copy of the following plans.

- Existing conditions plan
- Proposed improvements plan
- Tree preservation and planting plan
- Preliminary clearing and grading plan

Plans and maps

The plans and maps must be submitted in full size form, using the guidelines for scale below. In addition, at least one reduced copy of each plan must be on 8½ by 11 inch paper and be suitable for reproduction. All maps must include a date and north arrow.

The scale of the full-sized plans and maps must be at least:

- 1 inch equaling 20 feet (1:20) for small tracts of land
- 1 inch equaling 200 feet (1:200) for large tracts of land

The following information must be on all of the plans, surveyor prepared:

- Boundary lines of the site with dimensions and total site area
- North arrow and scale of map
- Title of the plan
- Stamp and signature of surveyor

Existing conditions plan - The following existing site conditions must be shown, surveyor prepared:

- Ground elevations shown by contour lines at 5 foot vertical intervals for slopes greater than 10 percent, and at 2 foot vertical intervals for ground slopes of 10 percent or less
- Existing development, including dimensions and distances to property lines. Structures and facilities to remain must be identified
- Location and dimensions of existing driveways, curb cuts, and sidewalks on and abutting the site
- Seeps and springs, wetlands, watercourses, and all water bodies including the ordinary high water line and top of bank
- The center line of existing drainageways, including ditches, swales, and other areas subject to wet weather inundation
- Location of flood hazard areas, including elevations of 100-year floodplains, and FEMA floodway boundaries. Sites that contain a water body not shown on the FEMA maps must identify the location of the flood hazard areas.

Additional information:

- Zoning and comprehensive plan designations
- Location, dimensions, and purpose of existing easements on and abutting the site

Proposed improvements plan - The following proposed improvements must be shown:

- Proposed building footprints and locations
- Proposed pedestrian connections
- Proposed on-street parking
- Existing and proposed services and utilities
- Preliminary stormwater plan that meets the requirements of the Stormwater Management Manual, BES Sewer Design Manual and Plumbing Code. This plan must show the capacity, type and location of the stormwater facilities proposed and information on the feasibility of the system proposed. Stormwater reports/calculations must be provided as necessary to demonstrate compliance with the Stormwater Management Manual.

Preliminary clearing and grading plan - A Preliminary Clearing and Grading Plan that identifies all areas of clearing and grading. The plan must show the following:

- Existing contours and drainage patterns
- Existing drainageways, wetlands, streams, seeps and springs, and other water bodies
- Existing trees and vegetation
- Boundaries of Environmental Overlay Zones
- Proposed areas of clearing and grading
- Proposed contours within areas to be cleared and graded
- Proposed stormwater and sedimentation control devices to be used during construction
- Proposed stockpile areas
- Proposed trees and vegetation to be preserved
- Proposed location and material of construction fencing
- Proposed amount (cubic yards) of soil to be disturbed
- Proposed sq. footage of site to be cleared and/or graded
- Proposed retaining walls or other structures

Tree Information

Required tree information includes the following:

Existing tree map and preservation plan

- Surveyed location, species and size of all trees completely or partially on the site and within adjacent rights-of-way
- The approximate location, species and size of trees on adjacent sites, within 15 feet of proposed or future disturbance areas
- Tree numbers corresponding to the arborist report
- Identification of trees to be removed and trees to be preserved
- Tree protection meeting the requirements of Chapter 11.60
- Existing and proposed tree preservation tracts

Tree planting information

- Preliminary street tree planting plan
- Conceptual planting plan showing how any tree mitigation and/or the tree density standards of Chapter 11.50, will be met

Arborist report

- Evaluation of tree health and condition
- Identification of tree groves and Heritage Trees
- Identification of nuisance, dead, dying, and dangerous trees
- Evaluation of the suitability of each tree for preservation
- Identification of sites to be preserved, root protection zones and tree protection methods
- Construction management needs and recommendations for short or long-term tree care
- Identification of trees in adjacent rights-of-way or on adjacent sites that may be affected by the proposed development and recommendations for tree protection and methods to limit impacts

Landslide hazard study - If any part of the site is in a potential landslide hazard area as shown on the City's Potential Landslide Hazard Areas Map, the application must include a landslide hazard study prepared by a certified engineering geologist and a geotechnical engineer. See the **Landslide Hazard Study** handout (<http://www.portlandoregon.gov/bds/article/403947>) for specific requirements.

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

Information is subject to change, for current Portland Zoning Code visit www.portlandoregon.gov/zoningcode