

CITY OF AMITY

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PLANNED UNIT DEVELOPMENT APPLICATION

I. BACKGROUND INFORMATION

Applicant/Owner: _____ Phone: _____

Mailing Address: _____

Site Address: _____

Township; Range; Section; Tax Lot: _____

Zone: _____ Parcel Size: _____

Existing Use/Structures: _____

Application Proposal: _____

II. REVIEW CRITERIA

Section 3.109.01, of the Amity Zoning and Development Code, establishes findings that must be addressed before granting approval of a Planned Unit Development (PUD). **The applicant must provide a written response to the following:**

1. All subdivisions and PUD's shall conform to all applicable Zoning District Standards, development standards and other provisions of this Ordinance.
2. A Master Plan for development is required for any application which leaves a portion of the subject property capable of redevelopment.
3. Each parcel's proposed use will not substantially limit, impair or preclude existing uses in surrounding properties.

Each PUD for development must satisfy the development standards in Section 2.302. These standards are contained in Section VI.

III. APPLICATION REQUIREMENTS

- A. Completed and signed application form.
- B. Written response to the criteria in Item II., above.
- C. Ten (10) copies of the site plan drawn to scale. Specific requirements are found in Section 3.108.04. b. of the Development Code. See Section V., for detailed information.
- D. Names and addresses of all the property owners within 150 feet of the boundaries of the property. This list must be provided by a Title Company or the Yamhill County Assessor.
- E. Copy of the latest deed, sales contract, or title report indicating property ownership.

IV. SIGNATURES

NOTE: All owners ***MUST*** sign this application or submit a letter of consent authorizing another individual to complete and sign application. Incomplete or missing information may delay the review process.

_____ Applicant/Owner Signature	_____ Date
_____ Applicant/Owner Signature	_____ Date

For Office Use Only

Submittal Date: _____ Fee: _____ Received by: _____

Application Type: _____ Completeness: _____ 120 Day: _____

Staff Report Received: _____ Commission Hearing: _____

Application Deposit and Fee paid on: _____ Receipt _____

Cash Check # _____ Refund Yes, on: _____, check # _____ No

V. PLANNED UNIT DEVELOPMENT SUBMITTAL REQUIREMENTS

Section 3.108.04.B.

B. The applicant shall prepare and submit a preliminary plan and other supplemental information as may be required by staff to indicate the intent of the development. The preliminary plan should show pertinent information to scale to facilitate the review of the proposed development.

1. General Information. The following general information shall be shown on the tentative plan:
 - a. Vicinity map showing all streets, property lines, streams, and other pertinent data to locate the proposal.
 - b. North arrow and scale of drawing.
 - c. Tax map and tax lot number or tax account of the subject property.
 - d. Dimensions and size in square feet or acres of the subject property and of all proposed parcels.
2. Existing Conditions:
 - a. Location of all existing easements within the property.
 - b. Location of City utilities (water, sanitary sewer, storm drainage) within or adjacent to the property proposed for use to serve the development.
 - c. The location and direction of water courses or drainage swales on the subject property.
 - d. Existing uses of the property, including location of existing structures on the property. It should be noted whether the existing structures are to be removed or to remain on the property.
3. Proposed Plan:
 - a. Locations, approximate dimensions and area in square feet of all proposed parcels. All parcels shall be numbered consecutively.
 - b. Location, width and purpose of any proposed easements.
4. Supplemental Information

Proposed deed restrictions, if any, in outline form.

Section 3.109.02.A.2.

2. In addition to the information listed in Subsection 3.108.04, applicants for subdivisions, and planned unit developments shall submit the following:
 - a. Name of the PUD or subdivision.
 - b. Identification of each lot or parcel and block by number.
 - c. Direction of drainage and approximate grade of abutting streets.
 - d. Streets proposed and their names, approximate grade, and radius of curves.
 - e. Any other legal access to the subdivision or PUD, other than a public street.
 - f. Contour lines related to an established bench mark, having the following minimum intervals:
 - (1) Areas with less than 5% slope: One foot contours
 - (2) Areas with slope between 5% and 10%: Two foot contours.
 - (3) Areas with slope greater than 10%: Five foot contours.
 - g. All areas to be offered for public dedication.
 - h. A vicinity map as described in Subsection 3.108.04 extending 1,200 feet in each direction.

Section 3.109.02.B.

- B. The following supplemental information shall be required for all PUD Preliminary Plan applications:
 1. Calculations justifying the proposed density of development as required by Subsection 2.302.05(C).
 2. Proposed uses of 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.
 3. The approximate location and dimensions of all commercial or multi-family structures proposed to be located on the site.

4. 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.
5. Written statement outlining proposals for ownership and maintenance of all open space areas, private streets and any commonly owned facilities.

VI. PLANNED UNIT DEVELOPMENT DEVELOPMENT STANDARDS

Section 2.302.05

Planned Unit Developments shall comply with the applicable General Development Standards of Section 2.200. Underlying zoning lot dimensions, densities and areas need not be met in a Planned Unit Development.

- A. Site Adaptation: To the maximum extent possible, the plan and design of the development shall assure that natural or unique features of the land and environment are preserved.
- B. Lot Arrangement: All lots within the development shall be designed and arranged to have a maximum of 200 feet walking distance from, or frontage on, open space or recreation areas.
- C. Density of Development: Permitted density of development in all PUD's shall be determined in accordance with the following procedures:
 1. Determine total gross site area (G.S.A.)
 2. Multiply the G.S.A. by .85 to determine the Net Site Area (N.S.A.).
 3. Deduct from the N.S.A. any acres of 20 percent or greater slope which will be developed, proposed commercial areas, and other non-residential uses to determine Net Developable Site Area (N.D.S.A). Open space areas and hillside areas which will be in open space areas are not required to be deducted.
 4. Determine maximum density of development in accordance with the appropriate method below:
 - a. R-1 and R-2 Zone Developments: Multiply NDSA by 5 Dwelling Units per acre.
 - b. R-3 Zone Developments Proposing Multi-Family Units Only: Multiply NDSA by 12 units per acre.

- c. R-3 Zone Developments Proposing Mixed Uses of Multi-Family Dwelling and Other Residential Uses: Multiply multi-family NDSA areas by 10 units per acre; multiply other NDSA by 6 units per acre; add the two results together to determine maximum site density permitted.
- D. Amount of Open Space: The required amount of open space or outdoor recreational area shall be at least twenty (20) percent of the gross area. Such open space should include school access routes, bicycle trails, natural or landscaped buffer areas, covered bus stops and the like, whenever practical or appropriate.
- E. Community Option: The City may request the dedication of proposed open space in lieu of payment of park system development charges. The land must be reasonably suited for use as a City park or for recreation purposes, taking into consideration such factors as size, shape, topography, geology, access, location, and applicable Comprehensive Plan policies, when such dedication is consistent with the ability of the City to maintain such parks.
- F. Structure Setback Provisions: Yard setbacks for lots on the perimeter of the project shall be the same as that required for the subject zone. Detached structures shall maintain a minimum side yard setback from interior space lines of three (3) feet or meet the Uniform Building Code requirement for fire walls. A minimum front yard setback of twenty (20) feet shall be required for any garage structure whose opening faces onto a public street. Otherwise the minimum setbacks of the underlying zone apply.
- G. Circulation:
 - 1. Streets within a PUD shall comply with the applicable standards of Section 2.202.
 - 2. Roads and pedestrian and bikeway paths shall be an integrated system designed to provide efficient and safe circulation to all users. Developments should be designed to minimize the length of roadway.
 - 3. Pedestrian/bikeways shall be clearly signed and have adequate crossing facilities where warranted.
- H. Off-Street Parking

Off-street parking requirements shall be as specified in Section 2.203. Parking may be provided on each lot or in clustered parking areas. Additional off-street parking for guests and recreational vehicles may be required by the City if warranted by reduced lot sizes, type of street, and/or traffic volumes.

I. Utilities

In addition to other requirements set forth herein, the following shall apply:

1. All sewer and water provisions shall be approved by the City before construction of such improvements.
2. All utility services shall be placed underground.
3. Provisions shall be made for fire prevention, including service water lines, non-freeze hydrants, and free emergency access for fire fighting equipment around buildings.
4. Provision shall be made for control of site storm water drainage, as required by Section 2.204.