



Master Plan Detailed Development Plan Dallas Planning Department Development Code Type III

Official Use Only:
 File No.: _____
 Date: _____
 Fee: _____ PAID

The second step in the Master Planned Development review and approvals process is the approval of a DETAILED DEVELOPMENT PLAN. The Detailed Development Plan is reviewed using the Type III procedure to ensure substantial compliance with the approved Master Planned Development Concept Plan. Review of a Detailed Development Plan may be combined with the Master Planned Development Concept Plan or preliminary subdivision plat/site design review applications (Dallas Development Code (DDC) Chapter 4.5). NOTE: A Pre-Application Conference is required before an application is submitted. To request approval for a Detailed Development Plan, please complete this application form and return it with attachments to the Dallas Planning Department, City Hall, Second Floor, 187 SE Court Street, Dallas, Oregon 97338.

Section 1 – Applicant Information

Name(s): _____
 Mailing Address: _____
 Email: _____
 Phone Number: _____ Cell Number: _____

Section 2 – Property Owner Information

Property Owner(s) _____
 Mailing Address: _____
 Email: _____
 Phone Number: _____ Cell Number: _____

Section 3 – Project Description

Please describe your project:

 Site Address: _____ Total Land Area: _____
 Assessor Map/Taxlot No. _____ Zoning: _____
 Mixed Use Node: _____
 Present Use of Property: _____

Section 4 – Application Submittal Information

Please submit one electronic copy (pdf format preferred) and one paper copy of the information listed below. All items must be submitted unless waived by the Planning Official.

- Completed application form
- Application fee
- Narrative report or letter documenting compliance with the applicable approval criteria contained in DDC Section 4.5.090.

- Identify the final proposed location of all lots, tracts, parcels, open space, rights-of-way, building envelopes and other features.
- Additional information as determined based on the conditions of approval for the concept plan.

Section 5 – Signatures Required

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge:

PROPERTY OWNER(S)

Property Owner's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

APPLICANT(S)

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Section 6 - Review and Approval

Official Use Only:

Approved Denied Reason for Denial: _____

Staff Signature: _____ Date: _____

Decision Criteria

City approval of the detailed development plan shall be based upon a finding that the final plan conforms to the concept plan and required conditions of approval. If the detailed plan request combines other land use and development applications, as provided in Section 4.5.090, those applications shall additionally be subject to the applicable approval criteria in Article 4. Minor changes to the approved concept plan may be approved with the detailed plan, when the approval body finds that the modification(s) is/are consistent with the criteria in A-H, below. Changes exceeding those in subsections A-H, below, must be reviewed as major modifications under Chapter 4.6.

- A. **Increased residential densities** (overall or reallocated between development phases) by no more than ten (10) percent over that which is approved, provided such increase conforms to the Comprehensive Plan and underlying Land Use District;
- B. **Increase in lot coverage or impervious surface** (overall or reallocated between development phases) by no more than ten (10) percent over that which is approved;
- C. **Reduction in open space or landscaping** by no more than ten (10) percent over that which is approved;
- D. **Increase in overall automobile parking spaces** by ten (10) percent over that which is approved;
- E. **Land use.** No change in land use shall be permitted without a major modification to the Master Plan Development (Concept Plan) approval;
- F. **Proposals to add or increase lot coverage within an environmentally sensitive areas (sensitive lands) or areas subject to a potential hazard** shall require a major modification to the concept plan;
- G. **Major changes in the location or configuration of proposed lots, blocks, buildings, streets, parking lots, utility easements, landscaping or other site improvements shall require a Major Modification pursuant to Chapter 4.6.** "Major" in this subsection means by more than twenty (20) percent for setbacks, or more than twenty (20) feet in the alignment or placement of the features listed herein; and
- H. **Other substantial modifications** not allowed as Minor Modifications in A-G, above, shall require approval of a major modification, in conformance with Chapter 4.6.