

City of Florence

Community Development Department

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Florence, OR 97439-7623

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MEMORANDUM

TO: Florence Planning Commission
FROM: Wendy Farley Campbell, Senior Planner
DATE: July 21, 2011 (*for tour July 26, 2011*)
RE: **Coast Village Tour**

LOGISTICS: The Planning Commission (PC) is scheduled to tour Coast Village (CV) July 26th from 5:30 to 6:30 p.m. PC and city staff will meet with members of the Coast Village Board in the Coast Village Clubhouse, "Adult Room" at 5:30pm. Coast Village is a gated community and the gate code has been attached to this memo for your entry. The Club House is located east of Spruce St. and its parking is accessed from driveways on the east and south sides of Rhody Loop. All but one street in CV is one-way; please consult the map to familiarize yourself with the traffic flow. The tour will include a meet & greet, brief verbal presentation, and a walking tour led by the Coast Village Board. We will be walking up and back Driftwood Drive, please contact staff if you need accommodations for the tour.

PURPOSE: The purpose of the tour is for PC to familiarize themselves with Coast Village in preparation for the hearing that proposes to create a new zoning district for Coast Village. The tour will provide the opportunity to see the various housing types, get a feel for lot sizes, and see actual greenbelt, setback, parking, and driveway situations. A review of the proposed Coast Village District zoning code coupled with the tour will provide additional insight for the impact of proposed changes for those residents wanting to construct site-built homes, place manufactured homes, or stay in their RV or park-models throughout the year. PC is encouraged to ask questions of the attendees. However, a reminder is provided that the tour is merely observational and should not be used to deliberate about the scenarios or situations. Deliberations are reserved for the hearing.

There are two attachments to this memo: a color-coded map that attempts to code the various housing types and their permanency and another that includes lots sizes for Coast Village (east). Coast Village is a fluid type of development and its residents have in some cases been fairly clever when making improvements to their properties. For these reasons the color-coded map is merely a guide and should not be used as a definitive categorization for a particular property.

ATTACHMENTS:

- Coast Village Housing Style Color Coded Map
- Coast Village (east) Lot Size Map

FOR MORE INFORMATION CONTACT:
 PRUDENTIAL PACIFIC PROPERTIES
 1875 HWY 101, FLORENCE
 541-997-6000 • 800-788-3319
 www.realestateflorence.com

COAST VILLAGE

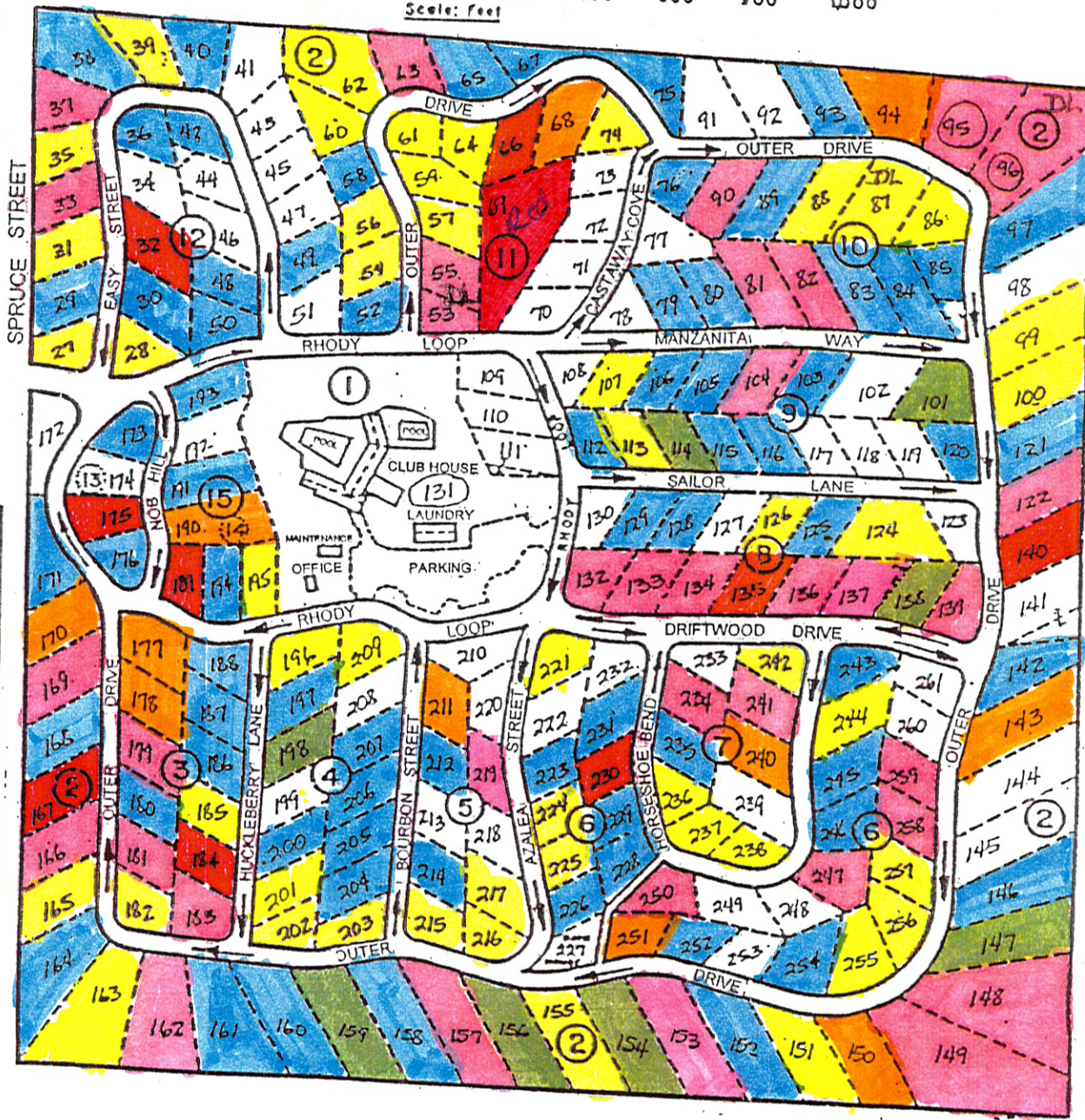
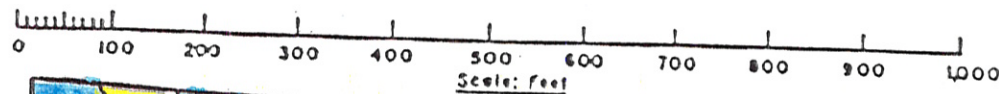
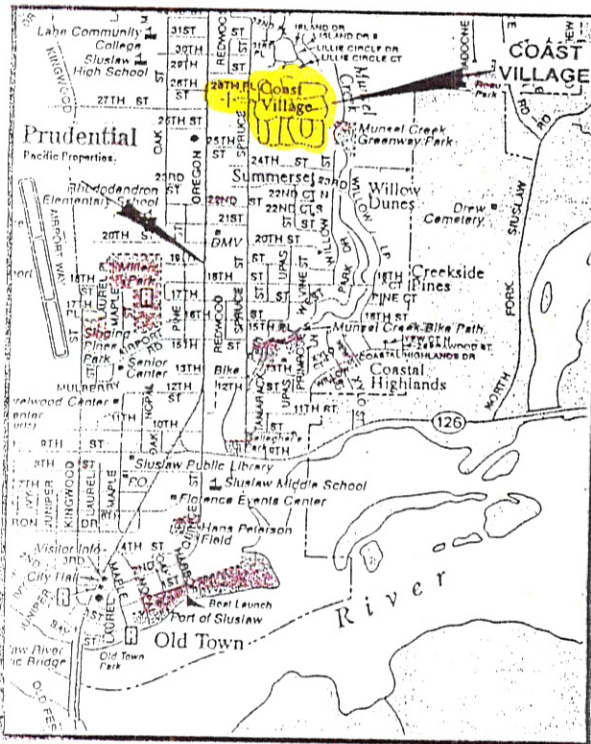
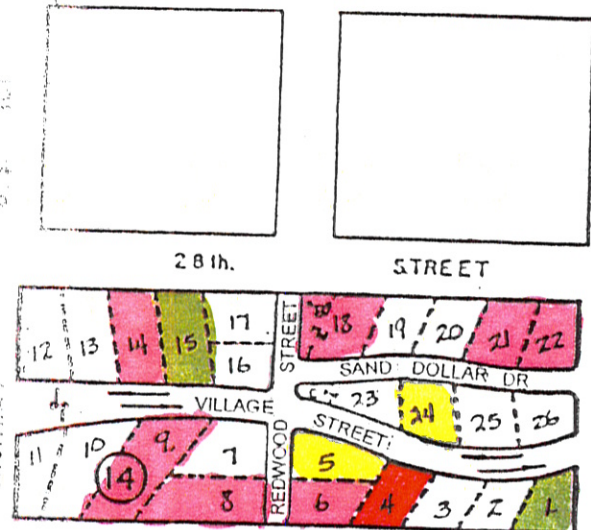
COAST VILLAGE
 2750 HWY 101 • FLORENCE • OR 97439

June 2011

29th. STREET

28th. STREET

27th. STREET



- (10) Side Built
- (11) SWMH Single
- (30) PMMH Park Model
- (44) DWMH Double Wide
- Empty

perm trailer structure
 234 lots
 34 Tempers
 11 empty
 189 perm.

