

**HOOD RIVER COUNTY
APPLICATION FOR PUD CONDITIONAL USE PERMIT
IN THE HOOD RIVER URBAN GROWTH AREA**

Submit the completed application **WITH TWELVE (12) ADDITIONAL COMPLETE COPIES** and appropriate fees to the Hood River County Planning Department, 601 State Street, Hood River, OR 97031. (Please make checks out to: "Hood River County".) Please note the review criteria attached to this application. If you have any questions, please contact the Planning Department at (541) 387-6840.

APPLICANT:

Name: _____

Address: _____
(physical) _____

(mailing) _____

(e-mail) _____

Telephone: _____ Cell Phone: _____

Signature: _____

PARCEL OWNER*: (if different than applicant)

Name: _____

Address: _____
(mailing) _____

Telephone: _____ Cell Phone: _____

Owner Signature

Signature: _____

**Authorization of all parcel owner(s) is required.*

PARCEL INFORMATION:

Township _____ Range _____ Section _____ Tax Lot(s) _____

Current Zoning: _____ Parcel Size: _____

Property Location (cross streets or address): _____

REQUEST:

Type of PUD: Commercial Residential Mixed Use Proposed # of Units: _____

Bonus Density Requested : NO YES # of units: _____

30% Open Space Requirement fulfilled? YES NO Reason: _____

PLAN REQUIREMENTS: Please ensure your application is complete. Applications lacking the following information may be deemed incomplete.

General submission requirements. The application shall contain all of the following:

1. A statement of planning objectives to be achieved by the planned development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
2. A development schedule indicating the approximate dates when construction of the planned development and its various phases are expected to be initiated and completed. The statement should include the anticipated rate of development, the approximated dates when each stage will be completed, and the area, location and degree of development of common open space that will be provided at each stage.
3. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development.
4. A narrative statement documenting compliance with the applicable approval criteria contained in the Planned Development Chapter of the Zoning Ordinance (Chapter 17.07).
5. A preliminary development plan.

Additional information. In addition to the general information described above, the preliminary development plan, data, and narrative shall include the following information:

1. A map showing street systems, lot or partition lines and other divisions of land for management use or allocation purposes;
2. Areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses;
3. A plot plan for each building site and common open space area, showing the approximate location of buildings, structures and other improvements and indicating the open space around building and structures;
4. Elevation and perspective drawings of proposed structures with enough detail to shown design features;
5. The following plans and diagrams:
 - a. An off-street parking and loading plan;
 - b. A circulation diagram indicating proposed movement of vehicles, goods and pedestrians within the planned development and to and from thoroughfares. Any special engineering features and traffic regulation devices shall be shown;
 - c. A landscaping and tree plan;
6. A copy of all existing or proposed restrictions or covenants

Concurrency with Subdivision and Partition Application. If the application involves the division of land, the applicant shall file concurrently or file for subdivision or partition approval prior to applying for Planned Development approval. If filed concurrently, preliminary plat approval shall be processed along with preliminary plan approval and the final development plan shall be submitted for approval and filed along with the final plat.

Conditional Use Permit Criteria (Section 17.06.020): The plan accompanying the application shall include the following information. Applications lacking the following information may be deemed incomplete.

- 1. Dimensions and orientation of the parcel.
- 2. Locations and heights of buildings and structures, both existing and proposed (scaled elevation drawings or photographs may be required).
- 3. Location and layout of parking and loading facilities.
- 4. Location of points of entry and exit and internal circulation patterns for vehicular and non-vehicular traffic.
- 5. Location of existing and proposed wall and fences and indication of their height and materials.
- 6. Proposed location and type of exterior lighting.
- 7. Proposed location and size of exterior signs.
- 8. Site specific landscaping, including percentage of total net area.
- 9. Location and species of trees greater than six inches in diameter when measured four feet above the ground, and an indication of which trees are to be removed.
- 10. Topographic map of the subject property using two foot contour intervals (five foot contour intervals may be allowed on steep slopes).
- 11. Natural drainage and other significant natural features.
- 12. Legal description of the lot.
- 13. Percentage of the lot covered by all proposed and remaining structures, to include asphalt concrete and Portland Cement Concrete.
- 14. Locations and dimensions of all easements and nature of the easements.
- 15. Service areas for uses such as loading and delivery.
- 16. Grading and drainage plan.
- 17. Other site elements which will assist in evaluation of the proposed use.
- 18. A brief narrative on the nature of the activity shall accompany the site plan, including the number of employees, the method of import and export, the hours of operation including peak times, and plans for future expansion.

APPROVAL CRITERIA: On a separate sheet of paper, explain in detail how your proposal addresses each of the Conditional Use requirements. Yes/No answers are not acceptable. Please refer to the zoning criteria in 17.06.030 and 17.16.040.

A. Conditional Use Criteria:

- _____ **1. Impact**
- _____ **2. Nuisance**
- _____ **3. Plan Consistency**
- _____ **4. Scale**
- _____ **5. Landscaping**
- _____ **6. Performance Bonds**
- _____ **7. Burden of Proof**
- _____ **8. Final Plans**

B. Additional (Site Plan Review) Criteria – See Chapter 17.10:

- _____ 1. Natural Features
- _____ 2. Air Quality
- _____ 3. Grading
- _____ 4. Public Facilities
- _____ 5. Traffic
- _____ 6. Storage
- _____ 7. Equipment Storage
- _____ 8. Compatibility
- _____ 9. Design
- _____ 10. Orientation
- _____ 11. Parking

C. Planned Unit Development (PUD) Criteria – Chapter 17.07:

- _____ 1. Compliance with Title 16 - Subdivisions
- _____ 2. Minimum 30% Open Space Requirement for Residential Developments
- _____ 3. Density
- _____ 4. If density bonus requested, a detailed list of the qualifying required architectural features
- _____ 5. Relationship to Natural and Physical Environment
- _____ 6. Private Outdoor Recreation Areas – Multi-Family Use
- _____ 7. Shared Outdoor Recreation Areas – Multi-Family Use
- _____ 8. Parking
- _____ 9. Drainage
- _____ 10. Flood Plain Dedication

Additional Criteria for Commercial and Industrial PUDs

- _____ 1. Privacy and Noise
- _____ 2. Housing as a Secondary Use as Appropriate
- _____ 3. Storefront Character
- _____ 4. Visual Relatedness of Surrounding Buildings
- _____ 5. Orientation