CHAPTER 33.633
PHASED LAND DIVISIONS AND STAGED FINAL PLATS

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02.)

Sections:

Phased Land Divisions
33.633.100 Purpose
33.633.110 Where These Standards Apply
33.633.120 Phased Land Division Standards
Staged Final Plats
33.633.200 Purpose
33.633.210 When Staged Final Plats Are Allowed
33.633.220 Staged Final Plat Standard

Phased Land Divisions

33.633.100 Purpose

Phased land divisions allow minimum density requirements for a site to be met in several phases rather than at one time.

33.633.110 Where These Standards Apply

The standards of Section 33.633.120 apply to proposals for phased land divisions in the RF through R2.5 zones.

33.633.120 Phased Land Division Standards

Phased land divisions are allowed if the all of the following are met. Adjustments to these standards are prohibited:

A. The required minimum density for the site is 40 or more lots;

B. All portions of the site that are in the floodway or an Environmental Overlay Zone must be included in the first phase;

C. All portions of the site that are to be divided in future phases must be held in non-development tracts;

D. A future division plan must show how each subsequent phase can meet minimum density, the other requirements of Chapters 33.610 through 33.654, and all other regulations of the Portland City Code; and

E. Applications for Preliminary Plan approval of subsequent phases are subject to the regulations in effect at the time of each application.

Staged Final Plats

33.633.200 Purpose
Staged Final Plats allow improvements, such as streets, services, and utilities to be constructed in stages rather than all at one time.

33.633.210 When Staged Final Plats Are Allowed
Staged Final Plats are allowed for all land division sites.

33.633.220 Staged Final Plat Standard
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.