



*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

### Type of Request

- ☒ **Preliminary Planned Unit Development (PUD)** (Florence City Code Title 10, Ch-23)  
☒ **Tentative Subdivision Plan** (Florence City Code Title 11, Ch-1, 3, 5 & 7)  
☐ **Modification to requirements** (Title 10, Chapter 36 or Title 11)

### Applicant Information

Name: Pacific Golf Communities, LLC

Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Phone 2: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's Representative (if any): Michael Pearson

### Property Owner Information

Name: Pacific Golf Communities, LLC

Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Phone 2: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 7/21/2015

Applicant's Representative (if any): Michael Pearson

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

### For Office Use Only:

RECEIVED  
City of Florence

JUL 22 2015

By: EMS

Approved

Exhibit

**EXHIBIT B**

**Property Description**

Assessor's Map No.: 18 - 12 - 15 - 00

Tax lot(s): 1200 & 1300

Zoning District(s): Low density residential

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): Also 18-12-15-33 TL 4700. North: Low density residential and vacant; East: Golf course; West: Low density residential and public street; South: Low density residential.

**Project Description**

Lot Size: Varies, see map.

Number of single family lots proposed: 40

Proposed Building Coverage if a PUD: Estimated 20%.

Is any project phasing anticipated? (Check One): ☒ Yes ☐ No

Timetable of proposed improvements: Complete infrastructure 2015; homebuilding 2016.

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Develop 10-acre site into 40 lots for single family detached homes;

Private streets in a gated community;

Open space (20%) with amenities.

See attached narrative for more details.

**For Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Paid

## Other Information Required

Below is a check list of the required information to determine if an application is complete. The Florence City Code is available at City Hall or online at [www.ci.florence.or.us](http://www.ci.florence.or.us) (click on "City Code" which is located on the main page). You will also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, *Highway 101 Access Management Plans*, *Stormwater Design Manual* and *Stormwater Management Plan* available on the City's Planning Department webpage or at the City Hall for review or purchase.

Note: Please submit an electronic copy of any plans submitted larger than 11" x 17"

☐ Tentative Subdivision Plan drawn to scale, showing the following:

- ☐ Name and block numbering of proposed subdivision
- ☐ Date, north point, scale of the drawing,
- ☐ Description of the location and boundaries of the proposed subdivision or major partition area
- ☐ Names of all recorded subdivisions contiguous to the area
- ☐ Names and addresses of the owner and engineer or surveyor
- ☐ Locations, names, widths of all existing and proposed public and private streets and roads (includes right-of-way and pavement widths) & all reservations/restrictions relating to private roads & streets
- ☐ Grades and radii of curves of proposed streets
- ☐ Elevations of all points used to determine contours (given to true elevation above mean sea level) with base date used shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. Contours shall be in the following intervals:

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

- ☐ Width and location of all proposed public utility easements
- ☐ Stormwater flows, location of existing storm lines, location of stormwater overflow and its impact down stream
- ☐ Location of sewer pipes, sizes, man holes, and elevations of existing and proposed pipes
- ☐ Water system proposed including source, pipe locations, sizes, meter locations & hydrants
- ☐ Width and location of all proposed sidewalks
- ☐ All public areas proposed to be dedicated by the partitioner and the proposed uses thereof such as reserve strips
- ☐ All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed
- ☐ A legal description of the boundaries of the entire area owned by the land owner of which the proposed land division is a part; provided, that where the proposed land division comprises all of such area, an affidavit of such fact shall accompany the application
- ☐ Dimensions of all proposed lots or/and parcels
- ☐ If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil

☐ PUD Preliminary Development Plan, including the following

- ☐ An explanation of the character of the planned unit development and the manner in which it has been planned to take advantage of the planned unit development regulations.

☒ Map showing street systems, lot or partition lines and other divisions of land for management, use or allocation purposes.

☒ Areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses.

☒ Open Space Plan . Refer to FCC 10-23-5-G for criteria

☐ Off-Street Parking and Loading Plan

☒ List of Design Team and Summary of Qualifications (FCC 10-23-7)

☐ A plot plan for each building site and common open space area, showing the approximate location of buildings, structures, and other improvements and indicating the open spaces around buildings and structures, excepting private single-family lots in a residential PUD.

☐ Elevation and perspective drawings of proposed structures.

☐ A development schedule indicating:

- a. The approximate date when construction of the project can be expected to begin.
- b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
- c. The anticipated rate of development.
- d. The approximate dates when each stage in the development will be completed.
- e. The area, location and degree of development of common open space that will be provided at each stage.

☐ Agreements, provisions or covenants which govern the use, maintenance and continued protection of the planned unit development and any of its common open space areas.

☐ The following plans and diagrams, insofar as the reviewing body finds that the planned unit development creates special problems of traffic, parking and landscaping.

- a. An off-street parking and loading plan.
- b. A circulation diagram indicating proposed movement of vehicles, goods and pedestrians within the planned unit development and to and from thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern shall be shown.
- c. A landscaping and tree plan.

Additional Submittals, if not provided in plan or plat:

☐ Site Investigation Report (per FCC 10-7-3)

☐ Fire flows- For fire flow information, contact the Fire Marshal, Sean Barrett at (541) 997-3212.

☐ Signs (per FCC 10-6-6-D)- If proposing signs, (new or existing) provide a drawing or sketch to scale which includes: size, location, materials, colors, and illumination if any

☐ Title Report from a Title Company (per FCC 10-4-3-C and 10-6-6-E)- indicating liens, access and/or utility easements, legal description



☐ Survey (for Old Town Zoning District) (per FCC 10-17A-4-K-1-a, 10-17B-4-K-1-a, and 10-17C-4-K-1-a) A recent survey map drawn to scale which shows property lines, easements, 2' contours, existing structures (including height of sea-wall, if appropriate), floodplain & highest observed tide.

☐ Access permit (for properties accessing State or County Roads) (see FCC 10-35-2-4) A State or County complete access permit application is required. For properties along Highway 101 located between Highway 126 and the bridge along Highway 101 please refer to the *Highway 101 Access Management Plan*.

☐ Stormwater Plan:

☒ Preliminary Development Plan (per FCC 9-5-2-A-4): (projects which are adding 500 square feet or greater of impervious surface area or clearing vegetation from 10,000 square feet or greater (single family homes are excluded) and under 1 acre per FCC 9-5-2-2-C) Shall include a general description of the proposed project property and description of existing structures, buildings, and other fixed improvements located on the property and surrounding properties. The plan shall also include natural water flow of the existing property, soils, storm water drainage, flooding from high groundwater table. The Plan also shall identify the features outlined in FCC 9-5-2-A-4.

☐ A Stormwater Management Plan (per FCC 9-5-2-3): Stormwater Management Plan is required for projects over 1 acre is required with construction drawings, please refer to FCC 9-5-2-3 for submittal requirements.

☒ Traffic Impact Study. Please refer to FCC 10-1-1-4-D to see if a Traffic Impact Study is required.

☒ Utility Plan:

List all utilities currently available to the site AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).

*Note: For help identifying the location of utilities, please call Dig Safely Oregon at 1-800-332-2344 or dial 811. Call Public Works (541-997-4106) to determine the size of utility lines. Call the Fire Marshal (541-997-3212) to determine fire flows.*

Water Supply: 8 - inch line available from Rhododendron (Street)

Sanitary Sewer: 8 - inch line available from Rhodoendron (Street)

Storm Sewer: TBA - inch line available from Rhododendron (Street)

Check if available: ☒ Telephone ☒ Cable TV ☒ Electrical ☒ Other (Such as fiber optics)

Provide a plan drawn to common scale showing the location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows, and 2' contours.

☐ Lighting Plan:

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-37.

☐ Location of areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, riparian areas or areas of special significance or within an overlay zone.

☐ Erosion Control:

Projects of over 1 acre of land disturbance over a period of time (please see FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System permit from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

**GENERAL PLANNING NARRATIVE**  
**Fairway Estates Phase I Residential Planned Unit Development**  
**Land Use Permit Applications**  
**Florence, Oregon**  
**July 2015**

**Developer Introduction**

Michael Pearson represents the ownership of a 10-acre parcel located adjacent to the Sandpines Golf Course and abutting Rhododendron Drive. The Owners plan to develop the parcel into 40 building lots for single family detached homes. The Owners are not residential builders, thus are developing the lots for sale to homeowners and homebuilders.

**Value-Driven Development**

We view land development as a value driven process. Our approach to the development of Fairway Estates is one of integrating key values identified for the principal stakeholders. These values can be summarized in three categories: *economic, social and environmental*. Each will be addressed in turn.

**Economic Value**

Return on investment. This is the primary driving force of any private land development. Fairway Estates is no exception. Our goal is maximizing financial potential at minimal cost.

Competitive offerings. In a free market, we must offer distinct product value to prospective lot purchasers at competitive prices.

Housing demand. Our offering must be consistent with current local housing demands. It must meet the needs of our local housing market. We believe there is growing demand in Florence for high quality residential single family home sites.

Capital value. Our project intends to enhance the capital value of existing neighborhood properties, which in turn protects the property values of our new development.

Minimize public costs. Fairway Estates maximizes private investment in infrastructure. Streets and utility construction are privately financed. Fairway Estates will own and maintain private streets, drainage systems, sidewalks, trails and common preserved open space. Public maintenance costs are minimized by homeowners financially vested in their own neighborhood infrastructure. As local governments face the increasingly difficult financial challenge of maintaining an aging public infrastructure, private property owners can take a larger role in local neighborhood maintenance.

**Social Value**

New living places. Fairway Estates will create new, inclusive and secure living places.

Amenities. Fairway Estates offers close access to the Siuslaw River, Pacific Ocean and a premier golf course. Local trails between preserved common areas within the development offer our residents opportunity for outdoor exercise in a secure environment.

Context. Developing Fairway Estates with sensitivity to existing neighborhood social context, i.e. secure, gated communities.

Security. Protecting and enhancing the sense of personal safety and security within the neighborhood.

Image. Protecting and enhancing the community's image of the site, surrounds and neighborhood.

Good Neighbors. Develop Fairway Estates to foster good neighborhood relationships with both private and public ownership. Provide opportunities for "partnering" on common issues such as neighborhood access, connectivity and security.

**Environmental Value**

Natural features. Treat the natural features within the preserved common areas of the site as vested ownership amenities rather than development restraints.

Sustainability. Through appropriate design and ownership protocols, vest individual homeowners in the collective long-term stewardship of site natural features within the preserved open spaces.

Low impact design. Implement low-impact technologies for surface water management.

We believe the geographic and social context of this property demands owner-occupied single family housing. The character and quality of the adjacent residential neighborhood, the surrounding natural features and the immediate access to a premier golf course assures us that owner-occupied single family housing can retain long-term high capital value.

We believe that the site offers a unique combination of existing amenities that are of significant value to owner-occupants.

**Principal Stakeholders**

We perceive the principal stakeholders in this development process to be the following.

Developer. Marketable, profitable low-density owner occupied residential home sites within a practicable time frame.

Builder(s). Available ready-to-build lots for a rising housing market demand.

Neighborhood residents. Local social context, safety, security, image and capital value.

City of Florence. Partnering for development of new residential lots with common open space for new residents; partnering for development of reliable street and utility infrastructure at minimum cost.

Community. Respect for community values and public process.

**Proposed Development Plan**

The proposed development plan comprises owner-occupied single family residences on individually owned lots with collective common area ownership and infrastructure maintenance by a homeowners association.

**Site Amenities**

Shared common open space located throughout each phase of the development; interconnected hiking trails throughout the site contribute to creating a neighborhood the residents can count on for maintaining its unique qualities and market value; convenient access to a premier golf course and its related accommodations.

**Basic Site Design**

Single family detached, owner-occupied housing is the exclusive housing type in Fairway Estates. Our plan provides a variety of lot sizes and configurations compatible with existing neighborhood housing. However, our plan provides more collectively shared open space. This open space is dedicated to shared trail access.

**Street Lighting**

Street lighting in the interior of the site will feature City standard street illumination. Roadway and pedestrian lighting associated with our new development may be considered enhancements to neighborhood safety and security.

**Interior Transportation Facilities**

Transportation facilities associated with our proposed development are those needed to support low-density housing, similar in character to the transportation facilities used within existing nearby neighborhoods, but with greater emphasis on pedestrian accessibility and connectivity. Streets and sidewalks will be owned and maintained by the Fairway Estates Homeowners Association.

**Traffic and Offsite Parking Impacts**

Traffic will be exclusively residential in character. All parking demand will be met on site. Traffic impacts have been evaluated in a separate document submitted with our land use application.

**Pedestrian Improvements**

Throughout Fairway Estates, we will provide pedestrian sidewalks, separated from vehicular traffic by planter strips that are continuous on each side of each street. Additionally, we will construct pedestrian trails through the site, linking open space tracts. These sidewalks and trails will be owned and maintained by the Fairway Estates Homeowners Association.



**Fred Wright, P.E.**  
**Consulting Engineers, Inc.**

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**Utility Infrastructure**

With the exception of street illumination, all franchise utilities will be installed underground, providing minimal impact on the existing neighborhood. Much of the public underground infrastructure has been constructed by a prior property owner/developer. To the greatest extent practicable, we will utilize this existing infrastructure in our development plan.

**Grading**

Most of our land may be characterized as dunal sands. Earthwork is relatively simple. Roadways already have been graded by the previous owner/developer. We will utilize the existing grading plan to the greatest extent practicable. Lot grading will be completed by individual lot purchasers. Common area grading will be limited to facilitating trail construction. No mass grading of open space is proposed.

**Surface Water Management**

We have designed a subsurface groundwater collection system to maintain a uniform depth of continuously dry sand below our street corridors. Thus street and roof runoff merely need be routed to landscaped roadside swales where it will dissipate naturally into the continuously drained sand soil regime.

**Future Development**

We will extend our new interior roadways to abutting properties, offering access for future development and connectivity to existing neighborhoods.

**Summary**

We believe our plan will generate significant value to the community, local neighborhood and the property owners whilst meeting City of Florence development goals and standards.

Respectfully submitted,

*Fred Wright*

Fred Wright, P.E., P.L.S., F. ASCE  
For: Michael Pearson