

# Site Plan, Subdivision, + Impact Fees Article Guides

**The site plan, subdivision, and impact fee articles of the land use code are central to how the city grows and changes.** These parts of the code include the standards that require new development to install stormwater infrastructure, build sidewalks, and plant street trees, for instance. The changes proposed in the site plan, subdivision, and impact fee articles are designed to make the application and review process more efficient and ensure that new development is supporting the City's housing, transportation, sustainability, and economic development goals.

## What is proposed for site plans?



- 1 Simplified the site plan review process** by increasing thresholds for review, eliminating the master development plan option, extending expiration dates, and clarifying thresholds for amendments
- 2 Integrated multi-modal transportation goals** by expanding transportation impact standards, encouraging shared circulation and access, adding flexibility to public transit access standards, and aligning parking standards with new parking maximums in Article 18
- 3 Embedded climate resilience strategies** by integrating low-impact development principles, tying landscaping and hardscaping standards more directly to heat island impacts, and establishing standards for cool roofs
- 4 Simplified key standards, such as the street tree standard, and reorganized standards to correspond with work on the City of Portland *Design Manual* and *Technical Manual***

## What changes are proposed for subdivisions?

- 1 Integrated resilience measures, such as low-impact development standards, stormwater standards, and references to the CFROZ within subdivision review**
- 2 Reinforced street connectivity goals** by eliminating standards related to through traffic and street connections



## And impact fees?



- 1 Updated impact fee modification process** to allow modifications by the Planning Authority