

ARTICLE 3.17 – SPECIFIC PLAN OVERLAY

SECTION 3.17.001 – PURPOSE

The purpose of a Specific Plan Overlay is to provide a detailed phased master plan for land use, streets, and utilities for a minimum land area of forty (40) acres within the Urban Growth Boundary or city limits. The Specific Plan is intended to guide growth and development over a ten to twenty (10 – 20) year period. The Specific Plan is intended to create an integrated and connected street pattern, a coordinated utility plan, a coordinated open space system, strong connections to off-site services, densities and intensity of use that meet minimums outlined in the Comprehensive Plan, neighborhood focal points, buffers to incompatible land uses; and to sensitively incorporate natural and historic areas. The Specific Plan encourages a mix of land uses that result in transportation efficient land use and pedestrian-oriented development. The Specific Plan is a zoning tool to encourage a planned neighborhood or employment district with all necessary services included in the plan.

SECTION 3.17.002 – MINIMUM SPECIFIC PLAN OVERLAY CRITERIA

The minimum area shall be forty (40) acres.

SECTION 3.17.003 – PERMITTED USES

Any use types which are either permitted or conditionally permitted, as provided by Chapter 3 may be permitted within said Specific Plan Overlay. All use types which will be included within a Specific Plan Overlay shall be included in the Development Plan.

SECTION 3.17.004 – REVIEW PROCEDURE

The application for a Specific Plan Overlay shall be subject to the Planning Commission and City Council review procedure and shall be adopted by Ordinance of the City of La Grande. The application shall be accompanied by any such information as listed on the application submittal checklist. The applicant may request that approval of the Specific Plan and any related preliminary Subdivision or Partition Plats be considered in the same proceeding. An application for a Specific Plan Overlay may be initiated by the City Council to guide land development in a coordinated and master planned fashion.

- A. Prior to submission of an application for a Specific Plan Overlay, the prospective applicant shall submit to the Community Development Department/Planning Division a Concept Plan prepared in accordance with the standards provided in Section 3.17.005 below. Upon receipt of the Concept Plan, Staff shall schedule and hold a Concept Plan Review Conference. Representatives of the Community Development, Fire, Police, and Public Works Departments may attend and, at the discretion of and as deemed desirable and necessary by the Community Development Director/Planner, representatives from other County, public departments, or agencies, may be invited to attend the conference.
- B. The Planning Commission shall consider the Specific Plan Overlay application at a public hearing, pursuant to the procedures in Chapter 9 for zoning map amendments. Approval of the Concept Plan shall be subject to the criteria for Concept Plan approval found in Section 3.17.006. If requested by the applicant, the hearing body shall consider but may not approve the Development Plan and any related Preliminary Subdivision or Partition Plans at the same public hearing as the Concept Plan. Approval of the Development Plan shall be subject to the criteria in Section 3.17.009.

- C. After the Planning Commission public hearing, and upon recommendation for approval by the Planning Commission, the City Council shall consider the Specific Plan Overlay application at a public hearing, pursuant to the procedures in Chapter 9 for zoning map amendments. The Specific Plan Overlay shall be approved by ordinance.
- D. The applicant must request approval of the Development Plan and any Preliminary Subdivision or Partition Plan within one (1) year; provided, however, that if the Development Plan provides for more than one (1) phase of development, only a preliminary Subdivision or Partition Plan for the first phase need be submitted for approval.
- E. Development Plans submitted pursuant to Subsection C above shall be considered pursuant to the criteria of Section 3.17.009.
- F. Preliminary Subdivision or Partition Plans for a Specific Plan Overlay shall be reviewed pursuant to the applicable land division procedures and criteria of Chapter 4 of this Code, and must conform to the approved Development Plan.

SECTION 3.17.005 – CONCEPT PLAN CONTENT

- A. General Narrative – A generalized narrative describing the location of the site, its total acreage, and the existing character and use of the site and adjoining properties; the concept of the proposed Specific Plan Overlay, including proposed uses and activities, proposed residential densities if appropriate, proposed commercial or industrial intensity of use if appropriate, proposed types and levels of public facilities and services, and physical land alteration required by the development; and the relation of the proposed Specific Plan Overlay to the La Grande Comprehensive Plan.
- B. General Site Plan - A generalized Site Plan showing the entire parcel with schematic indications of approximate locations of lots and/or buildings, public and private rights-of-way, parking and loading areas, public and private open spaces, walkways, planting areas, etc.

SECTION 3.17.006 - CONCEPT PLAN APPROVAL CRITERIA

- A. Soil Stability and Land Suitability - If there is a history of unstable soil characteristics in the area, this must be resolved prior to approval. The geologic conditions of the soil must be suitable to accept the development proposed.

If the proposed development is located on excessive slopes of over twenty-five percent (25%), engineering drawings must be submitted to satisfy engineering specifications. This requirement can be satisfied by submitting engineering drawings with the Development Plan provided that the Concept Plan is accompanied by a civil or geotechnical engineer's statement that the proposed uses and improvements can be safely constructed without disturbance to slope stability and can avoid any negative impacts on surrounding properties resulting from geotechnical concerns associated with the development proposal.

If the site is within a flood hazard area, conditions as outlined by the Building Official and Flood Hazard Article must be met.

- B. Fire Protection - The proposed development must have adequate ingress-egress for firefighting equipment. The circulation plan for the development must have adequate access for firefighting equipment; hydrant placement, fire flows, building sprinkler systems and any other fire suppression systems required by the Fire Chief.
- C. Access - The development must be accessible by improved City public streets.

- D. The proposed Specific Plan is consistent with the La Grande Comprehensive Plan and the La Grande/Island City Transportation System Plan.
- E. Other Standards - The reviewing body may require that other standards deemed necessary by findings of fact be met (i.e. standards deemed necessary to protect the public health, safety and welfare, or to mitigate impacts on surrounding lands).

SECTION 3.17.007 - DEVELOPMENT PLAN CONTENT

- A. Statement of Intent - An overall development scheme which states the development intentions of the landowner(s) regarding the property, including but not limited to the following:
 - 1. A statement of location and intensity of proposed uses and activities, including public and private open spaces.
 - 2. A physical description of proposed facilities accommodating such uses, including types of buildings, structures and landscape, and circulation elements.
 - 3. A statement of location and general configuration of lands to be dedicated for public open space and other public uses.
 - 4. A general designation of utilities.
 - 5. A statement detailing the consistency of the proposed development project with major public development programs, including but not limited to:
 - a. Freeways
 - b. Highways
 - c. Parks
 - d. Pedestrian and bicycle facilities
 - e. Open spaces
 - f. Utility transmission lines
 - g. Storm drainage facilities
 - h. Phased schedules of proposed major public facilities
 - i. Wetlands
 - j. Flood Plains
 - k. Geological hazards
 - l. Transit facilities

6. A statement describing how the proposed Specific Plan is consistent with the provisions of the La Grande Comprehensive Plan and the La Grande/Island City Transportation System Plan.
- B. Supporting Graphics - A Statement of Intent required above shall be supported by such graphics as are necessary to establish the physical scale and character of the development and demonstrate the relationship among its constituent land uses, buildings and structures, public facilities, and open space. Said graphics as a minimum shall indicate:
 1. Perimeter boundaries of the site.
 2. Streets and driveways.
 3. Sidewalks and pedestrian ways and off-street parking and loading areas.
 4. Location and approximate dimension of buildings and structures.
 5. Utilization of buildings and structures, including activities and the number of living units.
 6. Reservations for public uses, including schools, parks, playgrounds, and other open spaces.
 7. Major landscaping proposals.
 8. The Community Development Department/Planning Division may require graphics presenting additional information as is determined necessary to support the Statement of Intent.
- C. Description of Surrounding Area - A statement which provides information on the character and use of the surrounding area within two hundred fifty feet (250') of the limits of the development.
- D. Background Report - The purpose of the Background Report is to collect and present information pertinent to the actual execution and operation of the Specific Plan Overlay. The contents of the Background Report may include, but are not limited to the following information:
 1. A Preliminary Development Schedule including anticipated timing for commencement and completion of each phase of development, tabulation on the total area in each separate phase and percentage of such area to be devoted to particular uses, parking required and provided and an indication of the proposed number and type of dwelling units by phase of development.
 2. A Preliminary Population Schedule, including estimated residential population for the entire project at its completion and for each type of dwelling unit for each phase of development, calculation of the average residential density per gross acre and per net residential acre by phase, and estimated nonresidential uses included in the proposal and a statement supporting inclusion of such nonresidential uses.
 3. A Utility Master Plan demonstrating required public utility sizing and appurtenances, connections to the City system and a statement relating the utility system designs to the requirements of City standards and any City Utility Master Plans.

SECTION 3.17.008 - SITE DESIGN AND DEVELOPMENT STANDARDS

- A. The site development standards contained in Chapter 5 for Lot Size and Shape and Building Setbacks and Yards, may be waived for a Specific Plan Overlay providing that the Development Plan for Specific Plan Overlay should indicate where the site development standards have been

modified and should incorporate replacement standards designed to protect the public health, safety and welfare.

- B. Standards for roadway improvements contained in Chapter 6 shall apply to roads to be dedicated to the public on the final plat. Standards for roads that are to remain private roads, under the jurisdiction of a Homeowner's Association, shall meet requirements set by the Planning Commission, subject to a minimum requirement of fifty foot (50') wide right-of-way, eight inches (8") of base rock, twenty-four foot (24') wide pavement, and two foot (2') wide gravel shoulders for a total improved top width of twenty-eight feet (28'), and adequate drainage facilities as required by the City.

SECTION 3.17.009 - DEVELOPMENT PLAN APPROVAL CRITERIA

- A. The development scheme must assure that specific uses intended for the property are located in the area most suited for that use, in a manner compatible with adjacent uses and consistent with the approved Concept Plan.
- B. The Planned Unit Development Residential Density Standards in Section 3.7.009(B) shall apply to the Development Plan.

SECTION 3.17.010 - AMENDMENT OF THE CONCEPT PLAN OR DEVELOPMENT PLAN

Any revisions from the approved Concept Plan or Development Plan shall be reviewed by the Community Development Department/Planning Division. Minor revisions (resulting in no change in the number of housing units) may be approved administratively by the Community Development Director/Planner. Major revisions (resulting in a change in the number of housing units) shall be referred to the Planning Commission and City Council for consideration pursuant to the procedures of Chapter 9 of this Code and the approval criteria of Section 3.17.006 or Section 3.17.009, as appropriate.