



Planning Division  
City of Bend  
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710 NW Wall Street, Bend OR 97703

## DISCRETIONARY TRACK REVIEW AND NEEDED HOUSING CHECKLIST

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Related application type: \_\_\_\_\_

Property Address: \_\_\_\_\_ Tax Map & Lot Number: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Comprehensive Plan Designation: \_\_\_\_\_

### Does this application include development of needed housing?

**Needed housing means all housing on land zoned for residential use or mixed residential and commercial use. Needed housing on a discretionary track refers to a needed housing development that at the request of the applicant is not subject to clear and objective standards.**

- Yes       No

### Does this application include a request for Discretionary Track Review?

- Yes       No

**For Type I applications, when the applicant elects to use a discretionary track, the application will be elevated to a Type II application (Discretionary Track).**

**If Discretionary Track Review is requested, the narrative must address the applicable criteria and standards applicable to the relevant Development Code sections. Check the boxes below for each applicable code section for which Discretionary Track Review is requested.**

- 3.1.200.D. Street Connectivity and Formation of Blocks.
  - 2. Block lengths and perimeters.
    - d. Request for exception to block length and/or perimeter requirements.
- 3.1.200.E. New Lot and Parcel Access on Arterial and Collector Streets.
  - 1. Residential Lots or Parcels Not Intended for Multi-Unit Dwellings.
    - b. Request for determination that access from an existing alley or the development of an alley is impractical due to physical or topographical constraints, natural features or existing development patterns.

- 3.1.300.C. Access Corridor Facilities.
  - 3. Design Standards for Multi-Use Paths.
    - e. Request for determination that a multi-use path can be constructed in place of a required sidewalk.
- 3.1.400.F. Access Management Requirements.
  - 1. Lots and parcels in all zones and all uses can have one street or alley access point.
    - b. The City Engineer will require a residential development to close an existing street access if they have access to an alley.
      - iii. Request for exception to requirement to close existing street access with determination that alley access is impractical.
- 3.1.400.F. Access Management Requirements.
  - 3. Alley Access. (a – c)
    - a. Single-unit detached dwellings, townhomes, duplexes and accessory dwelling units.
    - b. Triplexes, Quadplexes.
    - c. Mixed-Use and Multi-Unit Developments.
      - ii. Request that the Review Authority make a determination that alley access is impractical due to physical or topographical constraints or natural features.
- 3.1.400.F. Access Management Requirements.
  - 4. Additional Access Points.
    - c. Additional Access Points for Mixed Use and Multi-Unit Developments. Request for an additional access point in compliance with subsection d of this section.
- 3.2.200.C. Tree Preservation Requirements
  - 2. Discretionary Track.
    - a. Request a determination that less than five percent of the total DBH of all regulated trees on site may be preserved.
- 3.4.200.C. Creation of Rights-of-Way for Streets and Related Purposes.
  - 1. Request that the City Engineer make a determination that an encumbrance within the dedication area for a public right-of-way may be maintained.
- 3.4.200.O. Cul-de-Sacs.
  - 1. For projects with needed housing.
    - b.i. Request that the Review Authority make a determination that a cul-de-sac is allowed due to physical or topographical constraints, natural features, existing development patterns, or compliance with other standards in this code that preclude street extension and through circulation.
    - b.ii. Request that the Review Authority make a determination that the development of a paved multi-use path at the end of the cul-de-sac is impractical due to physical or topographical constraints, natural features or existing development patterns.
- 4.7 Transportation Analysis.

The proposed development includes needed housing and the applicant elects to utilize Discretionary Track standards and criteria, under 4.7.400 Transportation Facilities Report, 4.7.500 Transportation Impact Analysis, and/or 4.7.600 Significant Impacts and Mitigation Measures, allowing the City Engineer to modify or waive the required information for certain Discretionary Track options.