

# APPLICATION SUBMITTAL REQUIREMENTS

## Planned Unit Development Preliminary Plan

The following information must be submitted with a City of Newport Land Use application for Planned Unit Development Preliminary Plan:

- 1. A current 18" x 24" Lincoln County Assessor's tax map(s) showing the subject property and the notification area. The notification area is all properties within 200 feet of the subject property. *(Lincoln County Assessor's office is located in the Lincoln County Courthouse at 225 W Olive St, Newport)*
- 2. A list of names and addresses of property owners, as shown in the records of the Lincoln County Assessor, within the notification area described in #1 above.
- 3. Nine (9) copies of the preliminary development plan showing the following:
  - (a) A map showing street systems, lot or partition lines and other divisions for management, use or allocation purposes.
  - (b) The status of street ownership.
  - (c) 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, especially open spaces.
  - (d) A plot plan for each building site and common open space area showing the approximate location of buildings, structures, and other improvements, indicating the open spaces around buildings and structures.
  - (e) A narrative description in specified terms of the size and type of buildings, grading modifications, water supply, drainage, and sewage collection and disposal.
  - (f) Elevation and perspective drawings of proposed structures.
  - (g) A list of all variances to standards of this ordinance or any other City ordinance. All other standards for which variances have not been requested shall apply.
  - (h) A development schedule indicating the following:
    - (1) Approximate date when construction of the project can be expected to begin.
    - (2) The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
    - (3) The anticipated rate of development.
    - (4) The approximate dates when each stage in the development will be completed.

(over)

- (5) The area, location, and degree of development of common open spaces that will be provided at each stage.
  - (i) Agreements, provisions, or covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space areas.
  - (j) The following plans and diagrams:
    - (1) An off-street parking and loading plan.
    - (2) A circulation diagram indicating proposed movement of vehicles, goods, bicycles and pedestrians within the planned development to and from thoroughfares (any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown).
    - (3) A landscaping and tree plan.
    - (4) An economic feasibility report or market analysis.
  - (k) Enough information on the area surrounding the proposed development to show the relationship of the planned development to adjacent uses, both existing and proposed.
4. Letters from the following stating that utilities sufficient to serve the proposed planned development are readily available to the site:
- (a) City Engineer
  - (b) Central Lincoln PUD
  - (c) Century Link/Qwest or Pioneer Telephone Cooperative
5. Written findings addressing the following criteria:
- (a) The planned development is an effective and unified treatment of the development possibilities on the project site while remaining consistent with the Comprehensive Plan and making appropriate provisions for the preservation of natural features such as streams and shorelines, wooded cover, and rough terrain.
  - (b) The planned development will be compatible with the area surrounding the project site and with no greater demand on public facilities and services than other authorized uses for the land.
  - (c) Financial assurance or bonding may be required to assure completion of the streets and utilities in the planned development prior to final approval.
6. Application fee of \$1,284.00 plus \$53.00 each unit.