



Planning Division  
City of Bend  
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## PRE-APPLICATIONS

### *RESIDENTIAL LAND DIVISIONS – BEST PRACTICES BEFORE YOU SUBMIT*

The following is a list of development standards or issues that can typically arise when the City reviews an application for a **Residential Land Division**. We recommend you research the applicability of these Bend Development Code (BDC) requirements to your site or proposal before developing your conceptual project and submitting for a Pre-Application meeting.

**This list is not exhaustive** – every site and project can raise unique issues – but it is a good starting point to understand how each item may influence your design or overall project cost.

### CONCEPTUAL LOT LAYOUT

1. Consider the location and size (width) of any required new or extended streets. Check the City's [Transportation System Plan](#) (TSP) for the location of planned Arterial and Collector Streets, as those will need to be designed into your land division. Be aware of how a new alley or street intersection relates to existing intersections in the area – they should either align or be offset a certain distance from existing intersections. (BDC Chapter 3.1)
2. Review your conceptual street/lot layout for compliance with maximum allowed block length and block perimeter standards. If the proposal does not result in an allowable block length or block perimeter, consider if an access corridor can be provided to reduce the travel length for bicyclists and pedestrians. (BDC Chapters 1.2 [Definitions] and 3.1)



*Conceptual Lot Layout with Proposed Streets and Residential Lots*



#### Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Planning Division at [planning@bendoregon.gov](mailto:planning@bendoregon.gov) or (541) 388-5580; Relay Users Dial 7-1-1.

3. Consider the location and number of new access points (e.g., alleys, driveways) proposed onto existing or new streets. (BDC Chapter 3.1)
4. Review proposed minimum lot size, street frontage, and lot dimension requirements for the Zoning District. (BDC Title 2)
5. Review for compliance with minimum and maximum (if applicable) allowed residential densities. (BDC Title 2)

## **TRANSPORTATION / CIRCULATION**

1. In addition to any new streets proposed with the land division, will any right-of-way dedication be required for existing streets that abut the project site? (BDC Chapter 3.4)
2. Will any street frontage improvements (sidewalk, curb/gutter, bike lanes, etc.) be required? Even if sidewalk exists along the property frontage, if it does not meet the current minimum width, it may need to be replaced. (BDC Chapter 3.4)
3. If the site is located along a Low-Stress Network (Figure 5-1 in the [TSP](#)) or City Standards & Specifications Appendix C - [Connector Routes and Crossings Map](#), additional frontage improvements (e.g., multi-use path) may be required. (BDC Chapter 3.4)
4. Confirm that the proposed street network will meet Fire Department requirements for fire truck access. If any dead-end streets will be created, will a fire truck turn-around be required?

## **PUBLIC SERVICES**

1. Will water or sewer mains need to be extended to the property frontage? (Bend Code Chapter 15.10 – Sewer; [City Standards & Specifications](#) - Water)
2. Will any existing water or sewer mains need to be upgraded or relocated?
3. Inquire about any known water or sewer capacity issues in the area.
4. Is the water flow adequate for fire hydrants/Fire Department needs?
5. Will additional fire hydrants be required?

## **OTHER CONSIDERATIONS**

1. Review to understand if/how many existing trees (larger than 6" in diameter as measured 4.5 feet above the ground) must be retained. If any required trees cannot be retained, understand the mitigation options (BDC 3.2.200)
2. Review a recent Title Report for the property. Does the site have any existing easements or other encumbrances that will need to be removed in areas that must be dedicated to the city for right-of-way purposes? (BDC Chapter 3.4)



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