

APPLICATION SUBMITTAL REQUIREMENTS

Planned Unit Development Final Plan

The following information must be submitted with a City of Newport Land Use application for Planned Unit Development Final 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 final development plan showing the following:
 - (a) Proposed land uses, building locations, and housing unit densities.
 - (b) Proposed circulation patterns indicating the status of street ownership.
 - (c) Proposed open space locations and uses.
 - (d) Proposed grading and drainage patterns.
 - (e) Proposed methods of water supply and sewage disposal.
- 4. Written findings addressing the following criteria:
 - (a) The final development plan must substantially conform to the land use and arterial street pattern as approved in the preliminary development plan.
 - (b) The proposed uses shall be compatible in terms of density and demand for public services with uses that would otherwise be allowed by the Comprehensive Plan.
 - (c) Adequate services normally rendered by the city to its citizens must be available to the proposed development at the time of approval of the final development plan. The developer may be required to provide special or oversize facilities to serve the planned development.
 - (d) Access shall be designed to cause minimum interference with traffic movement on abutting streets.

(over)

- (e) The plan shall provide for adequate landscaping and effective screening for off-street parking areas and for areas where nonresidential use or high density residential use could be detrimental to residential areas.
- (f) The arrangement of buildings, parking areas, signs, and other facilities shall be designed and oriented to minimize noise and glare relative to adjoining property.
- (g) Artificial lighting, including illuminated signs and parking area lights, shall be so arranged and constructed as not to produce direct glare on adjacent property or otherwise interfere with the use and enjoyment of adjacent property.
- (h) The area around the development can be developed in substantial harmony with the proposed plan.
- (i) The plan can be completed within a reasonable period of time.
- (j) The streets are adequate to serve the anticipated traffic.
- (k) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- (l) Land shown on the final development plan as common open space shall be conveyed under one of the following options:
 - (1) To a public agency which agrees to maintain the common open space and any buildings, structures, or other improvements that have been placed on it.
 - (2) To an association of owners or tenants, created as a nonprofit corporation under the laws of the State, which shall adopt and impose a declaration of covenants and restrictions on the common open space that is acceptable to the Planning Commission as providing for the continuing care of the space. Such an association shall be formed and continued for the purpose of maintaining the common open space.
- (m) The final development plan complies with the requirements and standards of the preliminary development plan.
- (n) No building shall be erected in a planned development district except within an area contained in an approved final development plan, and no construction shall be undertaken in that area except in compliance with the provisions of said plan. All features required in the final development plan shall be installed and retained indefinitely or until approval has been received from the Planning Commission or Community Development Director for modification.

5. Fee of \$1,166.00 plus \$53.00 for each unit.