

# Partitions



COMMUNITY  
DEVELOPMENT

**Partition** means to divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year.

**Before you begin, arrange to work with a professional land surveyor, a registered professional engineer or a registered landscape architect.** Only these three professionals can prepare a tentative partition plan. See [Bend Development Code \(BDC\) Chapter 4.3](#) or [bendoregon.gov/citycode](http://bendoregon.gov/citycode) for detailed requirements.

## Partition Process

Step	BDC	Timeframe
(1) Complete and submit a <a href="#">Water and Sewer Analysis</a>		Analysis: ~2 weeks
(2) Complete and submit a <a href="#">Transportation Facilities Report</a>	<a href="#">4.7.400</a>	Review: ~2 weeks
(3) Tentative Plan Review i. Complete & submit a <a href="#">Land Division application</a> for the partition ii. Processed as a Type II Application (public notice) iii. City approves application with conditions	<a href="#">4.3.300</a> <a href="#">4.1.400</a>	Review: 6-8 weeks  (Type II applications are subject to a 120-day statutory review period per BDC 4.1.412)
(4) Complete all necessary improvements and meet all conditions of approval • File for a <a href="#">Public Right-of-Way Permit</a> prior to construction of water, sewer, and street improvements	<a href="#">4.3.400F</a>	Complete before submitting Final Plat
(5) Final Plat Review i. Complete and submit <a href="#">Final Plat application</a> ii. Processed as a Type I Application (no public notice) iii. City issues final plat letter iv. Obtain all signatures on plat mylars	<a href="#">4.1.300</a>	Submit within 2 years of tentative partition approval*  Review: ~30 days
(6) File final plat with Deschutes County		File within 60 days after final plat is approved

\*A single one-year extension may be granted by the Review Authority upon the applicant filing a request for extension.

## Partition Fees

- Contact Planning Division for a fee estimate: [bendplanning@bendoregon.gov](mailto:bendplanning@bendoregon.gov)
- Contact Private Development Engineering for Right-of-Way permit fees: [comdeveng@bendoregon.gov](mailto:comdeveng@bendoregon.gov)

# Evaluation Criteria

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## Criteria for Tentative Plan Approval

- Preserves natural and historical resources
- Allows development of adjacent property in accordance with the provisions of the code
- Complies with standards and requirements of the code, include those regarding zoning, utilities and safety.
- Operates within the capacity of available public facilities
- Allows for orderly development of Bend's transportation network, and allows for future improvements to public access
- Uses each lot, parcel, or designated unit of land as intended
- Conforms substantially with any applicable approved master development plan, master facilities plan, refinement plan, and/or special area plan.
- Proposal complies with BDC Chapter 4.6 Transportation Analysis

## Criteria for Final Plat Approval

- The professional land surveyor is responsible for compliance with BDC 4.3.400

## Required Improvements for Land Division

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- In the approval of a land partition, the Review Authority may require as a condition of approval any improvements that may be required for a land division under the provisions of this code. All roads related to partitions shall be dedicated to the public without reservation or restriction.
  - Streets, sidewalks, curbs, and water & sewer service to each parcel are among the required improvements.
- The Review Authority may require the applicant to improve an easement access serving two or more parcels according to the City's street standards.

## Parcel Design Standards

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- Refer to BDC Title 2 for general standards for the land use district in which the subject property is located.

2.0 Land Use District Administration

2.1 Residential Districts (UAR, UH-10, UH-2 1/2, SR 2 1/2, RL, RS, RM-10, RM, RH)

2.2 Commercial Zoning Districts (CB, CC, CL, CG)

2.3 Mixed-Use Zoning Districts (ME, MR and PO)

2.4 Industrial Zoning Districts (IG, IL)

2.5 Surface Mining Zoning District (SM)

2.6 Public Facilities Zoning District (PF)

2.7 Special Planned District

- Refer to BDC Title 3 for design standards

3.0 Development Standards Administration

3.1 Lot, Parcel and Block Design, Access and Circulation

3.2 Landscaping, Street Trees, Fences and Walls

3.3 Vehicle Parking, Loading and Bicycle Parking

3.4 Public Improvement Standards

3.5 Other Design Standards

3.6 Special Standards and Regulations for Certain Uses

- For infill development options such as mid-block lanes, T-courts, and flag lots refer to BDC 4.5.200