



# CITY OF ROSEBURG

## PLANNED UNIT DEVELOPMENT REVIEW

### APPROVAL CRITERIA

**APPLICATION FILING FEE:** \$\_\_\_\_\_ plus \$\_\_\_\_\_ per lot  
Final - \$\_\_\_\_\_ First Resubmittal - \$0 Second Resubmittal - \$\_\_\_\_\_  
Construction Review - \$\_\_\_\_\_

#### **PRE-APPLICATION CONFERENCE**

Pre-application conference is required for all requests, unless the Director indicates otherwise. Such conference provides an exchange of information regarding applicable Codes, programs, plans, and policies, and to provide technical assistance.

#### **PURPOSE**

Planned Unit Development (PUD) provides flexible and diversified land development standards to encourage new development techniques and technology resulting in superior living or development arrangements. This process can promote efficient use of land, promote energy conservation, preserve significant landscape features, and provide for usable open space and recreation facilities.

#### **PROCEDURE**

Planned Unit Development request requires the review and action by the Planning Commission via the public hearing process. A decision of the Planning Commission can be appealed to the City Council upon filing a “Notice of Review.”

#### **TYPE OF REVIEW**

Planning Commission public hearings require notice be mailed to all property owners within 300 feet of the subject site 20 days prior to the hearing and published in the newspaper.

#### **APPROVAL CRITERIA**

Per Section 12.12.020(D)(3) of the Roseburg Municipal Code (RMC), the following criteria is to be met in order to grant the request:

- The proposal is consistent with applicable Comprehensive Plan goals, policies, and map designations, and with the purpose set forth in Section 12.12.020.
- The preliminary development plan meets the development standards of Section 12.12.020(E) to 12.12.020(F).
- If the preliminary development plan provides for phased development, pursuant to Section 12.12.020(G), each phase is to meet the standards of Section 12.12.020(G)(3), and the applicant shall have the capability to obtain final development plan approval in the time limits imposed.
- Exceptions from the standards of the underlying zone district, or from the quantitative requirements of 12.12.010 of RMC, are warranted by amenities and other design features of the proposal that further the purpose of Section 12.12.020.
- To further the purposes of Section 12.12.020, or to comply with the Comprehensive Plan, the approving authority may impose conditions or modifications to the preliminary development plan that are necessary to meet the requirements of Section 12.12.020(E) to 12.12.020(F).

## **ADDITIONAL RMC PROVISIONS**

Planned Unit Developments shall fall into two basic categories:

- 1) PUD's involving land division and/or condominiums, and development of property that requires the application of flexible standards not afforded by strict application of the usual zoning and land division regulations, and/or involving cases where the applicant seeks such flexibility to achieve a desired design. The consideration process in this case is substantively a specialized subdivision proceeding with special site review. The proceeding shall include a determination of the appropriate development standards to be applied, wherein appropriate regulatory flexibility is granted in specific terms in exchange for development amenities and/or mitigation of potential adverse impacts on significant landscape features, neighboring properties and uses. The consideration process shall culminate in the review and approval of a detailed site plan and formal articulation of conditions and standards of development.

Factors to be reviewed by the hearings body include the following:

- a) Clustered or compact development with open space protection and enhancement;
  - b) Dedications of land to public for public recreational facilities;
  - c) Increased density;
  - d) Architectural design regulation;
  - e) Extraordinary landscaping;
  - f) Amenities and design for the special needs of children, the elderly, the handicapped or disadvantaged persons;
  - g) Recreational and cultural amenities;
  - h) Urban agriculture/silviculture production;
  - i) Low-cost housing programs;
  - j) Traffic and parking regulation and provisions;
  - k) Energy conservation enhancement;
  - l) Special protection of environmentally sensitive areas and historical and natural resources onsite, and those offsite;
  - m) Development of uses not normally permitted in the zoning district(s) of the subject property;
  - n) Structure height, setbacks, and lot coverage;
  - o) Lot area and dimension.
- 2) PUD's involving the development without land division or condominium on property whose nature and/or location have been determined by designation in the Comprehensive Plan and/or Zoning Map to be of a sensitive nature with an acknowledged potential for adverse impacts on surrounding properties or uses, either directly adjacent or in the general vicinity, and/or on the community in general. The process in this instance is substantively a special site review with public hearing. The site plan approval process may provide for the application of conditions to the site plan. Such conditions may consist of development criteria articulated herein or conditions in addition to the standard development criteria.
  - 3) Factors to be applied:
    - a) Screening and buffering of sight, access, noise, light, vibration, etc., from neighboring properties, uses and rights-of-way;
    - b) Protection of significant landscape features and historic and natural resources;
    - c) Traffic and parking regulation;

- d) Enhancement of storm drainage facilities;
- e) Uses not normally permitted by the zoning;
- f) Extraordinary landscaping;
- g) Structure height, setbacks, and lot coverage.

In addition to the information listed on the submittal requirement checklist, preliminary PUD plans shall consist of the following:

**Written Documents.**

- (1) A legal description of the total site proposed for development, including a statement of present and proposed ownership and present zoning, or any proposed zoning.
- (2) A statement of planning objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and adjacent areas, discussion of how the proposed development will relate to the natural environment and significant landscape features of the site and adjacent areas, and the rationale behind the assumptions and choices made by the applicant.
- (3) A development schedule indicating the approximate date when construction of the PUD or stages of the PUD can be expected to begin and be completed.
- (4) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the PUD, such as land areas, dwelling units, commercial and industrial structures, etc.
- (5) Information regarding the establishment of a property owners association or other similar entity, if any common space or facilities are contemplated.
- (6) Quantitative data for the following: Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate gross and net residential acreages; total amount of open space; amounts of private, common and public open space; total area and types of nonresidential construction; economic feasibility studies or market analysis where necessary to support the objectives of the development.
- (7) Proposed covenants, if any.

**Site Plan and Supporting Maps.** A site plan and any maps necessary to show the major details of the proposed PUD, containing the following minimum information:

- (1) The existing site conditions, including contours at five (5) foot intervals, watercourses, floodplains and other areas subject to natural hazards, significant landscape features, and forest cover.
- (2) Proposed lot lines and layout design.
- (3) The location and floor area size of all existing and proposed buildings, structures and other improvements, including maximum heights, types of dwelling units, and non-residential structures, including commercial and industrial facilities, and elevation plans of major structures. Major structures do not include single-family and two-family dwellings.
- (4) The location and size in acres or square feet of all areas to be conveyed, dedicated or reserved as common or public open spaces or recreational areas, school sites, and similar public and semi-public uses.
- (5) The existing and proposed circulation system of arterial, collector and local streets, including off-street parking areas, service areas, loading areas and major points of access to public rights-of-way. Notations of proposed ownership - public or private - should be included where appropriate.

- (6) The existing and proposed pedestrian and bicycle circulation system, including its interrelationships with the vehicular circulation system indicating proposed treatment of points of conflict.
- (7) The existing and proposed system for providing sewage disposal, water, electricity, gas, fire protection, and telephone services.
- (8) A general schematic landscape plan indicating the technique and materials to be used for private, common, and public open spaces.
- (9) A preliminary subdivision or partition plan if the land is to be divided, including all information required for the filing of a preliminary subdivision or partition plan as specified in Chapter 12.12 of RMC.
- (10) Enough information on land areas adjacent to the proposed PUD, including land uses, zoning classifications, densities, circulating systems, public facilities and significant landscape features, to indicate the relationships between the proposed development and the adjacent areas.
- (11) The proposed treatment of the perimeter of the PUD, including materials and techniques to be used, such as landscaping, screens, fences, and walls.

Per Section 12.12.020(E), PUDs in non-residential districts shall be developed to standards applied by the approving authority pursuant to Sections 12.12.020(A) and 12.12.020(B). Per Section 12.12.020(F), PUD in residential districts must meet the development standards of Section 12.12.020(F) and those applied in conditions of approval pursuant to Section 12.12.020(B).

- The applicant may provide in the preliminary development plan for development of the project in up to three (3) phases.
- In acting to approve the preliminary development plan, the approving authority may require that development be completed in up to three (3) specific phases, if it finds that existing public facilities would not otherwise be adequate to serve the entire development.
- If the preliminary development plan provides for phased development, each phase shall provide a suitable share of the development facilities and amenities, as approved by the approving authority.
- If the preliminary development plan provides for phased development, the approving authority shall establish time limitations for the approval of final development plans for each phase, except that the final development plans for the first phase must be approved within twelve (12) months of the date of preliminary approval.
- Approval of the preliminary development plan shall be valid for twelve (12) months from the date of approval, provided that if an approved preliminary development plan provides for phased development, the approval shall be valid for the time specified for each phase, subject to the time limitations of Section 12.12.020(G).
- If any time limit for obtaining final development plan approval is exceeded, the approved preliminary development plan, or phase of the preliminary development plan and any subsequent phase, shall be void. Any subsequent proposal by the applicant for planned development of the subject property shall be deemed a new administrative action.