

## **[D3o.] Criteria for making site plan review decisions.**

v. February 23, 2021

Anyone who wants to verify if a city planner or hearing officer has followed the mandated regulations in making findings should read the following ten criteria taken verbatim from BDC 4.2.500(D).

*D. Site Plan Review Approval Criteria. The City shall approve, approve with conditions, or deny the proposed Site Plan Review application based on the following criteria:*

- 1. The proposed land use is a permitted or conditional use in the zoning district;*
- 2. Conditionally permitted uses require approval of a Conditional Use Permit and shall meet the criteria in BDC 4.4.400;*
- 3. The land use, building/yard setback, lot area, lot dimensions, density, lot coverage, building height, design review standards and other applicable standards of the applicable zoning district(s) are met;*
- 4. The proposal complies with the standards of the zoning district that implements the Bend Comprehensive Plan designation of the subject property;*
- 5. The applicable standards in BDC Title 3 are met;*
- 6. All applicable building and fire code standards are or will be met;*
- 7. All required public facilities have adequate capacity, as determined by the City, to serve the proposed use;*
- 8. The proposal complies with BDC Chapter 4.7, Transportation Analysis; and*
- 9. The proposal is in substantial conformance with any applicable approved master plan, master facilities plan, refinement plan, and/or special planned district.*
- 10. The proposal complies with BDC Title 15, Sewer.*