
DEVELOPMENT APPLICATION REVIEW CRITERIA

7.3.508: SS - STREAMSIDE OVERLAY ZONE:

C. Development Plan Review Criteria: The purpose of this subsection is to prescribe criteria to be used to review and evaluate development projects located within streamside overlay areas. In addition to the development plan review criteria as set forth in section [7.5.502](#) of this chapter, all development plans submitted for review for property wholly or partially contained within the streamside overlay zone shall be consistent with the recommendations of the streamside design guidelines manual, the land suitability analysis, if required, and shall conform with the following streamside development plan review criteria:

1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this section as well as all other City grading and filling regulations?
2. Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity?
3. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern?
4. Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design?
5. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?
6. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?
7. Does the project identify and implement the recommendations of any approved subarea plans (such as the City greenway master plan, City open space plan or a specific drainage basin planning study) and of any approved public works projects and habitat conservation plans?
8. Does the project design:
 - a. Implement a riparian buffer of specified width between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?
 - b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay?

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- c. Incorporate all stormwater BMPs required by City Engineering throughout the developed site and adjacent to the buffer to encourage on site filtration of stormwater and protect water quality?
- d. Incorporate visual buffer opportunities of the stream between identified existing and/or proposed projects on opposing sides of the stream?
- 9. Are inner and outer buffer zone landscaping standards met? Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in appendix A of the landscape policy manual? Does the proposal meet all other requirements of the City's landscape code?
- 10. Have stream bank and slope areas been identified (particularly those over 15 percent slope)? Has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized? Does the plan provide for the suitable revegetation and stabilization of any disturbed areas?
- 11. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation constitutes any action that improves the quality of that drainageway visually, functionally or recreationally, and brings that drainageway into a more natural condition.

Judgment of the above criteria shall be made using the project justification statement submitted with streamside development plan applications which shall include a narrative discussion of how each streamside development plan review criteria has been considered and applied in the design of the project, and should demonstrate consistency with the opportunities and constraints identified in the project's land suitability analysis. This requirement may be satisfied by the written summary submitted with the land suitability analysis if that summary has been broadened to include analysis of the streamside development plan review criteria.