

JACKSON COUNTY, OREGON

TYPE 1 APPLICATION Site Development Review

(Please print in blue or black ink, or type all information except where a signature is required)

OFFICIAL USE ONLY	
File No.	_____
Fee Paid:	_____
Receipt No:	_____
App. Type:	_____
App. Received by:	_____
Date Received:	_____
Zoning Confirmation by Staff:	_____

Legal description of subject property:

Township _____ Range _____ Section _____ Tax Lot _____ Acreage _____

Township _____ Range _____ Section _____ Tax Lot _____ Acreage _____

Street Address of the Property: _____

What is the Zoning of the Subject Property? _____

Is the purpose of this application to complete a Measure 49 Approval? YES NO

NOTE: Applications for review and approval of all development proposals may be initiated by the property owner, purchaser under a recorded land sale contract, condemner who has been granted immediate possession by a court of competent jurisdiction, agent duly authorized in writing, or a public agency.

PROPERTY OWNER:

At Time Application is Submitted

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

AGENT:

If Other than Applicant

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

APPLICANT:

If Other than Property Owner

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

OTHER:

Specify: _____

Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Daytime Phone: _____

E-Mail Address: _____

IF AN AGENT, APPLICANT, OR "OTHER" IS ACTING ON BEHALF OF THE OWNER OR PURCHASER, A SIGNED STATEMENT OF OWNER AUTHORIZATION MUST BE SUBMITTED WITH THIS APPLICATION. THIS APPLICATION MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN (MAP). SEE USER'S GUIDE FOR ASSISTANCE. THE BURDEN OF PROOF FOR APPROVAL OF AN APPLICATION RESTS WITH THE APPLICANT. YOU MUST PROVIDE DOCUMENTATION REGARDING THE PROPERTY AND APPLICATION CRITERIA IN SUFFICIENT DETAIL AND ACCURACY TO ENABLE THE DEPARTMENT TO FIND THAT YOUR APPLICATION COMPLIES WITH ALL APPLICABLE APPROVAL CRITERIA.

APPLICANT’S SUPPORTING INFORMATION

On the following pages, describe how your application complies with the applicable criteria.

List the existing uses on abutting property:

North: _____

South: _____

East: _____

West: _____

1) Which of these best describes your proposal on the subject property:

(A) new use, **(B)** substantial expansion, **(C)** redevelopment or alteration of an existing use.

2) Describe the current activities and improvements on the subject property: _____

3) Describe your proposal in detail (multi-family, commercial, industrial or public/quasi-public use): _____

Section 3.2.3 - Site Development Review Requirement:

A Discretionary site plan review is required, subject to section 3.2.4, if the proposed development exceeds the following four (4) thresholds listed below. Explain and provide documentation as to how your proposal does not exceed these thresholds;

- A) The change in use will result in an increase in traffic of more than 100 Average Daily Trips (ADT) as a result of increased employees, customers or a combination of both. (Requires calculations from either the ITE manual or evidence submitted by an Oregon registered professional engineer).

DESCRIBE: _____

- B) The change in use will result in a new paved area greater than 10,000 square feet.

DESCRIBE: _____

- C) Any new development of 20,000 square feet or more gross floor area, or any addition to an existing use that results in an increase of gross floor area of 20,000 square feet or more.

DESCRIBE: _____

- D) If this is the initial development of the property, does the proposal meet all of LDO chapter 9 requirements? This can be demonstrated on a site plan and/or by providing evidence and findings addressing chapter 9.

DESCRIBE: _____

Type 1 uses will conform to the site development review requirements of JCLDO Chapters 7, 8 & 9. See Site Plan Review Standards. The above information must be accurately illustrated on a site development plan map. Any portion of the proposed development that requires discretion will require a type 2 site plan review application.

ADDITIONAL CRITERIA

List any additional Criteria, specific to type of use. (Attach extra pages as needed).

Additional criteria findings attached (list): _____

No additional criteria are applicable to this application.

THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF DETERMINES THE APPLICATION HAS BEEN COMPLETELY FILLED OUT, ALL APPLICABLE CRITERIA HAVE BEEN ADDRESSED, THE PLOT PLAN MAP IS CONSISTENT WITH THE REQUIREMENTS LISTED IN THE USER'S GUIDE, AND ALL FEES ARE PAID. THE DEPARTMENT WILL ADVISE IN WRITING IF THE APPLICATION AND/OR MAP IS UNACCEPTABLE.

THIS APPLICATION IS HEREBY SUBMITTED AND THE STATEMENTS AND INFORMATION HEREIN CONTAINED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT(S):

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

AGENT:

OWNER or CONTRACT PURCHASER:

Print Name: _____

(See Attached Form)

Signature: _____

Date: _____

Site Plan Review Standards:**Chapter 7 - Overlays:**

- 7.1 Environmental and Cultural Overlays
- 7.2 Floodplain Overlay
- 7.3 Transportation and Public Facility Overlay
- 7.4 Urban Overlays

Chapter 8 - Dimensional Standards, Measurements and Adjustments:

- 8.2-1 Table of density and dimensional standards.
- 8.4.3 General Site Development and Buffering Requirements
- 8.5.2 General Setback Requirements
- 8.8 Stormwater Management

Chapter 9 - General Development Regulations:

- 9.1 LIMITATIONS ON SITE DISTURBANCE

- 9.2 LANDSCAPING AND BUFFER YARDS
 - 9.2.2 Applicability
 - 9.2.3 Buffer Yard Requirements
 - 9.2.4 Buffer Yard Standards
 - 9.2.6 Street Frontage Landscaping Requirements
 - 9.2.7 Interior Parking Lot Landscaping
 - 9.2.8 General Landscape Requirements
 - 9.2.9 Xeriscape Requirements

- 9.4 OFF-STREET PARKING AND LOADING
 - 9.4.2 Off-Street Parking Requirements
 - 9.4.8 Off-Street Loading Requirements
 - 9.4.9 Vehicle Stacking Areas
 - 9.4.10 Accessible Parking Required
 - 9.4.11 Parking Design Standards

- 9.5 ACCESS DESIGN STANDARDS
 - 9.5.1 D) Commercial and Industrial Development
 - 9.5.5 Emergency Vehicle Access
 - 9.5.6 Bicycle Access
 - 9.5.7 Sidewalks
 - 9.5.8 Walkways

- 9.6 SIGNS

Site Plan Review Checklist:

- A Letter of Authorization for applicant and/or agent Met_____
- A detailed description of the proposed use or change in use. Met_____
- A to-scale site plan (ie: 1"=100' or 1"=50') on 8/12 x 11 paper depicting existing structures & proposed development and compliance with requirements of JCLDO 7.1, 7.2, 7.3, 7.4, 8.2-1, 8.4.3,8.5.2, 9.4 & 9.5. Met_____
- A to-scale floor plan (ie: 1"=100' or 1"=50') on 8/12 x 11 paper demonstrating all proposed interior improvements and uses. Met_____
- A landscape plan demonstrating compliance with JCLDO 9.2. Met_____
- Documentation demonstrating that the proposed development will not result in an increase in traffic of more than 100 ADT as required by JCLDO 3.2.3. Met_____
- If signs are proposed, documentation that the sign(s) are compliant with JCLDO 9.6. Met_____
- Additional materials addressing relevant overlays (JCLDO chapter 7) on the property in question, as applicable. Met_____