

1102 DESIGN REVIEW

1102.01 PURPOSE AND APPLICABILITY

Section 1102 is adopted to provide standards, criteria, and procedures under which design review may be approved. Design review is required for:

- A. Development, redevelopment, expansions, and improvements in commercial and industrial zoning districts, except for uses approved through a zone change to NC District;
- B. Development, redevelopment, expansions, and improvements in the following residential zoning districts: VTH, PMD, MR-1, MR-2, HDR, VA, SHD, RCHDR, and MRR;
- C. The following uses in the Urban Low Density Residential Districts: attached single-family dwellings, two-family dwellings, three-family dwellings, and condominiums;
- D. Attached single-family dwellings in the HR District if three or more dwelling units are attached to one another;
- E. Master plans required pursuant to Subsection 1102.03; and
- F. Other uses as required by the Planning Director, the Hearings Officer, or the Board of County Commissioners.

1102.02 SUBMITTAL REQUIREMENTS

In addition to the submittal requirements identified in Subsection 1307.07(C), an application for design review shall include:

- A. A narrative describing the proposed use;
- B. An engineering geologic study, if required pursuant to Section 1002, *Protection of Natural Features*, or 1003, *Hazards to Safety*;
- C. Preliminary statements of feasibility, if required pursuant to Section 1006, *Water Supply, Sanitary Sewer, Surface Water, and Utilities Concurrency*;
- D. A transportation impact study, if required pursuant to Section 1007, *Roads and Connectivity*;
- E. Calculations demonstrating compliance with Section 1012, *Density*, if applicable;
- F. A vicinity map showing the location of the subject property in relation to adjacent properties, roads, bikeways, pedestrian access, utility access, and manmade or natural site features that cross the boundaries of the subject property;

G. An existing conditions map of the subject property showing:

1. Contour lines at two-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at five-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information.
2. Slope analysis designating portions of the site according to the following slope ranges and identifying the total land area in each category: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent;
3. Drainage;
4. Potential hazards to safety, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003;
5. Marsh or wetland areas, underground springs, wildlife habitat areas, and surface features such as earth mounds and large rock outcroppings;
6. Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the site is heavily wooded, an aerial photograph, at a scale of not more than 1 inch equals 400 feet, may be submitted and only those trees that will be affected by the proposed development need be sited accurately;
7. Location of any overlay zoning districts regulated by Section 700, *Special Districts*;
8. Noise sources;
9. Sun and wind exposure;
10. Significant views; and
11. Existing structures, impervious surfaces, utilities, landscaping, and easements;

H. A proposed site plan showing:

1. The subject property, including contiguous property under the same ownership as the subject property, and adjacent properties;
2. Property lines and dimensions for the subject property. Indicate any proposed changes to these;
3. Natural features to be retained;

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4. Location, dimensions, and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the subject property;
5. The location of at least one temporary benchmark and spot elevations;
6. Location and dimensions of structures, impervious surfaces, and utilities, whether proposed or existing and intended to be retained. For phased developments, include future buildings;
7. Approximate location and size of storm drainage facilities;
8. Relation to transit; location and dimensions of parking and loading areas, including dimensions of individual parking spaces and drive aisles; bikeways; bicycle racks; sidewalks; walkways; and pedestrian crossings;
9. Orientation of structures showing windows and doors;
10. Location and type of lighting;
11. Service areas for waste disposal, recycling, loading, and delivery;
12. Location of mail boxes; and
13. Freestanding signs;
- I. A grading plan showing location and extent of proposed grading, general contour lines, slope ratios, slope stabilization proposals, and natural resources protection consistent with Sections 1002 and 1003;
- J. Architectural drawings, including:
 1. Building elevations, including any building signs. Identify the dimensions, area, color, materials, and means of illumination of such signs;
 2. Building sections;
 3. Floor plans;
 4. Color and type of building materials; and
 5. Elevation of freestanding sign(s). Identify the dimensions—including total height and height between bottom of sign and ground, area, color, materials, and means of illumination;
- K. A general landscape development plan, which shall include the elements required on the proposed site plan and:
 1. Existing plants and groups of plants proposed;

2. Description of soil conditions; plans for soil treatment such as stockpiling of topsoil or addition of soil amendments; and plant selection requirements relating to soil conditions;
 3. Erosion controls, including plant materials and soil stabilization, if any;
 4. Irrigation system (i.e. underground sprinklers or hose bibs);
 5. Landscape-related structures such as fences, terraces, decks, patios, shelters and play areas; and
 6. Open space or recreation areas, if applicable.
- L. In addition to the requirements of Subsection 1102.02(H), the proposed site plan submitted with an application for design review in the PMU District shall include the following:
1. The specific location (footprints) of buildings, orientation, setbacks; and pedestrian amenities provided with buildings;
 2. Specific square feet or number of units for each use, floor area ratios or site coverage, as required in Table 510-3, *Site-Specific Requirements for the PMU District*;
 3. Transportation improvements necessary to meet the conditions of the approved master plan for the subject property;
 4. Parking areas, parking ratios, number of spaces, dimensions, and circulation for structure parking;
 5. Location of public amenities, including the urban design elements required on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan Urban Design Elements*;
 6. Specific internal traffic circulation improvements for all modes of transportation to accommodate projected traffic needs based on the traffic impact study; and
 7. Public facilities and private utilities needs and location.

1102.03 APPROVAL CRITERIA

Design review requires review as a Type II application pursuant to Section 1307, *Procedures*—except that design review of a master plan in the PMU District requires review as a Type III application pursuant to Section 1307—and shall be subject to the following standards and criteria:

- A. The proposed development shall be subject to Section 1000, *Development Standards*, and the standards of the applicable zoning district.
- B. Master plan approval shall be required as follows:
1. In the PMU District, a master plan shall be required for the entire property for which development is proposed and shall address the applicable standards of this Ordinance. The master plan shall include:
 - a. Estimated square feet or number of units of required uses, and density (floor area ratio or units per acre);
 - b. General location of buildings, density (floor area ratio or units per acre), number of stories;
 - c. Proposed phasing of the development. Each phase shall demonstrate compliance with the requirements of the PMU District;
 - d. A traffic impact study;
 - e. Proposed transportation improvements, consistent with the Clackamas Regional Center Area Design Plan, including:
 - i. Traffic impacts of development on the overall street system based on the traffic impact study;
 - ii. Private streets, as to be use to meet building orientation requirements; and
 - iii. Phasing of streets in coordination with phased development;
 - f. Parking ratios for surface parking, total number of parking spaces, type; if structured, location and feasibility (dimensions);
 - g. Open space and significant natural features to be protected, including designated greenways, wetlands, creeks and streams, riparian habitat, and wooded areas;
 - h. Existing or proposed parks; and
 - i. A development narrative that demonstrates compliance with the requirements of the PMU District and with the traffic impact study.
 2. Upon application for development of any portion of the OA District, the applicant shall submit a master plan pursuant to Sections 1000 and 1100 for the site area consisting of all contiguous tax lots with a Comprehensive Plan land use designation of Office Apartment, to ensure compliance with this Ordinance.

3. Upon application for development of any portion of the VO District, the applicant shall submit a master plan for the entire VO District, to ensure compliance with this Ordinance.
4. In the Clackamas Regional Center Area, as shown on Comprehensive Plan Map X-CRC-1, *Clackamas Regional Center Area Design Plan Regional Center, Corridors, and Station Community*, a master plan for sites capable of future development shall be submitted with the design review application for the first phase of development. However, in the RCO District, this requirement is limited to sites larger than two and one-half acres that are capable of future development. The master plan shall address the applicable standards of this Ordinance, and should include:
 - a. General location of all proposed uses and improvements;
 - b. General building dimensions, number of stories, square footage of commercial uses, and number of dwelling units of residential uses;
 - c. Internal circulation, including that for auto, transit, pedestrian, and freight service;
 - d. Transportation connections to the external street system, including off-site circulation and site access;
 - e. Open space and natural features to be protected;
 - f. Urban design elements shown on Comprehensive Plan Map X-CRC-3, *Clackamas Regional Center Area Design Plan Urban Design Elements*, that are required on the subject property;
 - g. A demonstration that proposed street layout will accommodate future growth; and
 - h. General location of public facilities and private utilities.

1102.04 DESIGN REVIEW COMMITTEE

A Design Review Committee shall be established pursuant to Subsection 1307.03 and shall have the responsibilities assigned to it by Subsection 1102.04.

- A. The Planning Director may review and render a decision on a Type II application for design review or forward the application to the Design Review Committee for review and recommendation prior to rendering a decision. In deciding whether to forward an application to the Design Review Committee, the Planning Director shall consider:
 1. The size of the project, including mass of buildings, site area, landscaping, and parking requirements;

2. The presence of natural features, such as wetlands, steep slopes, treed area, and riparian corridors;
 3. Visual significance; and
 4. Impact on neighboring properties, particularly where a project is adjacent to a residential area.
- B. An application shall be forwarded to the Design Review Committee for review and recommendation if requested by the applicant or required by the Hearings Officer or the Board of County Commissioners.
- C. The Planning Director may consult with individual members of the Design Review Committee at any point during the evaluation of a design review application or in determining compliance with conditions of design review approval.

1102.05 APPROVAL PERIOD AND TIME EXTENSION

- A. Except as set forth in Subsection 1102.05(B), approval of design review is valid for four years from the date of the final decision. If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. During this four-year period, the approval shall be implemented, or the approval will become void.
1. Implemented means all major development permits shall be obtained and maintained for the approved development, or if no major development permits are required to complete the development contemplated by the design review approval, implemented means all other necessary County development permits (e.g., grading permit, building permit for an accessory structure) shall be obtained and maintained. A major development permit is:
 - a. A building permit for a new primary structure that was part of the design review approval; or
 - b. A permit issued by the County for parking lot or road improvements required by the design review approval.
- B. Approval of design review for a master plan in the PMU District is valid for 10 years from the date of the final decision. If the County's final decision is appealed, the approval period shall commence on the date of the final appellate decision. During this ten-year period, the approval shall be implemented, or the approval will become void. Implemented means all necessary County development permits shall be obtained and maintained for the development contemplated by the approved master plan.

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- C. If the design review approval is not implemented within the initial approval period established by Subsection 1102.05(A), a two-year time extension may be approved pursuant to Section 1310, *Time Extension*.
- D. If the approval of a master plan in the PMU District is not implemented within the initial approval period established by Subsection 1102.05(B), a five-year time extension may be approved pursuant to Section 1310.

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