


CITY OF FLORENCE
LAND USE APPLICATION
Community Development Department
250 Highway 101, Florence, OR 97439
(541) 997-8237 voice (541) 997-4106 fax

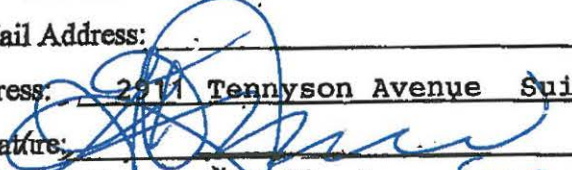
TYPE OF REQUEST

- | | | |
|---|---|--|
| <input type="checkbox"/> Minor Design Review (DR)
(less than 10,000 sq ft) | <input type="checkbox"/> Major Design Review (DR)
(more than 10,000 sq ft) | <input type="checkbox"/> Modification to approved plan |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Conditional Use Permit (CUP) | <input checked="" type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Comprehensive Plan
Amendment (CPA) | <input type="checkbox"/> Administrative Review (AR) |

APPLICANT INFORMATION

Name: Arlie & Company, Teresa Bishow Phone: 541-344-5500
E-Mail Address: teresa@arlie.com Cell Phone: _____
Address: 2911 Tennyson Avenue Suite 400 Eugene, OR 97408
Signature:  Date: 5/17/2012
Applicant's Representative (if any) _____

PROPERTY OWNER INFORMATION

Name: Cannery Station, LLC Phone: 541-344-5500
E-Mail Address: _____ Cell Phone: _____
Address: 2911 Tennyson Avenue Suite 400 Eugene, OR 97408
Signature:  Date: 5/17/2012
Applicant's Representative (if any) Suzanne Arlie, Pres of Arlie & Co.
If applicant and property owner are not the same, either sign or submit a letter of authorization to allow the applicant to act as agent for the property owner.

PROPERTY DESCRIPTION

Property Address: 87344 Munsel Lake Road
General Location (Example: southwest corner of Second St and Hwy 101) southeast corner of
Hwy 101 and Munsel Lake Road
Map and Tax Lot Number: 18-12-14-2 TL 700 Lot Size 16.9 acres
Zoning Designation: North Commercial District / NCD

CONTINUED ON NEXT PAGE



Exhibit 3

EXHIBIT A.

MAP 18-12-14-20

LOT 700

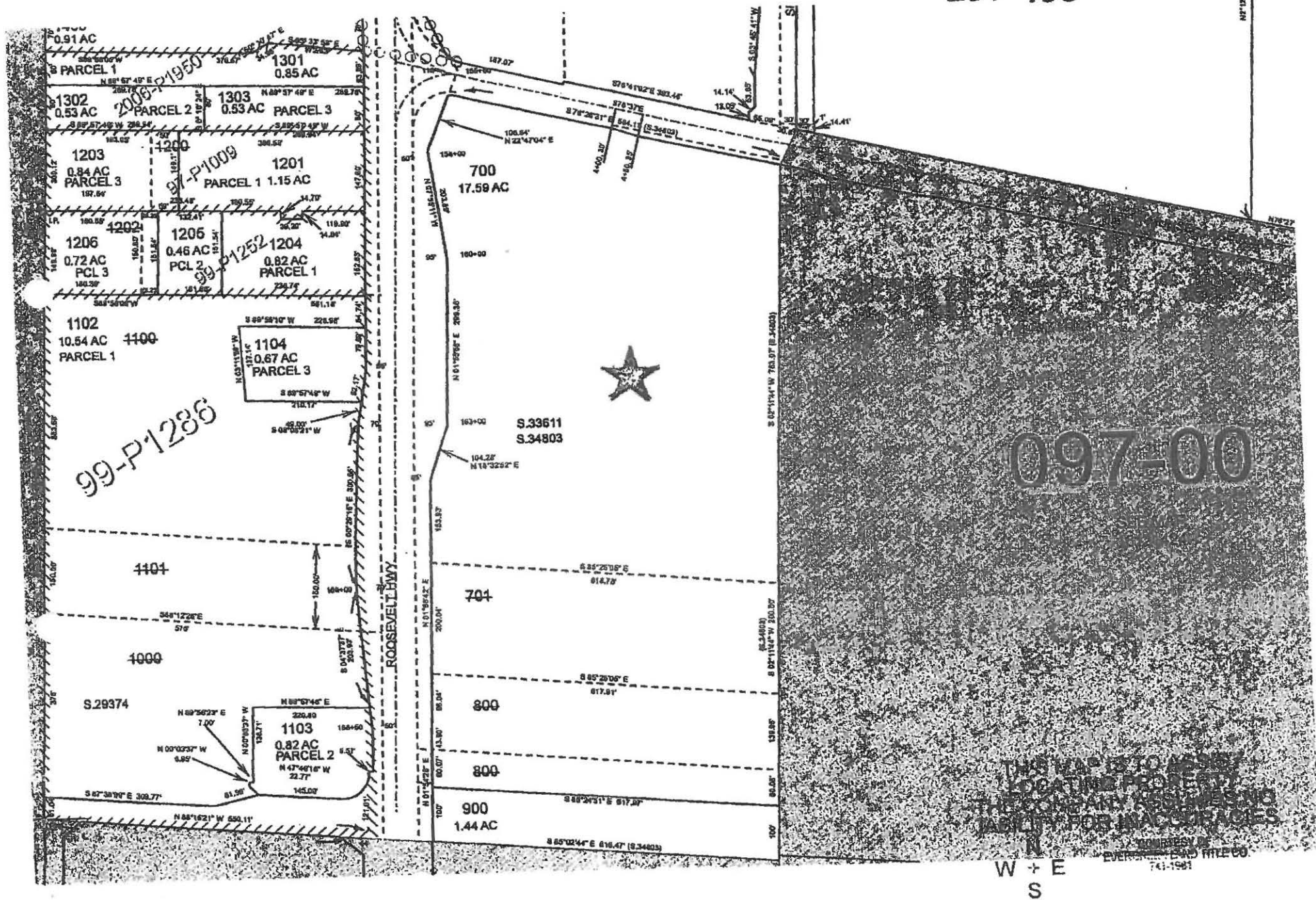


EXHIBIT B

LEGAL DESCRIPTION

Assessor's Map 18-12-14-20, Tax Lot 700

Beginning at a point on the Easterly right-of-way line of the Roosevelt Highway 100.0 feet North 0° 17' West of a point on the East-West centerline through Section 14, Township 18 South, Range 12 West of the Willamette Meridian; and running thence North 0° 17' West along the Easterly right-of-way of said Highway to a point opposite and 40.0 feet distant from Engineer's Centerline Station 162+00 (said centerline point being 1900.0 feet South 0° 17' East of a point on the North line of said Section 14, 629.0 feet South 89° 38' East of the Northwest corner of said Section 14); thence North 89° 43' East 10.0 feet; thence North 0° 17' West 300.0 feet; thence South 89° 43' West 20.0 feet; thence North 0° 17' West 217.51 feet; thence on a 70.32 foot radius curve to the right (the chord of which bears North 50° 33' East 109.04 feet), a distance of 124.78 feet to the Southerly right-of-way of County Road No. 1083 as is presently constructed and traveled; thence South 78° 37' East along the Southerly right-of-way of said County Road to its intersection with the East line of the West one-half of the Northwest one-quarter of said Section 14; thence South along the East line of the West one-half of the Northwest one-quarter of said Section 14 to a point 100.0 feet North of the East-West centerline through said Section 14; thence Westerly to the Place of Beginning, in Lane County, Oregon.

EXCEPT that portion conveyed to the State of Oregon Department of Transportation, Highway Division, by Deed Recorded August 2, 1985, Reception No. 85-27329, Lane County Oregon Records.

ALSO EXCEPT that portion conveyed to Lane County, a political subdivision of the State of Oregon, by Deed Recorded February 12, 1996, Reception No. 96-09583, Lane County Oregon Records.

micnellis notes for report

**TITLE 11
CHAPTER 3**

CANNERY STATION PUD

MAJOR PARTITION, TENTATIVE PLAN PROCEDURE

SECTION:

- 11-3-1: Application
- 11-3-2: Tentative Plan Requirements
- 11-3-3: Review of Tentative Major Partition or Subdivision
- 11-3-4: Approval of Tentative Major Partition or Subdivision
- 11-3-5: Acknowledging Tentative Plan Decisions
- 11-3-6: Tentative Plan, Effective Date
- 11-3-7: Tentative Plan, Appeal of Decisions



11-3-1: APPLICATION: An application for tentative plan approval shall be made by the person proposing the subdivision or major partition, or his authorized agent or representative, on a form prescribed by the City and submitted to the Planning Director, together with a tracing and ten (10) copies of a subdivision tentative plan or five (5) copies for a major partition tentative plan, as the case may be. (Amd. Ord 30, Series 1990).

ATTACHED ARE 12 - 18 X 24, 7 - 11 X 17 AND 1 - 8 1/2 X 11 COPIES OF THE TENTATIVE PLAN

11-3-2: TENTATIVE PLAN REQUIREMENTS:

A. Drafting: The tentative plan shall show all pertinent information to scale. The drawing shall be on standard size sheets eighteen inches by twenty four inches (18" x 24"), and at scale of one inch equal to one hundred feet (1" = 100'). The scale may be increased or decreased if necessary, but in all cases the scale shall be standard, being 10, 20, 30, 40, 50 or 60 feet to the inch or multiples of ten (10) of any one of these scales.

THE TENTATIVE SUBDIVISION PLAN IS ON 18 X 24 AT 1" = 80' SCALE.

Tentative plans for major partitions and subdivisions shall be proposed by a surveyor who is an Oregon registered engineer or Oregon licensed land surveyor. An affidavit of the services of said engineer or land surveyor shall be furnished as part of the tentative plan submitted.

THE TENTATIVE SUBDIVISION PLAN HAS BEEN PREPARED BY AN OREGON LICENSED LAND SURVEYOR. AN AFFIDAVIT OF THE SERVICES IS ATTACHED.

B. Information Required: The application itself or the tentative plan must contain the following information with respect to the subject area:

1. Name and block numbering of proposed subdivision. Except for the words, "tow", "city", "plat", "court", "addition" or similar words, the name shall be clearly pronounced different than, the name of any other subdivision in the County unless the subject subdivision is contiguous to and platted by the same party that platted the preceding subdivision bearing that name. All subdivisions must continue the block numbers of the subdivision of the same name last filed.

THE NAME "CANNERY STATION P.U.D." HAS BEEN RESERVED FOR THIS SUBDIVISION AND IS SHOWN ON THE TENTATIVE PLAN

2. The date, north point and scale of the drawing; a sufficient description to define the location and boundaries of the proposed subdivision or major partition area; and the names of all recorded subdivisions contiguous to such area.

THE DATE, NORTH ARROW AND SCALE ARE SHOWN ON THE TENTATIVE PLAN. THE LOCATION OF THE PROPOSED SUBDIVISION AND THE NAMES OF THE RECORDED ADJOINING SUBDIVISIONS ARE SHOWN ON THE TENTATIVE PLAN.

3. The names and addresses of the owner and engineer or surveyor.

THE NAMES AND ADDRESS OF THE APPLICANT, THE OWNER AND THE SURVEYOR ARE SHOWN ON THE TENTATIVE PLAN.

4. The location of existing and proposed right-of-way lines for existing or projected streets as shown on the Master Road Plan.

THE LOCATION OF PROPOSED AND EXISTING RIGHT OF WAY LINES ARE SHOWN ON THE TENTATIVE PLAN.

5. The locations, names and widths of all existing and proposed streets and roads. Said roads and streets shall be laid out so as to conform to subdivisions and major partitions previously approved for adjoining property as to width, general direction and in other respects unless it is found in the public interest to modify the street or road pattern.

THE NAMES AND WIDTHS OF EXISTING AND PROPOSED STREETS ARE SHOWN ON THE TENTATIVE PLAN.

6. Locations and widths of streets and roads held for private use, and all reservations or restrictions relating to such private roads and streets.

PROPOSED STREETS WITH WIDTHS ARE SHOWN ON THE TENTATIVE PLAN.

7. The elevations of all points used to determine contours shall be indicated on the tentative plan and said points shall be given to true elevation above mean sea level as determined by the City. The base data used shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals are required:

Contour Intervals	Ground Slope
1'	0% to 5%
2'	5% to 10%
5'	Over 10%

✓ **CONTOURS ARE SHOWN ON THE TENTATIVE PLAN. THE CONTOURS WERE TAKEN FROM DRAWING DATED SEPT. 10, 2007, WARD NORTHWEST, INC.**

✓ 8. The approximate grades and radii of curves of proposed streets.

*- grades?
see grading plan
c2*

THE RADIUS OF CURVES OF PROPOSED STREETS ARE SHOWN ON THE TENTATIVE PLAN.

9. The approximate width and location of all reserve strips and all existing and proposed easements for public utilities.

No easements proposed

LOCATION AND WIDTH OF EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THE TENTATIVE PLAN.

✓ 10. The approximate radii of all curves

THE RADIUS OF ALL CURVES ARE SHOWN ON THE TENTATIVE PLAN.

11. The general design of the proposed subdivision or major partition including the approximate dimensions of all proposed lots and parcels.

APPROXIMATE DIMENSIONS AND LOT SIZES ARE SHOWN ON THE TENTATIVE PLAN.

12. The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all watercourses.

✓ **SEE ATTACHED PAGES C 3.0 AND LA-1**

13. The existing and proposed uses of the property including the location of all existing structures that the applicant intends will remain in the subject area.

COMMERCIAL USES - MEDICAL/PROFESSIONAL OFFICES, RETAIL, BANKING, RESTAURANTS.

Attaching **RESIDENTIAL USES - ASSISTED LIVING, RETIREMENT, MULTI-FAMILY AND SINGLE FAMILY HOUSING.** *- approved*

14. The domestic water system proposed to be installed including the source, quality and quantity of water if from other than a public water supply.

THE PROPOSED WATER SUPPLY WILL BE FROM THE CITY OF FLORENCE.

15. All proposals for sewage disposal, flood control and easements or deeds for drainage land including profiles of proposed drainage ways.

PROPOSED SEWAGE DISPOSAL AND DRAINAGE SEE PAGE C 3.0 AND C 7.0

16. All public areas proposed to be dedicated by the applicant and the proposed uses thereof.

DEDICATED AREAS ARE SHOWN ON THE TENTATIVE PLAN.

17. All public improvements proposed to be made or installed and the time within which such improvements are envisioned to be completed.

ALL PUBLIC IMPROVEMENTS PROPOSED TO BE MADE OR INSTALLED ARE SHOWN ON ATTACHED PLANS.

18. If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.

SEE ATTACHED GRADING PLAN PAGE C 2.0

19. A legal description and drawing of the boundaries of the entire area owned by the applicant of which the proposed subdivision or major partition is a part, provided that where the proposal comprises all of such area, an affidavit of such fact shall accompany the tentative plan.

SEE ATTACHED TITLE REPORT FOR LEGAL DESCRIPTION . BOUNDARY OF AREA IS SHOWN ON TENTATIVE PLAN.

11-3-3: REVIEW OF TENTATIVE MAJOR PARTITION OR SUBDIVISION: Within five (5) working days after the major partition or subdivision tentative plan is duly submitted, the Planning Director shall distribute copies thereof to the City Manager, to each public utility, the County Health Department, and to each government subdivision that may be affected by the major partition or subdivision proposal for review, comments and recommendations. If no written response is received by the Planning Director within thirty (30) days, it shall be assumed that the agency(s) approves of the proposal as submitted unless an extension is requested. (Amd. Ord 30, Series 1990).

11-3-4: APPROVAL OF TENTATIVE MAJOR PARTITION OR SUBDIVISION: After giving notice as required by subparagraph 10-1-1-5-B-1 of this Code, the Planning Commission or its designee shall grant approval or deny the major partition tentative plan. The hearing decision and further consideration of a similar application shall be governed by paragraphs 10-1-1-5-D and E of this Code. If approval involves implications of new or modified standards or policy, the Planning Commission and not its designee shall render a decision. The Planning Commission may require its designee to submit any tentative approval to the Commission for review prior to notification of the applicant. In the event of a denial, the application shall be reviewed by the Planning Commission within forty five (45) days. Approval shall be granted,

provided affirmative findings can be made that: (Amd. Ord 30, Series 1990).

A. The approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the safe and healthful development of such remainder or any adjoining land or access thereto.

B. The tentative plan complies with the requirements of this Title, all applicable provisions of the Oregon Revised Statutes, the Florence Zoning Ordinance, the Florence Comprehensive Plan and Policies, as well as the intent and purpose of this Title.

11-3-5: ACKNOWLEDGING TENTATIVE PLAN DECISIONS: Notice of the Planning Commission's decision shall be given as provided in paragraph 10-1-1-5-F of this Code. Approval of a tentative plan for a major partition or subdivision shall be noted thereon by the chairman of the Planning Commission with the effective date of said approval. Unless appealed, a copy of the tentative plan as approved and so noted thereon shall be furnished the applicant following the effective date of approval. Where the Planning Commission has appointed a designee to take action on a major partition, the action may be evidenced by the signature of said designee. (Amd. Ord 30, Series 1990).

11-3-6: TENTATIVE PLAN, EFFECTIVE DATE: Unless appealed, the Planning Commission decisions under this chapter shall become effective on the thirty first day after rendered. The applicant may then proceed with final surveying and preparation for final approval consideration of the major partition map or subdivision plat, as the case may be. Tentative plan approval shall be effective for one year within which time the application and major partition map or application and subdivision plat must be submitted as required by this Title. An applicant may apply to the Planning Commission for one (1) extension of six (6) months, due to extenuating circumstances which prevent application for final partition map or subdivision plan within the required one year period. Otherwise the entire procedure must be repeated for reconsideration in light of changed conditions that may exist. (Amd. Ord 30, Series 1990). (Amd. Ord. 12, Series 1999).

11-3-7: TENTATIVE PLAN, APPEAL OF DECISIONS: The procedure and provisions for appeal under this Chapter shall be governed by Subsection 10-1-1-6 of this Code. (Amd. Ord 30, Series 1990).

Amended by Ord. 30, Series 1990

Amended by Ord. 12, Series 1999

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