

LAND DIVISION APPROVAL CRITERIA

- Streets meet width, grade, circulation and location standards.
- Sidewalks and planter strips meet design standards.
- Blocks and lots meet standards.
- Pedestrian and bike trails standards met.
- Transit facilities addressed.
- Lot grading meets standards.
- Water, sewer, and storm system plans meet standards.
- Supplemental provisions:
 - » Wetlands or drainageways
 - » River greenways
 - » Street trees
 - » Lighting/underground utilities
 - » Dedications
 - » 70% of planned density and housing type mix
 - » No more than 15% single-family development in R2.1 and R3
 - » Heritage trees
 - » Annexation and street lights
 - » Preserve 20% (or as close as possible) of land as significant tree area

Note: The above is a summary. The full approval criteria are contained in the Staff Report and Section 85.200 of Community Development Code.