



LAND USE PLANNING AND CONSULTING SERVICES

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**Written Statement:
Fairway Estates Phase II PUD/Subdivision Application**

Date: 9/23/2022

City File#: PC 21 39 SUB 03 & PC 21 40 PUD 02,
Metro#: 21-051 Pearson-Fairway
Determination: March 25, 2022

Property Owner/Applicant: Joseph M. Pearson, Pacific Gold Communities LLC
[REDACTED]
Florence, OR 97439

Subdivision Name: Fairway Estates Phase 2
Map/Lot: 18-12-15-00, TL 1500
Site Address: Florence Oregon 97439

Applicant's Rep: Jed Truett, AICP, Principal
Metro Planning, Inc.
(jed@metroplanning.com)

Agency Contact: Wendy Farley Campbell, Planning Director, AICP
City of Florence, Planning Department
(wendy.farleycampbell@ci.florence.or.us)

City of Florence,

Property owner seeks approval of Planned Unit Development (PUD) and Subdivision Tentative Plan (Subdivision) application to develop Tax map 18-12-15-00 Tax lot 1500 into a 42-lot subdivision.¹

To assist the city staff and Planning Commission in their review of this written statement applicable provisions of City Code from Title 10 Chapter 23 Planned Unit Development (PUD) and Title 11 Chapter 3 Subdivision Tentative Plan Procedure are provided in ***bold/italics*** and applicant responses are included in plain text.

A cross reference table is provided on last page of this document that cross references footnoted attachments with electronic file submittals.

¹ Attached: Subdivision & PUD Application

Background

In this written statement, a PUD and subdivision application are submitted under the same cover. Applicant addresses city code governing both PUDs and subdivisions, items of incompleteness from the city and refinements by the development team since initial conception. The purpose of the initial layout, submitted in 2015, was to introduce the project and initiate planning analysis. This 2022 proposal provides refined analysis, reports, and plans. A comprehensive approach to application criterion is included with this revised submittal.

The Subdivision/PUD application represents subarea C2 of the Sandpines Master Plan illustrated below, here in referred to as Site.

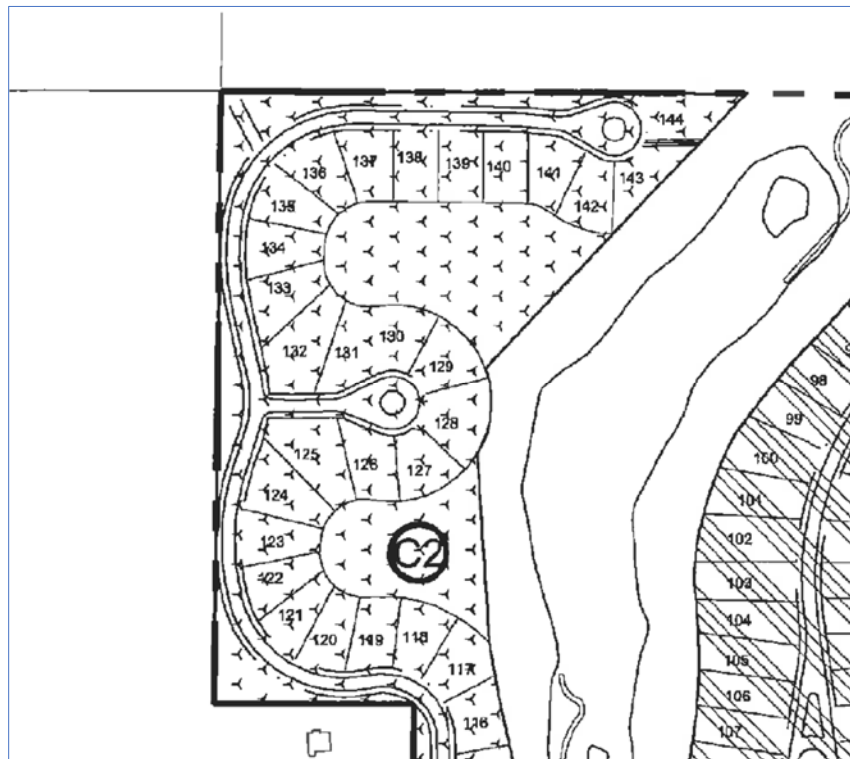


Figure 1: Original Subarea C2 of The Sandpines Master Plan²

The proposed site layout, on the following page, is differs in design from the original subarea C2 shown above. This revised written statement and attached applications are submitted with

² Attachment: The Sandpines Master Plan

attention to both Title 10 Chapter 23 Planned Unit Development (PUD)³ and Title 11 Chapter 3 Subdivision Tentative Plan Procedure⁴.



Figure 2 New Configuration of Subarea C2 of The Sandpines Master Plan⁵

The following are included with this proposal and referenced below:

- Fairway Estates Cover Sheet
- Fairway Estates Existing Conditions
- Fairway Estates Subdivision
- Fairway Estates Wetland Delineation Report
- Fairway Estates Wetland DSL Concurrence WD#2021-0235
- Fairway Estates Engineering Plan
- Fairway Estates Engineering Report
- Fairway Estates Stormwater Memo
- Fairway Estates Traffic Impact Analysis

The Subdivision is proposed in three phases as shown on the attached drawings.

Below are PUD and Subdivision criteria (in ***bold/italics***) addressed in plain text

³ Attached: FLORENCE CITY CODE TITLE 10, PUD 10-23

⁴ Attached: FLORENCE CITY CODE TITLE 11, 11-3

⁵ Attachment: Subdivision & PUD Application

10-23 PUD

10-23-4: GENERAL CRITERIA:

Applicant must demonstrate that the development conforms to all the following criteria:

A. The proposed development shall be compatible with the general purpose and intent of the Comprehensive Plan.

Response: The proposed development is compatible with the Comprehensive Plan, which requires a Planned Unit Development on the subject property. The Comprehensive Plan was further refined by the Sandpines Master Plan in 2004 and included the subject property as subarea C2. The present configuration is quite different than what was preliminarily shown as subarea C2 and so a new PUD application for this subarea is being submitted here.

B. The location, design and size are such that the development can be well integrated with its surroundings or will adequately reduce the impact where there is a departure from the character of adjacent land uses.

Response: The location, design and size of the subject PUD is similar to adjacent development. More specifically it connects to Fairway Estates Phase 1 and continues that concept through the property. The density proposed is consistent with the underlying R2 zoning district and all lots meet the minimum criteria for a lot in the R2 zone. Lot sizes are also similar to Mariner's Village to the west. See attached subdivision plan.⁶

C. The location, design, size and land uses are such that traffic generated by the development will be accommodated safely and without congestion on existing or planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets.

Response: The proposed roadway system simply connects to stubs from Fairway Estates Phase 1 (Caddington Lane and Dunbar Way), which in turn exit out onto Rhododendron Drive via Tournament Drive. See subdivision referenced below for illustration.

Also see traffic study from Kelly Sandow (transportation engineer) submitted with this application.⁷

D. The location, design, size and land uses are such that the residents or establishments to be accommodated will be adequately served by existing or

⁶ Attachment: Fairway Estates Subdivision

⁷ Attachment: Fairway Estates Traffic Impact Analysis

planned utilities and services.

All proposed lots on the attached plan set are adequately served by extension of utilities currently located at the end of Caddington Lane and Dunbar way. Please see existing conditions sheet shows the utilities.⁸ Clint Beecroft at EGR Engineering has prepared engineering and grading plans⁹ referenced below.

E. The location, design, size and uses will result in an attractive, healthful, efficient and stable environment.

This is a very subjective standard. The Applicant's believe that the resulting subdivision will be part of an attractive, healthful, efficient, and stable living environment. They will work with the city to make sure this criterion is adequately met.

10-23-10: PRELIMINARY APPROVAL:

The Planning Commission shall hold a public hearing, and any continuance thereof, to discuss the PUD proposal. The public hearing shall not be held until the complete information listed below has been available for review by the Planning Commission's staff for at least thirty (30) days.

Response: Applicant understands this requirement and a representative will participate.

Preliminary Development Plan: A preliminary development plan shall be prepared and shall include the following information:

- 1. A map showing street systems, lot or partition lines and other divisions of land for management, use or allocation purposes.**

Response: A map has been prepared showing street systems, lot lines other divisions of land. Please see cover sheet¹⁰, existing conditions¹¹, and proposed layout¹².

- 2. 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.**

Response: Please see subdivision referenced below for areas dedicated to public streets, walkways and sidewalks. Regarding larger public spaces, please see Map 1 below. The site

⁸ Attachment: Fairway Estates Engineering Plan

⁹ Attachment: Fairway Estates Engineering Report, Preliminary Site Grading Plan, pp. 13

¹⁰ Attached: Fairway Estates Cover Sheet

¹¹ Attached: Fairway Estates Existing Conditions

¹² Attached: Fairway Estates Subdivision

abuts approximately 165 acres of golf course property designated Commercial, Residential Zone to the east and approximately 40 acres of undeveloped property designated Open Space to the north. Both abutting properties support an abundance of semi-public uses.



Map 1 Open spaces surrounding the site (site in yellow)

- 3. 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.**

Response: Once tentative subdivision and PUD are approved, applicant will develop detailed plans showing structures, walkways, and other integrated open spaces.

- 4. Elevation and perspective drawings of proposed structures.**

Response: Once tentative subdivision and PUD are approved, applicant will provide perspective drawings of proposed structures.

- 5. 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.**

Response: A normal schedule for a subdivision of this size would place construction approximately 6-9 months out, and applicant hope to start construction late spring of 2023. However, factoring in seasonal development constraints (construction season), supply chain issues with materials such as concrete and asphalt, and any delays with approval of this application, development could be pushed further out to June of 2024.

Once a tentative subdivision and PUD are approved, the applicant will provide a schedule addressing the items listed above.

6. 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. 6 PUD 10-23 FLORENCE CITY CODE TITLE 10 7.

Response: Upon design and approval of the final plat and building footprint layout, the applicant intends to work closely with the city and surrounding communities to develop appropriate agreements, provisions, or covenants to govern use, maintenance and continued protection of the planned unit development including open space areas.

7. 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 ensure the safety of this circulation pattern shall be shown.**
- c. **A landscaping and tree plan.**

Response: Please see Traffic Impact Analysis¹³ developed by Sandow Engineering. Should additional circulation analysis be required after as the final plat is developed and reviewed by the city and surrounding neighborhoods, the applicant will provide.

After the public hearing, the Planning Commission shall determine whether the criteria and general intent of this section have been fulfilled. The Planning Commission may require such changes and impose such conditions as they determine to be prudent and desirable. The Planning Commission may, at its discretion, authorize submission of the final plan in stages, corresponding to the different phases or elements of the development, after receiving evidence assuring completion of the entire project on schedule

¹³ Attachment: Fairway Estates Traffic Impact Analysis

Response: The applicant understands that the Planning Commission has decision power to change and impose conditions and will work closely with the city to accommodate and comply.

11-3-2: TENTATIVE PLAN REQUIREMENTS:

C. 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.

Response: Name and block numbering is shown on attached subdivision drawing¹⁴. Subdivision continues the block numbering of the subdivision same name last filed.

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

Response: Date, north arrow and scale are shown on attached subdivision drawing, please see subdivision reference below.

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

Response: Name and address of owner, engineer and surveyor are shown on attached subdivision drawing.

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

Response: Proposed streets are private and are not on the Master Road 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 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.

¹⁴ Attachment: Fairway Estates Subdivision

Response: Proposed private streets are show connecting to existing private street stubs.

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

Response: Proposed private streets are show connecting to existing private street stubs, please see attached subdivision drawing.¹⁵

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%

Response: 1' contours are shown on the attached Existing Conditions sheet¹⁶.

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

Response: Grades are relatively flat . . . radii of curves are shown on attached subdivision plan referenced below. Engineering report shows grading plan.¹⁷

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

Response: Reserve strips will be shown on final subdivision plat. All existing and proposed easements are shown on attached subdivision drawing, referenced below.

10. The approximate radii of all curves

Response: As noted in #8 above all radii of curves are shown

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

Response: The approximate dimensions of all proposed lots and parcels are shown on the attached subdivision plans.

¹⁵ Attachment: Fairway Estates Subdivision

¹⁶ Attachment: Fairway Estates Existing Conditions

¹⁷ Attachment: Fairway Estates Engineering Report, Preliminary Site Grading Plan, pp. 13

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.

Response: There are no areas subject to inundation on the site. The storm swale shown adjacent to the street and on the details plan sheet are intended to handle stormwater transit to the storm system in Fairway Estates Phase 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.

Response: The subject property is vacant. The proposed use is residential lots, and these lots are shown on the attached subdivision plans.

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.

Response: Domestic water is in the existing private street stubs adjacent to the property.

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

Response: Sanitary and storm sewer details are shown on the attached engineering drawings.¹⁸

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

Response: The pedestrian path through the site is located on the westerly boundary of the subdivision¹⁹ and can be dedicated to the City if necessary at time of final plat.

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

Response: The intent is to have public improvements as shown on the attached subdivision plans installed in 2023.

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.

¹⁸ Attachment: Fairway Estates Engineering Plan

¹⁹ Attachment: Fairway Estates Subdivision

Response: A grading plan for construction of public and private improvements including private roadways is included in the engineer report.²⁰

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

Response: Please see attached property report that contains the legal description from Gene Wobbe, PLS.²¹

11-3-4: APPROVAL OF TENTATIVE SUBDIVISION:

A. When the division of land results in remaining lots that are equal to or greater than twice the minimum lot size of the base zone, the application shall label it as a "Tract" and reserve it for open space as applicable or indicate the location of lot lines and other details of layout that show future land division may be made without violating the requirements of this land use code. In either scenario the tract(s) or future lot layout shall not interfere with the orderly extension of adjacent streets, bicycle paths, and accessways.

1. Any restriction of buildings within future street, bicycle path and accessway locations shall be made a matter of record in the tentative plan approval.

No resulting lots are twice the size of the minimum lot size of the base zone.

B. All proposed lots comply with the development standards of the base zone.

The base zone is MR Medium Density Residential. All lots are at least 50' x 80' on average and are over the 5000 sq ft minimum.

C. Adequate public facilities are available or can be provided to serve the proposed parcels.

Adequate public facilities are available in the street stubs from the adjacent Fairway Estates Phase 1. See attached existing conditions sheet.

D. The application provides for the dedication or conveyance of public rights-of-way or utility easements necessary and adequate to meet the standards of the applicable master plan.

²⁰ Attachment: Fairway Estates Engineering Report, Preliminary Site Grading Plan, pp. 13

²¹ Attachment: RLID Property Report and Deed

The proposed subdivision provides for the dedication of public utility easements necessary and adequate to meet access to respective public utility providers.

E. The tentative plan complies with the requirements of this Title, all applicable provisions of the Oregon Revised Statutes including ORS Chapter 92, the Florence Zoning Ordinance, the Florence Comprehensive Plan and Policies, as well as the intent and purpose of this Title.

The attached tentative plan meets all applicable requirements for a tentative subdivision plat drawing.

Cross Reference Table:

This table cross references attachment names found in page footers to files names found in the electronic submittal package.

Attachment Name	New File Name (*.PDF)
Completeness Memo	21-051_FairwayEstates_Memo_20220922
Written Statement	21-051_FairwayEstates_WS_20220922
Subdivision & PUD Application	21-051_FairwayEstates_App_20210811
Fairway Estates Cover Sheet	21-051_FairwayEstates_ATT01-CoverSheet_20220909
Fairway Estates Existing Conditions	21-051_FairwayEstates_ATT02-ExistingCond_20220909
Fairway Estates Subdivision	21-051_FairwayEstates_ATT03-ProposedLayout_20220909
Fairway Estates Wetland Delineation Report	21-051_FairwayEstates_ATT04-Wetland-Del-Report_20220909
Fairway Estates Wetland DSL Concurrence WD#2021-0235	21-051_FairwayEstates_ATT05-Wetland-DSL-WD-021-0235_20220909
Fairway Estates Soil Verification Letter	21-051_FairwayEstates_ATT10_Soil-Verification-NWP-2021-455
Fairway Estates Engineering Plan	21-051_FairwayEstates_ATT06-Utility-Plan_20220913
Fairway Estates Engineering Plan Detail	21-051_FairwayEstates_ATT07-Utility-Detail_20220620
Fairway Estates Stormwater Management Report	21-051_FairwayEstates_ATT08-STM-Water-MNG-Report_20220922
Fairway Estates Traffic Impact Analysis	21-051_FairwayEstates_ATT09-TIA_20220909
Fairway Estates RLID Property Report and Deed	21-051_FairwayEstates_ATT11-LC-TaxlotRecord_1812150001500_20220909
Fairway Estates Site Investigation Report	21-051_FairwayEstates_ATT12-LC-Site-Inv_Report_20220922

