



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

September 28, 2020

NOTICE OF PUBLIC HEARING

On October 19, 2020, The Florence City Council will hold a public hearing on three appeals regarding a recent Planning Commission decision approval with conditions, for **Resolution PC 20 07 PUD 01 & PC 20 08 SUB 01**. The Resolution pertains to a proposed Preliminary Planned Unit Development and Tentative Subdivision Plat which would include 31 detached single-family residences, 49 single-family attached residences, and 46 multifamily units. The properties are located at the NE intersection of Rhododendron Dr. and 35th St., are comprised of approx. 9.28 ac., and shown on Assessor's Map 18121533 Tax Lot 0700; Map 18121534, Lots 3800, 3900, 4000, 4100 & 4200; & Map 18122221, Lot 1900, located at the NE intersection of Rhododendron Dr. and 35th St., The properties are zoned Mobile/Manufactured Home Residential District (RMH) & regulated by Florence City Code Title 10, Chapter 10.

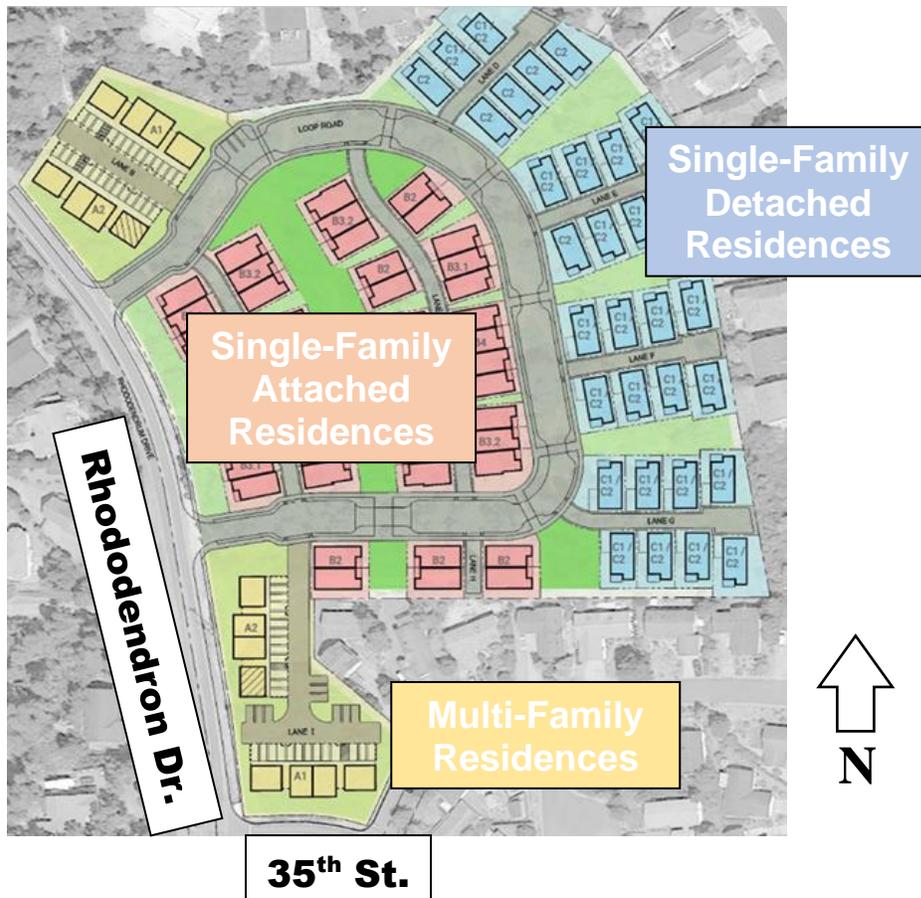
These issues are being appealed to the City Council. The City Council's review of this matter will be confined to the record established by the Planning Commission on this matter along with the appeal documents. Participants at the City Council hearing may provide argument only; no new evidence.

Appeal items are summarized here: inadequate interior side and other setback criteria • design and timing of installation of a left turn lane on Rhododendron Drive and its intersection with 35th St. • lack of condition for developer to provide a performance bond to ensure these improvements will meet the condition for these improvements • traffic counts did not take into consideration anticipated traffic generated by future development in the area • a wetland area w/in the development where outcomes of a Phase 1 Site Investigation could affect applicant compliance with approval criteria • density (units per acre) calculated on 'gross' acreage rather than 'net' • the need for on-site vegetation preservation • design of storm water infiltration facilities • lack of conditions for restricting short term rentals and that these should be required to have a 30 day minimum rental period • inadequate internal parking • negative impacts on Sea Watch residents as result of the proposed development • an increase of stormwater discharge from the development site would cause further damage to the riverbank and developer has not demonstrated that management of stormwater is feasible • proposed development incompatible with surrounding neighborhood.

Applicable Review Criteria from Florence City Code may include: Title 10: Zoning Regulations, Ch. 1, Zoning Administration, Sections 1-4, 1-5; 1-6-3; **1-7 (1-7 outlines the appeal process)**; Ch. 2, General Zoning Provisions, Section 2-3, Sections 2- 8 and 2-13; Ch. 3: Off-Street Parking and Loading, Sections 3 through 11; Ch. 6: Design Review. Section 6-6; Ch. 7: Sections 1, 2, 3H, 6 and 7; Ch.10: Residential Districts. Sections 1, 2, 3, Table 10-10-3-A, 4, 5, 7, & 9; 23: Planned Unit Development, Sections 1 through 10 and Section 15; Ch. 34: Landscaping, Sections 2 through 5; Ch.35: Access and Circulation, Sections 2-2 through 2-14, 3-1 through 3-4; Ch. 36: Public Facilities, Sections 2-1 through 2-5; 2-7, 2-8; 2-10 through 2-19; 2-22, 2-23; and Sections 3 through 9; and Ch. 37: Lighting, Sections 2 through 6. Additionally, Title 9: Utilities, Ch. 5: Stormwater Management Requirements, Sections 1 through 7 and Title 11: Subdivision Regulations, Ch. 1: Subdivision Administration, General Provisions, Sections 1 through 6; Ch. 3: Subdivision Tentative Plan Procedure, Sections 1 through 4, and 8; Ch. 5: Platting and Mapping Standards, Sections 5-1 through 5-4. Additionally, Florence Transportation System Plan, Florence Parks and Recreation Master Plan and the Realization 2020 Florence Comprehensive Plan.

Florence City Council meetings will occur via video conference call. Meetings will air live on these three sources: Cable Channel 191, the 'GoToWebinar' platform link made available on the meeting's agenda, and at www.ci.florence.or.us/citymanager/public-meetings-live. Both written and verbal testimony via conference call will be accepted. For additional information on how to provide testimony or any other questions, visit the City of Florence website at <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card> contact the City of Florence Planning Department at (541) 997-8237, or visit the calendar page for this meeting at the City's website at www.ci.florence.or.us.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop box to the right of the City Hall main entrance. **Written testimony received prior to October 5, 2020, can be addressed within the staff report**; however, written testimony will be accepted until October 13, 2020, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.



Single-Family
Detached
Residences

Single-Family
Attached
Residences

Multi-Family
Residences

Rhododendron Dr.

35th St.

