

Factors for Desirable Site Characteristics Checklist

Last update: February 4, 2019

Conditions of Proposed Site	
Is the proposed site(s) the acquisition of an Existing Building/Land/Both?	
Is the site Bare Land- Yes/No	
Is/are there any existing buildings?	
Size/Use	
# of stories	
Built when	
Parking stalls?	
Garage?	
Is the intent to change the use of the building to Multifamily?	
Has a Capital Needs Assessment been completed?	
Does it appear that the property has been rehabbed?	
Notes:	
Zoning	
What is the current zone?	
Is Residential multi-family use Permitted?	
If Conditional-use, what are the requirements?	
What are the adjacent zones?	
North	
West	
South	
East	
What is the maximum building height?	
What are the setbacks?	
Front	
Side	
Rear	
Add'l	
Is there a lot coverage requirement?	
What is the open space requirement?	
What is the density requirement?	
What is the parking lot requirement?	
Notes:	
Utilities	
What are the existing utilities? Location? Size? Depth?	
Water	
Stormwater	
Sanitary Sewer	
Power	
Gas	
Cable	
Telephone	
Is there a transformer nearby?	
Is there a fire hydrant nearby?	

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Are there any utility easements on the site? Location? Width/Length?		
Notes:		
Access		
Is/Are there any existing access to this site?		
Is the existing access paved? Type?		
Is there a curbcut/apron?		
Is the existing access accessible?		
If new access is required, can it be accessible?		
Will the new access need connection to ODOT owned road?		
Will it be difficult to make a left turn @ this new access?		
How far is the nearest stoplight/stop sign?		
Is it possible to fit (2) access points from this site?		
Does the existing right-of-way meet City standards?		
	Is there an existing sidewalk? How wide?	
	Is there an existing planter strip? How wide?	
	Is there an existing bike lane? How side?	
Notes:		
Topography		
Is the site flat? Slope?		
	What is the approx %/grade of the slope?	
Are the adjacent sites developed even if there's a slope?		
Will the site accommodate accessibility?		
Does it look as though the ground is sloughing off?		
Does the site have views?		
	Which direction	
	What is the view of?	
	Will the new development affect views of adjacent and nearby properties?	
Notes:		
Environmental		
Is this site in a floodplain? Which Category?		
Has a Phase I site assessment been completed?		
	Were there any findings and has a Phase II been recommended?	
Is/are there any underground/above ground fuel tank?		
	If fuel tanks exist, are they registered with DEQ?	
Are there drywells?		
	If drywells exist, are they registered with DEQ?	
Has an archaeological site assessment been completed/been required?		
Are there birds nests observed on the property?		
Is this site located near an airport? How far?		
Is this site located near a cemetery? How far?		
Is this site located near a railroad? How far? And how often does the line run?		
Is this site located next to a major road that will require noise mitigation?		

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	Is the site located near a commercial laundromat?	
	If so, how far?	
	Is the site located near a farm/nursery?	
Notes:		

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Neighborhood Features - within 2 mile radius		
	Is there access to public transportation? Where and what?	
	Are there public parking lots nearby?	
	Is this site near commercial/retail/community services area?	
	Grocery stores	
	Post office	
	Banks	
	Senior centers	
	Youth centers	
	Medical facilities	
	Pharmacies	
	Etc.	
	What schools are nearby?	
Notes:		
Others:		
	Is a tax assessor's report available?	
	Is this property in a Qualified Census Tract?	
	Is this property in a Difficult to Develop Area?	
	Is there an available appraisal?	
	Is there an available preliminary title report?	
	What is the listing price?	
	Has there been any recent permit applications for this property?	
	What is the price/acre?	
Notes:		