



City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

APPENDIX K

SUBDIVISIONS AND PLANNED DEVELOPMENTS

All Subdivisions and Planned Developments (PD) shall conform to all applicable standards of the underlying zone, as well as the development standards and other provisions of this Development Code unless otherwise modified by provisions in this Section. [SHMC 17.110.010]

Preliminary plats for Subdivisions and Planned Developments shall be reviewed in accordance with the Type III review procedures in Chapter 17.126. [SHMC 17.110.020]

An application for a Subdivision or Planned Development shall be filed with The City and accompanied by the appropriate fee. Notice shall be subject to the provisions in Chapter 17.126. [SHMC 17.110.030]

SHMC 17.110.040 SUBMITTAL REQUIREMENTS

The applicant is required to submit a summary for each of the following applicable criteria and submit the summary as a narrative with the Land Use Application. (Attach extra sheets, if needed)

The following submittal requirements shall apply to all Preliminary Plat applications for subdivisions or Planned Development.

- A. All applications shall be submitted on forms provided by The City along with the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria.
- B. Applicants for subdivisions shall submit one 11" x 17" copy of the preliminary plan along with one digital copy. The preliminary plan shall include the following:
 1. General Information. The following general information shall be shown on the tentative plan:
 - Vicinity map showing all streets, property lines and other pertinent data to locate the proposal.
 - North arrow and scale of drawing.
 - Tax map and tax lot number or tax account of the subject property.
 - Dimensions and size in square feet or acres of the subject property and of all proposed parcels.
 - Name of the Subdivision or Planned Development.
 2. Existing Conditions:
 - Location of all existing easements within the property.
 - Location of City utilities (water, sanitary sewer, storm drainage) within or adjacent to the property proposed for use to serve the development.
 - The location and direction of water courses or drainage swales on the subject property.
 - Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.
 - Direction of drainage and approximate grade of abutting streets.
 - Proposed streets, approximate grade, and radius of curves.
 - Any other legal access to the subdivision other than a public street.

- Contour lines related to an established benchmark on City datum, having the following minimum intervals:
 - Areas with less than 5% slope: One-foot contours.
 - Areas with slope between 5% and 10%: Two-foot contours.
 - Areas with slope greater than 10%: Five-foot contours.

3. Proposed Plan:

- Locations, approximate dimensions and area in square feet of all proposed lots. All lots shall be numbered consecutively.
- Location, width and purpose of any proposed easements.
- All areas to be offered for public dedication.
- If any portion of the property is not proposed to be included in the subdivision or any public dedication, that portion shall be identified as a remnant parcel. A draft subdivision or development plan shall be included showing how the proposed subdivision will provide needed access and utilities to serve future development of the remnant parcel.
- Proposed phasing.

C. The following supplemental information shall be required for all Planned Development Preliminary Plan applications:

- Proposed uses on the property, including sites, if any, for attached dwelling units, recreational facilities, parks and playgrounds or other public or semi-public uses, with the purpose, condition and limitations of such reservations clearly indicated.
- Designation of the location of the building pads, or areas, or setback lines or setback standards for all buildings to be constructed.
- Architectural renderings of the proposed residential and commercial buildings and structures.
- The approximate location and dimensions of all commercial, mixed-use, or multi-family structures proposed to be located on the site.
- Calculations justifying the proposed density of development as required by Chapter 17.60.
- Landscaping plan indicating location of existing vegetation and proposed improvements.
- Statement of improvements to be made or installed including streets, sidewalks, bikeways, trails, lighting, tree planting, landscaping, and time such improvements are to be made or completed.

- Written statement outlining proposals for ownership and maintenance of all open space areas and any commonly owned facilities.

D. Does each subdivision parcel satisfy the dimensional standards of the applicable zone? Explain:

E. Do the subdivision parcels meet the Development Standards for Land Division of Chapter 17.58? Explain:

F. Do the existing buildings comply with the setback requirements of the applicable zone? Explain:

G. Are adequate public facilities, including access, available to serve the existing and newly created parcels? Explain:

H. Approval of a Planned Development shall require compliance with the following:

1. Explain how the Planned Development conforms with provisions of Chapter 17.60 (Purpose Statement) and Chapter 17.110 (Objectives of this Chapter).

2. Explain how the proposal shall comply with the applicable development and layout provisions contained in Chapter 17.60.
