



LAND USE PLANNING AND CONSULTING SERVICES

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MEMORANDUM

Date: 11/22/2021

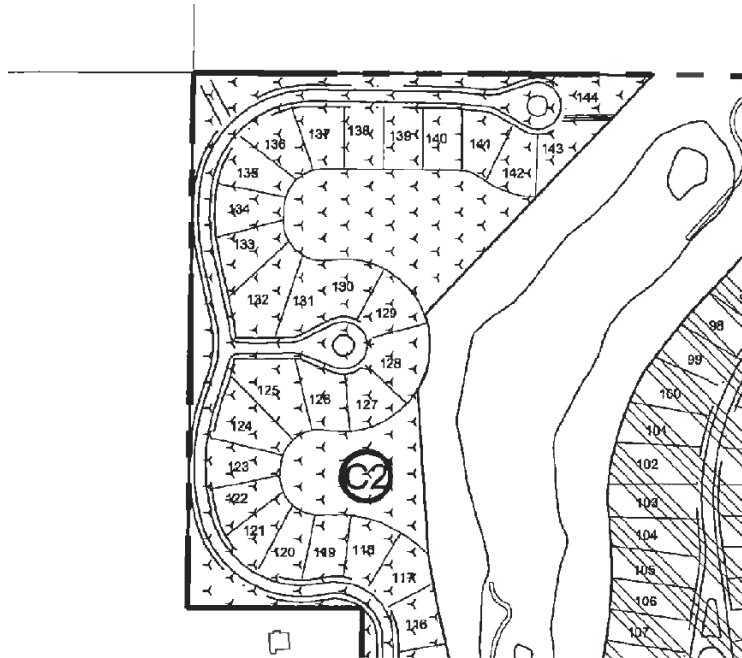
To: City of Florence

From: Jed Truett, AICP (jed@metroplanning.com)

RE: **Fairway Estates Phase II PUD/Subdivision Application**

Background

This Subdivision/PUD application represents subarea C2 of the Sandpines master plan:



The proposed layout is quite different from the original subarea C2, so a new tentative PUD application is being submitted. A tentative subdivision application is being submitted under this same cover. The purpose of this initial layout is to get the ball rolling on this project. A Traffic Study is being prepared by Kelly Sandow and engineering drawings are still forthcoming as well.

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

PUD Criteria

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.

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.

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

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.

The proposed roadway system will simply be connecting to stubs from Fairway Estates Phase 1 (Caddington Lane and Dunbar Way), which in turn exit out onto Rhododendron Drive via Tournament Drive.

A traffic study from Kelly Sandow (transportation engineer) is being performed and will be submitted once it is complete.

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 planned utilities and services.

All proposed lots on the attached plan set will be adequately served by extension of utilities currently located at the end of Caddington Lane and Dunbar way. The

existing conditions sheet shows the utilities. Clint Beecroft at EGR Engineering is working on preliminary engineering and grading plans and those will be submitted shortly.

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 criteria is adequately met.

Subdivision Criteria

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.

Shown on attached subdivision drawing.

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.

Shown on attached subdivision drawing.

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

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.

Proposed streets are private and aren't 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.

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.

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

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%

1' contours are shown on the attached Existing Conditions sheet.

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

Grades are relatively flat . . . radii of curves are shown on attached subdivision plan.

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

Reserve strips will be shown on final subdivision plat. All existing and proposed easements are shown on attached subdivision drawing.

10. The approximate radii of all curves

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.

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

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.

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.

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.

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.

Sanitary and storm sewer details are shown on the attached subdivision drawings.

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

The pedestrian path through the site is located on the westerly boundary of the subdivision 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.

The intent is to have public improvements as shown on the attached subdivision plans installed in 2022.

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.

A grading plan will be submitted after tentative subdivision approval as necessary for construction of public and private improvements including private roadways.

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.

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.

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.