



# City of Florence

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

September 15, 2022

Charles McGlade, MD  
C/O Peter Englander  
10300 SW Greenburg Rd. Suite 425  
Portland, OR 97223

RE: Administrative Review of Revised Landscaping Plans – AR 21 20 DR 03

Dear Mr. Englander,

Enclosed is a signed copy of the Findings of Fact for your review. **Please sign and return the Agreement of Acceptance** to the City of Florence, Community Development Department, 250 Highway 101, Florence, OR 97439.

Please be advised that the decision may be appealed to the Planning Commission pursuant to Florence City Code, Section 10-1-1-7. A copy of this letter is being sent to those who submitted written and verbal testimony who also have standing for an appeal. A notice of intent to appeal must be filed with the Community Development Department within twelve (12) calendar days after the notice of decision was rendered by Planning Staff, otherwise the decision shall be final. The decision is “rendered” with the mailing of this letter. In this case, the appeal period will end on September 27, 2022.

If you have any questions, you may reach me at (541) 997-8237.

Best Regards,

Sharon R. Barker  
Planning Technician

cc: Land Use File AR 21 20 DR 03  
Jason Nelson, Florentine Estates



**Public Works**  
2675 Kingwood St.  
(541) 997-4106

**City Manager /  
City Recorder**  
250 Highway 101  
(541) 997-3437

**Community Development:  
Planning & Building**  
250 Highway 101  
(541) 997-8237

**Finance /  
Utility Billing**  
250 Highway 101  
(541) 997-3436

**Justice Center**  
900 Greenwood St.  
(541) 997-3515

**Florence Events Center**  
715 Quince St.  
(541) 997-1994



# *AGREEMENT OF ACCEPTANCE*

## *City of Florence*

**PROJECT:** A request a request for Design Review of two attached transitional cottages on Lots 3 and 4 of the Cannery Station Planned Unit Development, on property shown on Assessors Map 18-12-14-20, Tax Lot 700 regulated by Florence City Code Title 10 Chapters 23 and 30.

**LOCATION:** Located at 4701 Highway 101, Florence, OR. Assessor's Map 18-12-14-20, Tax Lot 00700, property is located in the North Commercial District.

**RESOLUTION:** **AR 21 20 DR 03 – Cannery Station Cottages Lots 3 & 4**

**APPLICANT:** Charles McGlade, MD  
C/O Peter Englander  
10300 SW Greenburg Rd. Suite 425  
Portland, OR 97223

As the applicant for the project described above, I have read and accept the findings for **AR 21 20 DR 03– Cannery Station Cottages Lots 3 & 4.**

I understand that written evidence of agreement with all conditions of this approval is required before this project approval shall become effective.

---

Peter Englander                          Date  
Representative

***Please return to:***  
City of Florence  
Community Development Department  
250 Highway 101  
Florence, Oregon 97439

**STAFF REPORT & FINDINGS OF FACT  
 FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT  
 Exhibit "A"**

**Date of Report:** August 16, 2022 **Planner:** Henry Hearley, LCOG  
**Application:** AR 21 20 DR 03  
**Related Files:** PC 21 20 SUB 01; PC 21 12 EAP 02; PC 18 12 PUD 01; PC 18 33 PUD 02; & PC 18 34 SUB 01

**I. PROPOSAL DESCRIPTION**

**Proposal:** An application for an Administrative Design Review for attached transitional cottages on Lots 3 & 4 of Cannery Station PUD (Phase 1).

**Applicant:** Chuck McGlade

**Representative:** Peter Englander

**Property Owner:** Cannery Station Development, LLC

**Location:** 87344 Munsel Lake Rd.  
 Assessor's Map 18-12-14-20, Tax Lot 00700

Lots 3 & 4, Cannery Station (Phase 1), NE of future intersection of 47<sup>th</sup> St and Spruce St. extension

**Comprehensive Plan Map Designation :** North Commercial Node

**Zone Map Classification:** North Commercial District

**Surrounding Land Use / Zoning/ Street Classification:**

	Use(s)	Zoning	Comp. Plan Designation	Streets / TSP Classification
<b>Site</b>	Vacant	North Commercial District	North Commercial Node	Future extension of Spruce St./ Local
<b>N</b>	Vacant, Undeveloped	North Commercial District	North Commercial Node	Munsel Lake Rd/Minor Arterial
<b>S</b>	Church	North Commercial District	North Commercial Node	N/A

<b>E</b>	Florentine Estates (Single-Family Detached Dwellings)	Medium Density Residential	Medium Density Residential	N/A
<b>W</b>	Fred Meyer, Commercial Retail	North Commercial District	North Commercial Node	US Hwy 101/Major Arterial

## II. BACKGROUND/NARRATIVE

This Design Review request is linked to the most recent approval of PC 21 20 SUB 01: the Cannery Station PUD Phase 1 final subdivision approved August 24, 2021. PC 21 12 EAP 02, approved August 10, 2021, extended a prior approval of the overall development, PC 18 33 PUD 02 and PC 18 34 SUB 01 for the final PUD and Phase 1 tentative subdivision plan which will expire May 25, 2023.

The overall PUD includes an assisted living facility, 10 transitional cottages, 2 commercial buildings, and one apartment building.

The current Administrative Design Review application was received on October 19 2021. The application was deemed complete on November 1, 2021

## III. NOTICES & REFERRALS

**Notice:** Noticing was performed in accordance with FCC 10-1-1-6-D. Notice was sent to surrounding property owners within 100 feet of the property on November 30, 2021.

The City received one public testimony letter dated December 14, 2021, from Jason Nelson, General Manager, on behalf of the Board of Directors for the Florentine Estates Homeowners Association. This HOA is located east of the Cannery Station property. This letter, (Exhibit E), details the history of concerns the HOA has had with the lack of landscaping and fencing which has yet to be installed. Mr. Nelson reflects that it was the HOA's understanding that these would be installed much earlier, but once the clearing had been done on the Cannery Station property the area experienced foot traffic and camping which had not been an issue prior.

**Referrals:** Referrals were sent on November 4, 2021 to the Florence Building Department, Siuslaw Valley Fire and Rescue, and Florence Public Works.

As of this writing, the City has not received any referral comments.

## IV. APPLICABLE REVIEW CRITERIA

### **Florence City Code, Title 10:**

Chapter 1: Zoning Administration: Section: 10-1-1-6-2 B.4

Chapter 6: Design Review: Sections: 10-6-3 B.1-3; 10-6-4; 10-6-5-2 A, B, C, D, E, G

Chapter 30: North Commercial District: Sections 10-30-2; 10-30-2; 10-30-5 A, B, C 1 & 2, D 1-3, E, F, G, H, I, J, K 1 & 2, L 1, M, N 1 & 2.  
Chapter 34: Landscaping: Sections 10-34-3-1-A; 10-34-3-2 A, B, C, D, E, F, G; 10-34-3-3 A 1-5; 10-34-3-4 A 1-4 B, C, D.  
Conditions of Approval for Resolution PC 18 12 PUD 01

## V. FINDINGS

The criteria are listed in bold followed by the findings of fact.

---

### FLORENCE CITY CODE

---

---

#### TITLE 10: CHAPTER 1: ADMINISTRATIVE REVIEW

---

##### 10-1-1-6-2: TYPE II REVIEWS – ADMINISTRATIVE REVIEWS:

- A. **The Planning Director, or designated planning staff may make administrative decisions (limited land use). The Type II procedure is used when there are clear and objective approval criteria and applying City standards requires limited use of discretion.**
- B. **Type II (Administrative) Decisions are based upon clear compliance with specific standards. Such decisions include, but are not limited to the following:**
  - 4. **An increase in residential density by less than 10 percent, provided the resulting density does not exceed that allowed by the land use district.**

Subsequent design reviews as part of the Cannery Station can be done administratively as is provided for in the conditions of approval that were adopted with approval of the Cannery Station overall PUD. The nature of the proposed townhomes not only represent a mixed-use residential component, which is encouraged in FCC 10-23-5 H 6 through the Planned Unit Development process, but they also represent an accessory use as they relate directly to the approved assisted living facility to be located on Lot 2 of Phase 1 of the development. Earlier approvals include townhouse units located on this same lot, directly east of the proposed assisted living development.

---

#### TITLE 10: CHAPTER 6: DESIGN REVIEW

---

##### 10-6-3: GENERAL APPLICABILITY:

[...]

- B. **The Planning Director or designee shall:**

1. **Unless otherwise directed by the underlying zoning district, review the following through a Type II process consistent with FCC 10-1-1-6-2 prior to issuance of a building permit:**
  - iii. **Residential development in a building containing a non-residential use in the Commercial and North Commercial Districts.**
2. **Determine whether the proposed development meets applicable design standards listed in Section 10-6-5-2; and,**
3. **Have authority to impose conditions for approval to meet applicable standards.**

This design review will be processed as a TYPE II design review consistent with FCC 10-1-1-6-2, prior to the issuance of building permits. Criterion met.

**10-6-4: DRAWINGS TO BE APPROVED: No permit for a new use, structure or exterior alteration or enlargement of an existing use or structure that is subject to design review, as prescribed in this Title, shall be issued until the drawings required by this Chapter have been approved by the Planning Commission, Planning Director, or their designee.**

The drawings submitted by the applicant for a TYPE II design review of Lots 3 and 4 for the Cannery Station PUD (Phase 1), will be reviewed appropriately and subject to applicable approval criteria and design standards FCC. Prior to the issuance of building permits, the drawings will be approved, as conditioned and discussed in this report and the accompanying findings.

**10-6-5-2: GENERAL STANDARDS FOR RESIDENTIAL DEVELOPMENT: Residential projects and mixed-use buildings with a residential component shall meet the following standards. The Planning Director shall approve or approve with conditions the proposed development based on compliance with the following standards:**

- A. **Setbacks, yards, height, density, lot area, dimensions, percentage of coverage, and similar design features according to the underlying zoning district.**

The specific lot standards for Lots 3 and 4 will be discussed in this report under Title 10: Chapter 30: North Commercial District. These criteria will be met.

- B. **Design standards set forth in FCC 10-10 for the proposed residential type, if applicable, except buildings with residential uses in the Old Town or Main Street Districts shall meet Downtown Architectural Design Standards of 10-6-6 subsections: 3-C, 4 and 5 as implemented by the Comprehensive Plan, Multi-family dwellings and mixed-use buildings with a residential component located in any zone other than Old Town or**

**Mainstreet Districts shall comply with the Multi-Family Dwelling Standards in FCC 10-10-9.**

The applicable design standards set forth in FCC 10-10 for the proposed residential type will be discussed in this report under the applicable design review sections. The proposed buildings are not located in the Old Town or Main Street Districts. These criteria will be met.

**C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.**

Installation and maintenance of fences, walls, hedges, screens and landscaping standards will be discussed in this report under FCC 10-34. These criteria will be met.

**D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.**

The proposed location and design of access and egress points for vehicles and pedestrians is addressed under the findings for FCC 10-35, later in this report. In short, all access has been conditionally approved through the final Planned Unit Development process. All that remains in relation to this proposal, is the driveway access from Spruce St., which in itself has been reviewed and will be installed prior to development of the proposed townhomes and discussed below.

**E. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.**

Parking and outside display areas, dimensions, surfacing and on-site traffic circulation has been addressed as part of the Cannery Station PUD. Parking for Lots 3 and 4 will be provided for in the form of one single-family driveway parking spot for each lot. Criterion addressed.

**G. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities, or issuance of a performance bond or suitable substitute as agreed upon by the City has been filed with the City in an amount sufficient to assure the completion of all required public facilities and infrastructure.**

Provisions of public facilities and infrastructure according to standards set forth in FCC 10-36 have already been reviewed and approved by the Florence Public Works Department. Criterion met.

**10-6-11: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a either a**

**Type II or III design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:**

- A. The request for an extension is made in writing prior to expiration of the original approval.**
- B. There are special or unusual circumstances that exist which warrant an extension.**
- C. No material changes of surrounding land uses or zoning has occurred.**

**The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)**

In accordance with FCC 10-6-11, this Design Review approval will expire on September 8, 2023, one year after approval, unless substantial construction has taken place. [Condition 7]

---

**TITLE 10: CHAPTER 30: NORTH COMMERCIAL DISTRICT**

---

**10-30-2: PERMITTED BUILDINGS AND USES: The following uses shall be permitted subject to the procedures and conditions set forth in Chapters 1 and 6 (Design Review) of this Title:**

**Planned unit development – mixed use**

**10-30-5: DEVELOPMENT STANDARDS:**

- A. Building Setback from Highway and Other Arterials (measured from right-of-way line): Minimum of 25', the front 15' of which shall be landscaped**

The building setback standards applies to buildings that abut to Highway and Other Arterials. The two proposed transitional cottages are not a Highway or Other Arterials; the buildings abut Spruce Street, which is proposed to be a Local Street. Nonetheless and to the extent the criterion is applicable, the proposed buildings will be setback approximately 7'-9" from the property line. As seen under Keynote #3 on Sheet A100, the applicant has an approved encroachment variance via preliminary and final PUD. Criterion addressed.

- B. Setback from Side Streets: Minimum of 15', the front 10' of which shall be landscaped.**

The two proposed transitional cottages are not adjacent to a side street. Criterion not applicable.



**C. Setback from Abutting Property: No setback is required except where property abuts a residential district, in which case, the following setback provisions shall apply:**

**1. When the abutting district is zoned Restricted Residential, Single Family Residential or Mobile/Manufactured Home, a 35' building setback shall be provided. Non-vertical elements such as parking or circulation may be located within the 35' setback.**

**2. When the abutting district is zoned Multiple Family Residential, a 35' building setback shall be provided. Non-vertical elements such as parking or circulation facilities may be located within the 35' setback.**

The proposed buildings will be setback approximately 7'-9" from the property line. As seen under Keynote #3 on Sheet A100, the applicant has an approved encroachment variance via preliminary and final PUD. Further, as indicated in Resolution PC 18 12 PUD 01 (Exhibit D), decks and associated staircases that abut Florentine Estates shall not extend more than 6' into the 35' setback and shall not exceed 8' above grade from the lowest point on the eastern property line. As seen on Sheet A100, the two proposed decks for lots 3 and 4 do not extend more than 6' into the setback and the decks will not exceed the 8' above grade from the lowest point on the eastern property line. The 15' buffer requirement as alluded to in Condition 18 is addressed by Open Space Tract C, which is not part of the design review for Lots 3 and 4. Criterion addressed.

**D. Landscaping and Visual Buffers shall comply with Section 10-34 of this Title.**

**1. Except where the entire area between a street and building is landscaped, a minimum 3' high landscaped berm, hedge, natural vegetation, or heavy landscape planting shall be provided along the street frontage.**

As seen on Sheet LA-1, the entire area between Spruce Street and the two transitional cottages are proposed to be landscaped. Criterion met.

**2. A minimum of 15 percent of the developed site shall be landscaped, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.**

As seen under the General Notes on Sheet A100, approximately 36 percent of the entire site will be landscaped. No preservation credit has been proposed. The applicant's landscape architect has submitted a landscape plan as seen on Sheet LA-1. Criterion met.

**3. When the abutting district is zoned Restricted Residential, Single Family Residential or Mobile/Manufactured Home, an 8' solid fence shall be constructed for the entire length of the abutting residential**

**district, excepting that Department of State Lands Removal/Fill permit conditions will be honored in location of fence or wall within or abutting a delineated wetland.**

An 8' high solid fence between Florentine Estates and the project site is proposed to be constructed along the entire length of the eastern property boundary. The necessity of the fence was discussed and conditioned in the findings for the Cannery Station PUD. Criterion met.

- E. Parking: Shall be in accordance with Chapter 3 of this Title.**
- F. Signs: Shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)**

Parking and signs have been addressed as part of the Cannery Station PUD. Criteria not applicable to Lots 3 and 4.

- G. Lot dimensions: Minimum lot width shall be 100 feet for new subdivisions. Minimum lot depth shall be 100 feet for new subdivisions.**
- H. Lot Area: Minimum lot size shall be 20,000 square feet for new subdivisions.**

As part of Resolution PC 18 12 PUD 01, the Planning Commission granted approval to modify and adjust the minimum lot widths and lot sizes of Lots 3 and 4 to permit minimum lot widths of not less than 30 feet and minimum lot depths not less than 48 feet. As seen on Sheet A100, the lot width and sizes of Lots 3 and 4 meet the modified size and width. Criterion met.

- I. Height Limitations: The maximum building or structural height shall be 38', except that the maximum height for structures immediately abutting any Restricted Residential District, Single Family District or Mobile/Manufactured Home District shall be 28'.**

The maximum height of the two transitional cottages is 16'-2". Criterion met.

- J. Vision Clearance: The requirements of Section 10-35-2-14 of this Title must be met.**

The two proposed transitional cottages do not involve a vision clearance triangle of a street and a driveway or a street intersection, as seen in Figure 10-35(4). There are no proposed obstructions of the clear vision area as outlined in 10-35-2-14. Criterion met.

- K. Screening:**
  - 1. Areas approved for outdoor storage shall be screened by a combination of landscaping and a solid fence or wall a minimum of 6' in height. Chain link with slats is not acceptable.**

There is no outdoor storage proposed. Criterion not applicable.

2. **Any trash or waste receptacle stored outside of an enclosed building shall be located within a trash enclosure constructed of a minimum 5' high solid wood fence or block wall with a solid wood or metal gate. Chain link with slats is not acceptable.**

There are no outside trash or waste receptables proposed. Criterion not applicable.

- L. Access: shall comply with Section 10-35 of this Title, except as modified by the following specific standard:**

1. **Driveway access from Highway 101 shall be limited to street intersections only, unless the property does not abut a side street or the property has at least 500 feet of highway frontage. In any case, shared driveway access between adjacent lots shall be required whenever practicable.**

Driveway access is not proposed from Highway 101. Driveway access is proposed via Spruce Street, which will be a newly constructed local street within the Cannery Station PUD. Each lot will have its own driveway associated with the respective transitional cottage. Criterion not applicable.

- M. Public Facilities: Refer to Section 10-36 of this Title for requirements.**

Provisions of public facilities and infrastructure according to standards set forth in FCC 10-36 have already been reviewed and approved by the Florence Public Works Department. Criterion met.

- N. Open Space is required for residential developments of 4 or more units as follows:**

1. **An area on the site measuring a minimum of 100 square feet per dwelling unit shall be designated and permanently reserved as common open space.**
2. **In meeting the open space standard, the multiple family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees or bank vegetation preserved), play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.**

While not located on the subject lots (Lots 3 & 4), the Cannery Station PUD proposes several open space opportunities that meet the above requirements. As seen on Sheet G001, Lots 3 and 4 will be encompassed by Open Space Tracts B and C, both of which will be landscaped. Criterion met.

---

**TITLE 10: CHAPTER 34: LANDSCAPING**

---

**10-34-3-1: Applicability.** Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)**

The applicant's landscape architect has submitted a landscape plan as part of the submittal for design review. See Sheet LA-1.

**10-34-3-2: Landscaping Plan Required.** A landscape plan is required. All landscape plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.**
- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.**
- C. The location, size, and species of the new proposed plant materials (at time of planting).**
- D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.**
- E. Existing and proposed building and pavement outlines.**
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.**
- G. Other information as deemed appropriate by the City Planning Official.**

The landscape plan (Sheet LA-1) contains the necessary information for the City Planning Official to review the proposal for consistency with the applicable design review standards. Criterion met.

**10-34-3-3: Landscape Area and Planting Standards.** The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district<sup>2</sup> for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

- A. Landscaping shall include planting and maintenance of the following:**

- 1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

As seen on Sheet LA-1, there are two Autumn Blaze Maple trees proposed on the planter strip in between the two transitional cottages and the street. The two Autumn Blaze Maple trees meet the required spacing of one tree per 30 lineal feet. Criterion met.

- 2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

As seen on Sheet LA-1, the planter strip and the area immediately in front of the two transitional cottages is proposed to be heavily landscaped with grasses and groundcover, including ten Physorcapus capitatus shrubs, eight Mahonla aquifollum shrubs. Criterion met.

- 3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.**

The site is proposed to contain 36 percent landscaping. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting. [Condition 3]

- 4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be 2 Mainstreet District (FCC 10-27) and Old Town District, Area A and B (FCC 10-17A and 10-17B) require 10% of the gross lot area to be landscaped. 5 installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.**

As seen on Sheet LA-1, the required plant materials on-site will be located in areas within the first 20 feet of any lot line that abuts a street. Criterion met.

- 5. Pocket-planting<sup>3</sup> with a soil-compost blend around plants and trees shall be used to ensure healthy growth.**

The applicant shall provide pocket-planting with a soil-compost blend around plants and trees to ensure healthy growth per FCC 10-34-3-3 A 5. [Condition 4]

**10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.**

- A. Plant Selection.** A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested *Tree and Plant List for the City of Florence* and the *Sunset Western Garden Book* are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.

As seen in the Plant Schedule on Sheet LA-1, a majority of the trees, shrubs and ground covers proposed to be used on the site, are included in the City's Tree and Plant List. Criterion met.

1. **Ground Cover.** Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.
2. **Shrubs.** Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the *Tree and Plant List for the City of Florence*.
3. **Trees.** Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).
4. **Non-plant Ground Covers.** Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

The applicant shall follow the planting standards for ground cover, shrubs, trees and non-plant ground cover, as listed in FCC 10-34-3-4(A)(1-4). [Condition 5]

- B. Existing Native Vegetation.** Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter
- 10-34-3-5: Irrigation.** Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

The applicant is not proposing an existing native vegetation preservation credit. Criterion not applicable.

**C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.**

The applicant is not proposing any hardscape features to be counted towards the required landscaping area. Criterion not applicable.

**D. Storm Water Facilities. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.**

Stormwater facilities are not proposed to be on site; stormwater is conveyed to a pond to the south. If stormwater facilities end up being constructed on the site, the facilities shall be required to be landscaped in accordance with FCC 10-34-3-4(D). [Condition 6]

---

**VI. Conclusion:**

Staff finds the application, as presented meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met:

---

**VII. Conditions of Approval:**

1. Approval shall be shown on:

"A" Findings of Fact
"B" Application
"C" Design Review Drawings
"D" Resolution PC 18 12 PUD 01

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. **Any modifications to the approved plans** or changes of use, except those changes relating to the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of building permits.
3. The site is proposed to contain 36 percent landscaping. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
4. The applicant shall provide pocket-planting with a soil-compost blend around plants and trees to ensure healthy growth per FCC 10-34-3-3 A 5
5. The applicant shall follow the planting standards for ground cover, shrubs, trees and non-plant ground cover, as listed in FCC 10-34-3-4(A)(1-4).
6. Stormwater facilities are not proposed to be on site; stormwater is conveyed to a pond to the south. If stormwater facilities end up being constructed on the site, the facilities shall be required to be landscaped in accordance with FCC 10-34-3-4(D).
7. In accordance with FCC 10-6-11, this Design Review approval will expire on September 8, 2023, one year after approval, unless substantial construction has taken place.

## VII. EXHIBITS

- A. Findings of Fact
- B. Land Use Application
- C. Architecture Sheets
- D. Resolution PC 18 12 PUD 01

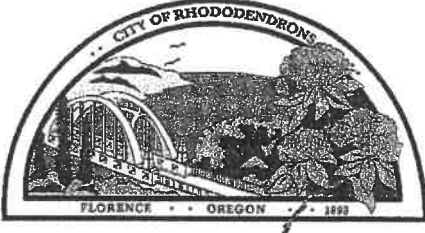
APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, this 14<sup>th</sup> day of September, 2022.

  
Wendy Farley Campbell, AICP  
Planning Director



EXHIBIT **B** FILE # **AR21202R03**

**APPROVED**  
City of Florence  
Community Development  
Department  
*SP*



*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**

**THIS SECTION FOR OFFICE USE ONLY**

Type I    Type II    Type III    Type IV

Proposal: \_\_\_\_\_

**Applicant Information**

Name: Charles McGlade, MD Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_

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

Signature: *C. McGlade* Date: 10/19/2021

Applicant's Representative (if any): Peter Englander

**Property Owner Information**

Name: Cannery Station Development LLC Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_

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

Signature: *C. McGlade* Date: 10/19/2021

Applicant's Representative (if any): Peter Englander

**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	Approved	Exhibit

**Property Description**

Site Address: 87344 Munsel Lake Road, Florence, OR 97439

General Description: The subject property is a vacant, commercially zoned parcel (approximately 17.59 acres) located in the norther region of Florence.

Assessor's Map No. 18-12-14-20 Tax lot(s): 700

Zoning District: North Commercial

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): See Resolution PC 18 33 PUD 02 & PC 18 34 SUB 01 approved 4/23/2019.

Adjacent uses are mixed. To the North is a vacant parcel zoned Commercial. To the East is a single-family subdivision development. To the South is a church with Commercial zoning. To the West is a Fred Meyer retail store with Commercial zoning designation.

**Project Description**

Square feet of new: ±1,856 sf

Square feet of existing: 0

Hours of operation: 8:00am - 5:00pm

Existing parking spaces: no

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

Timetable of proposed improvements: Approximately 6 months

Will there be impacts such as noise, dust, or outdoor storage? Yes  No

If yes, please describe: General construction noise associated with single-family residential construction can be anticipated, but not beyond a typical and reasonable degree.

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

Applicant is requesting Design Review for Lot 3 & 4 of the Cannery Station Development PUD. The application describes two (2) ±928 SF single bedroom units, joined as a single townhouse residential structure, totaling ±1,856 SF. Application includes associated driveway/parking, landscaping, stormwater management, and other site improvements.

**For Office Use Only:**

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

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

Paid

EXHIBIT C FILE # AR21 20DR03

# CANNERY STATION

Phase 1 of the conditionally approved Final Planned Unit Development  
(City of Florence Planning Commission Resolution PC 18 33 PUD 02)

## LOT 3&4

# TRANSITIONAL COTTAGE HOUSING - DESIGN REVIEW

SPRUCE ST FLORENCE, OREGON 97439

**APPROVED**

**City of Florence**

**Community Development  
Department**

*sb*

**GMA ARCHITECTS**  
860 West Park Street / Ste 300  
Eugene / Oregon / 97401  
p 541.344.9157  
gma-arch.com



REVISIONS



### BASIS OF DESIGN

**PROJECT DESCRIPTION:**  
THE PROPOSED PHASE 1 PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF THE CANNERY STATION PUD (INCLUDING THE NARROW STORMWATER FACILITY AND OPEN SPACE AREA EXTENDING THE ENTIRE LENGTH OF THE EAST PROPERTY LINE, WHICH IS SOUTH OF MUNSEL LAKE ROAD ON THE EAST SIDE OF HIGHWAY 101. THE PHASE 1 DEVELOPMENT AREA ALSO INCLUDES THE PROPOSED 47th STREET RIGHT-OF-WAY AND THE SOUTHERN PORTIONS OF REDWOOD STREET AND SPRUCE STREETS TO FACILITATE ACCESS TO THE PROPOSED PHASE 1 LOTS. SEE THE ATTACHED SITE PLAN AND PRELIMINARY PLAT FOR PHASE 1 BOUNDARIES.

- PHASE 1 INCLUDES 6 LOTS WITH THE FOLLOWING IMPROVEMENTS:
- 64 BED ASSISTED LIVING CARE AND MEMORY CARE FACILITY (LOT 2);
  - 8 ATTACHED SINGLE STORY TRANSITIONAL COTTAGE UNITS THAT WILL BE ASSOCIATED WITH THE ASSISTED LIVING FACILITY (LOT 2);
  - ONE ATTACHED TRANSITIONAL COTTAGE (LOT 3);
  - ONE ATTACHED TRANSITIONAL COTTAGE (LOT 4);
  - A MULTI-STORY RESIDENTIAL APARTMENT COMPLEX THAT WILL PROVIDE APPROXIMATELY 42 HOUSING UNITS (LOT 5);
  - TWO SINGLE-STORY COMMERCIAL STRUCTURES TOTALING APPROXIMATELY 5,000 SQUARE FEET (LOTS 1 AND 6); AND
  - ASSOCIATED PARKING, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, AND OTHER SITE IMPROVEMENTS.

PHASE 1 GROSS PROJECT AREA (APPROXIMATE)  
OVERALL DEVELOPMENT AREA: 316,621 SF  
R.O.W. DEVELOPMENT AREA: 80,225 SF  
NET LOT DEVELOPMENT AREA: 236,700 SF

- LOT 1 = 20,892 s.f.
  - LOT 2 = 69,016 s.f.
  - LOT 3 = 2,264 s.f.
  - LOT 4 = 2,264 s.f.
  - LOT 5 = 49,308 s.f.
  - LOT 6 = 18,840 s.f.
- TRACT A = 20,204 sf  
TRACT B = 32,137 sf  
TRACT C = 32,176 sf  
TOTAL PHASE 1 PROPERTY = 236,700 sf

### ZONING:

NORTH COMMERCIAL NODE (N/CN)

### BUILDING AREAS (APPROXIMATE):

LOT 1: COMMERCIAL BLDG	4,650 SF
LOT 2: ALF	54,961 SF
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	3,618 SF
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	3,618 SF
LOT 3: TRANSITIONAL COTTAGE HOUSING	928 SF
LOT 4: TRANSITIONAL COTTAGE HOUSING	928 SF
LOT 5: MULTI-FAMILY RESIDENTIAL	35,988 SF
LOT 6: COMMERCIAL BLDG	4,340 SF
BUILDING CODE:	2019 OISC

### SECURITY/SECURE:

LOT 1: COMMERCIAL BLDG	B
LOT 2: ALF	I-1
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	R-2
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	R-2
LOT 3: TRANSITIONAL COTTAGE HOUSING	R-2
LOT 4: TRANSITIONAL COTTAGE HOUSING	R-2
LOT 5: MULTI-FAMILY RESIDENTIAL	R-2
LOT 6: COMMERCIAL BLDG	B

### CONSTRUCTION TYPE:

LOT 1: COMMERCIAL BLDG	V-B
LOT 2: ALF	V-A
LOT 2: TRANSITIONAL COTTAGE HOUSING-NORTH	V-B
LOT 2: TRANSITIONAL COTTAGE HOUSING-SOUTH	V-B
LOT 3: TRANSITIONAL COTTAGE HOUSING	V-B
LOT 4: TRANSITIONAL COTTAGE HOUSING	V-B
LOT 5: MULTI-FAMILY RESIDENTIAL	V-A
LOT 6: COMMERCIAL BLDG	V-B

### PROJECT CONTACTS

**OWNER / APPLICANT:**  
CANNERY STATION DEVELOPMENT LLC  
10300 SW Greenburg Rd, Suite 425  
Portland, Oregon 97225  
POC: Charles McGrade  
cmgrade@ridgelimco.com  
Owner's representative: Peter Englander  
peterenglander@auidgus.com  
TEL: 503-752-3575

**ARCHITECT OF RECORD:**  
GMA ARCHITECTS  
860 W. Park Street, Suite 300  
Eugene, Oregon 97401  
TEL: 541.344.9157  
POC: Daniel P. Kite, AIA

**TRAFFIC ENGINEER:**  
SANDROW ENGINEERING  
150 Madison Street, Suite A  
Eugene, Oregon 97402  
TEL: (541) 513-3376  
POC: Kelly Sandrow

**LAND SURVEYING:**  
NORTHWEST LAND SURVEYING, INC  
PO Box 2827  
Florence, Oregon 97439  
TEL: (541) 997-3021  
POC: Robert B. Ward, LS

**LANDSCAPE ARCHITECT:**  
DOUGHERTY LANDSCAPE ARCHITECTS  
474 Willamette Street, Suite 305  
Eugene, Oregon 97401  
TEL: (541) 683-5803  
POC: David Dougherty, ASLA

**CIVIL ENGINEER:**  
RPF CONSULTING ENGINEERS  
800 Willamette St, Suite 400  
Eugene, Oregon 97401  
TEL: (541) 684-4802  
POC: Matt Eeran, PE

**GENERAL CONTRACTOR:**  
BLURT WALTER CONSTRUCTION  
12586 SE 352nd Ave  
Happy Valley, OR 97086-8471  
TEL: (503) 516-8768  
POC: Burt Walter

### SHEET INDEX

**GENERAL**  
COV COVER  
COB1 CANNERY STATION DEVELOPMENT

**TENTATIVE SUBDIVISION**  
PLAT, SHEET 1 OF 2  
PLAT, SHEET 2 OF 2

**CIVIL**  
CS.03 UTILITY PLANS - LOTS 3 & 4  
CS.03 GRADING & DRAINAGE - LOT 3 & 4  
CS.03 STREET PLAN  
CS.01 STREET TYPICAL SECTIONS  
CS.02 STREET INTERSECTION DETAILS/SECTIONS  
CS.03 STREET INTERSECTION DETAILS/SECTIONS  
CS.04 TURNING MOVEMENT DETAILS

**ARCHITECTURAL**  
A100 LOT 3 & 4

**LANDSCAPE**  
L-1 LANDSCAPE PLAN

CANNERY STATION - LOT 3&4 - TCH

FLORENCE OREGON 97439  
DESIGN REVIEW

JOB NO: 12986  
ISSUE DATE: 19 OCT 2021

COVER

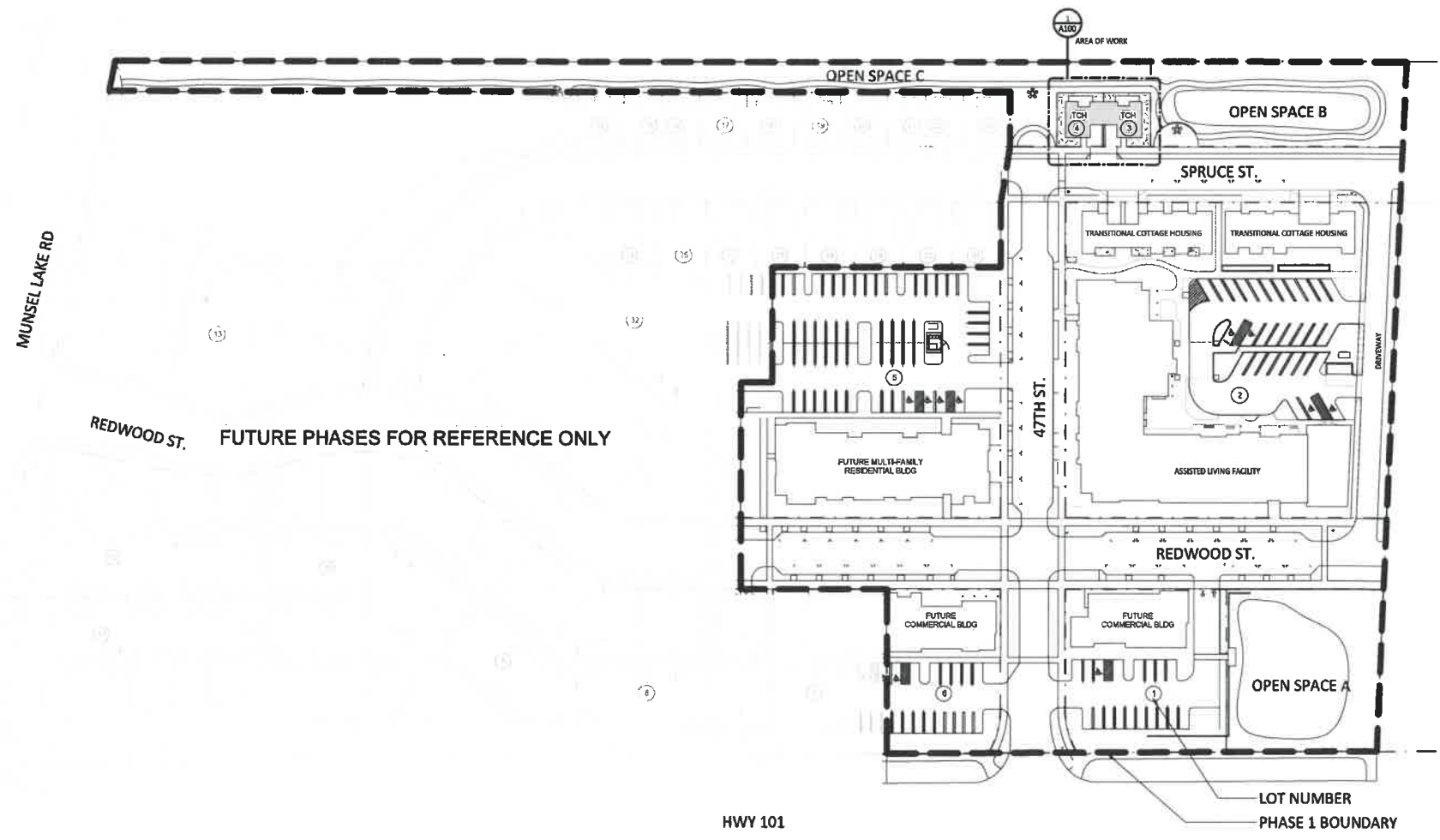
COV



**GMA ARCHITECTS**  
 860 West Park Street / Ste 300  
 Eugene / Oregon / 97401  
 p 541.344.0157  
 gma-arch.com



REVISIONS



**1** OVERALL SITE PLAN  
 1" = 50'-0"

**CANNERY STATION - LOT 3&4 - TCH**

FLORENCE OREGON 97439  
 DESIGN REVIEW

JOB NO.: 17986  
 ISSUE DATE: 19 OCT 2021

CANNERY  
 STATION  
 DEVELOPMENT

**G001**

CANNERY STATION P.U.D. - PHASE 1  
 NW 1/4. SECTION 14, T18S, R12W, W.M.  
 CITY OF FLORENCE, LANE COUNTY, OR

RECORDED  
 DATE: \_\_\_\_\_  
 COUNTY CLERK  
 BY: \_\_\_\_\_

LANE COUNTY SURVEYORS OFFICE  
 C.S. FILE NO. \_\_\_\_\_  
 FILING DATE: \_\_\_\_\_

**LEGEND**

- MONUMENT FOR POST MONUMENTATION
- FND: 5/8" REBAR AS NOTED
- FND: 5/8" REBAR WITH TPC MARKED "LANE COUNTY RW"
- FND: 5/8" REBAR AA SURVEYING INC CSF 30819
- T.P.E.V.A. TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT
- R-O-W RIGHT-OF-WAY
- CSF COUNTY SURVEY FILE
- STA. STATION
- P.E.V. PUBLIC EMERGENCY VEHICLE

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N73°32'41"W	43.87'	88.19'	44.33'	28°26'54"	22.63'
C2	N78°07'41"E	43.45'	88.19'	43.87'	28°11'10"	22.39'
C3	S85°28'08"E	21.94'	70.32'	21.95'	17°51'51"	11.05'
C4	S25°25'00"W	50.64'	70.00'	51.81'	42°24'31"	27.16'
C5	S1°25'37"W	205.38'	150.00'	135.74'	86°24'57"	140.90'
C6	S9°54'18"E	53.51'	90.00'	53.89'	23°45'06"	27.34'
C7	S8°41'49"E	55.92'	130.00'	56.05'	13°57'48"	28.17'
C8	S25°25'00"W	94.04'	130.00'	96.22'	42°24'31"	50.43'
C9	S8°41'49"E	41.33'	170.00'	41.43'	13°57'49"	20.82'
C10	S8°41'49"E	28.81'	70.00'	29.02'	23°45'08"	14.72'
C11	S75°27'13"E	62.18'	70.00'	62.18'	182.52'	182.52'

PLOTTER: HP DESIGNJET 500  
 INK: BLACK C4844A  
 MEDIA: #36 ACID FREE BOND PAPER  
 RIJB24-36 INKJET BOND  
 MANUFACTURED BY PEXELLE  
 DISTRIBUTED BY ROLL BOND

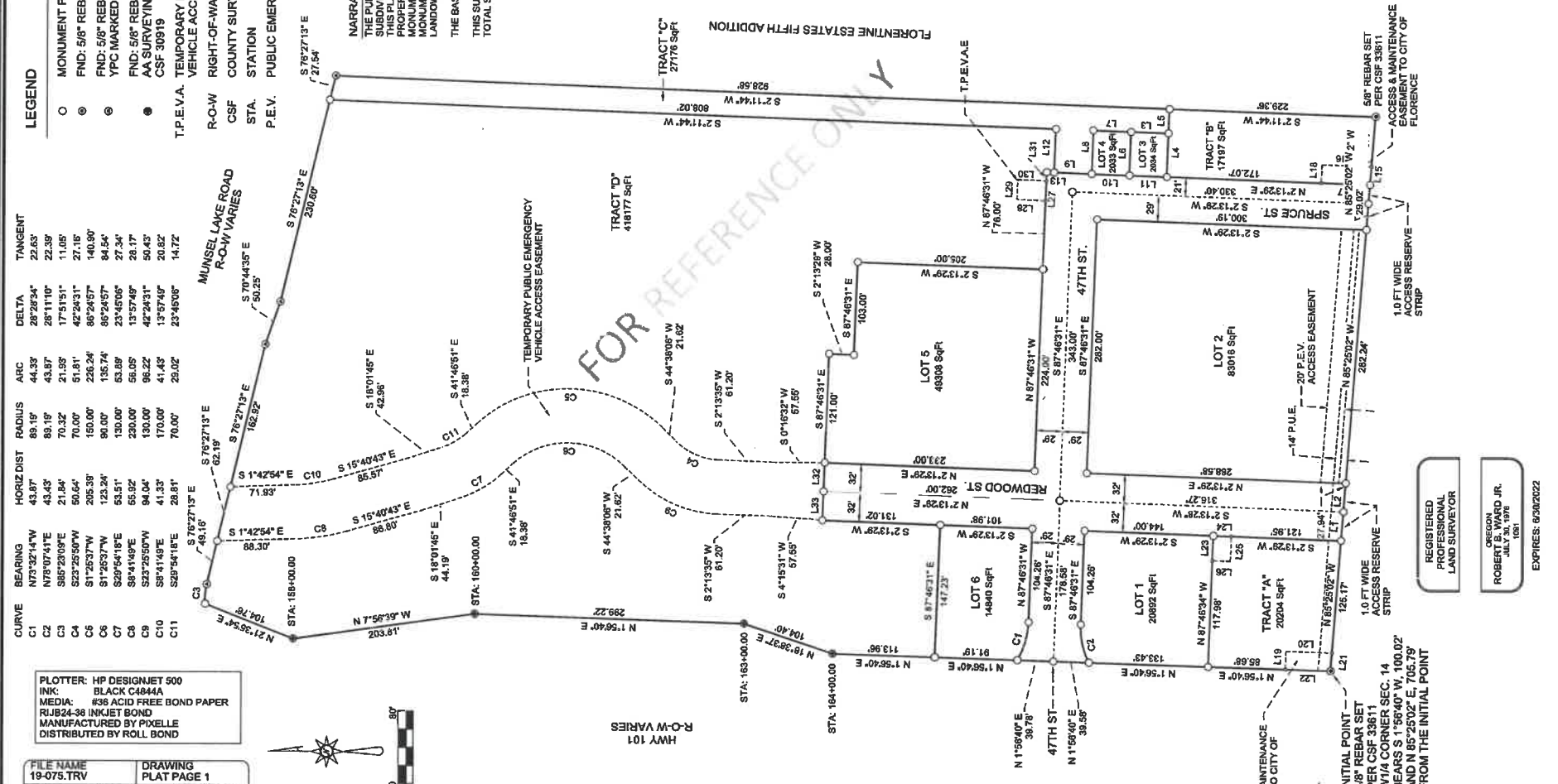
FILE NAME	DRAWING
19-075.TRV	PLAT PAGE 1
SCALE	DATE
80 FT=IN	10-15-2021
JOB	REVISION
19-075	1/1
	SHEET
	1/1

This map was drawn with TRAVERSE PC Software

MAP 18-12-14-20 TAX LOT 700

**NARRATIVE**  
 THE PURPOSE FOR THIS SURVEY WAS TO SUBDIVIDE TAX LOT 700 AS REPRESENTED ON THE PLAT HEREIN INTO FIVE (5) LOTS. THE PROPERTY WAS CONTROLLED BY FOUND MONUMENTS. LOT CORNERS WILL BE POST MONUMENTED AS REQUESTED BY LANDOWNER.  
 THE BASIS OF BEARING IS AS NOTED HEREON.  
 THIS SURVEY WAS PERFORMED USING A NIKON TOTAL STATION.

LINE	BEARING	HORIZ DIST
L1	N85°25'02"W	32.03'
L2	N85°24'59"W	32.03'
L3	S2°11'44"W	42.00'
L4	N87°46'31"W	48.43'
L5	N87°46'31"W	27.00'
L6	N87°46'31"W	48.41'
L7	S2°11'44"W	42.00'
L8	S87°46'31"E	48.39'
L9	N2°13'29"E	42.00'
L10	N2°13'29"E	42.00'
L11	N2°13'29"E	42.00'
L12	N87°44'14"W	48.37'
L13	N2°13'29"E	8.00'
L14	N85°25'01"W	55.69'
L15	N85°25'02"W	20.02'
L16	S2°13'29"W	55.00'
L17	N2°13'29"E	54.18'
L18	S87°45'59"E	20.00'
L19	S88°09'20"E	20.00'
L20	S1°56'40"W	51.21'
L21	N85°25'02"W	20.02'
L22	N1°56'40"E	50.29'
L23	N87°46'34"W	27.75'
L24	S2°13'29"W	20.00'
L25	N87°46'34"W	27.75'
L26	N2°13'29"E	20.00'
L27	N2°13'29"E	22.00'
L28	S87°46'31"E	32.00'
L29	S87°46'31"E	32.00'
L30	N87°46'28"W	10.00'
L31	N87°46'31"W	32.00'
L32	N87°46'31"W	32.00'
L33	N87°46'31"W	32.00'



NORTHWEST Land Surveying, Inc.  
 (541) 897-9291  
 P.O. Box 2027  
 Florence, OR 97038  
 Fax (541) 895-0143

TRAVERSE PC

**CANNERY STATION P.U.D. - PHASE 1  
NW 1/4, SECTION 14, T18S, R12W, W.M.  
CITY OF FLORENCE, LANE COUNTY, OR**

LANE COUNTY SURVEYORS OFFICE  
C.S. FILE NO. \_\_\_\_\_  
FILING DATE: \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I ROBERT B. WARD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, THAT THE INITIAL POINT IS A 5/8" REBAR AS NOTED HEREON.

THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-058372, LANE COUNTY DEED RECORDS, BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF FLORENCE, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS1091" AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-058372, SAID POINT BEARS SOUTH 85° 25'02" EAST, 705.79 FEET AND NORTH 1°56'40" EAST, 100.02 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 14, SAID INITIAL POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101, BEING 65.00 FEET FROM THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-058372 SOUTH 85°25'02" EAST, 617.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EASTERLY LINE OF SAID TRACT NORTH 2°11'44" EAST, 1157.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNSSEL LAKE ROAD, BEING 35.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF (WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; THENCE NORTH 76°27'13" WEST, 258.14 FEET; THENCE NORTH 70°44'35" WEST, 50.25 FEET; THENCE NORTH 78°27'13" WEST, 274.28 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF A 70.32 FOOT RADIUS CURVE CONVEX SOUTHERLY, THROUGH A CENTRAL ANGLE OF 17°15'11" (THE LONG CHORD BEARS NORTH 85° 23'09" WEST 21.354 FEET), AN ARC DISTANCE OF 21.93 FEET TO A POINT OF NON-TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 21°35'54" WEST, 104.78 FEET; THENCE SOUTH 7°59'39" EAST, 203.81 FEET; THENCE SOUTH 1°58'40" WEST, 299.22 FEET; THENCE SOUTH 16°38'37" WEST, 104.40 FEET; THENCE SOUTH 1°58'40" WEST, 553.91 FEET TO THE INITIAL POINT, ALL IN FLORENCE, LANE COUNTY, OREGON

CONTAINS 16.873 ACRES MORE OR LESS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
ROBERT B. WARD JR.  
JULY 30, 1978  
1091

EXPIRES: 8/30/2022

PLOTTER: HP DESIGNJET 500  
INK: BLACK C4844A  
MEDIA: #36 ACID FREE BOND PAPER  
RUB24-36 INKJET BOND  
MANUFACTURED BY PIXELLE  
DISTRIBUTED BY ROLL BOND

FILE NAME 19-075.TRV		
SCALE 100 F1/1n	DATE 10-15-2021	DRAWN BY RBW
JOB 19-075	REVISION 1/1	SHEET 1/1

This map drawn with TRAVERSE PC. ScAwards  
**MAP 18-12-14-20 TAX LOT 700**

**CITY OF FLORENCE APPROVALS**

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**LANE COUNTY APPROVALS**

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

LANE COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS DECLARATION**

KNOWN ALL MEN THAT CANNERY STATION DEVELOPMENT, LLC AND CHARLES McGLADE, MANAGER, CANNERY STATION DEVELOPMENT, LLC ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND DO HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN HEREON ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92 AND DO HEREBY DEDICATE TO THE PUBLIC THE ROADS AS SHOWN HEREON AND ALSO DEDICATE THE EASEMENTS FOR THE PURPOSES SO INDICATED HEREON

CHARLES McGLADE, MANAGER

STATE OF OREGON )  
                          )SS  
COUNTY OF LANE  )

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED CHARLES McGLADE, MANAGER, CANNERY STATION DEVELOPMENT, LLC, WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AS VOLUNTARY ACT AND DEED

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

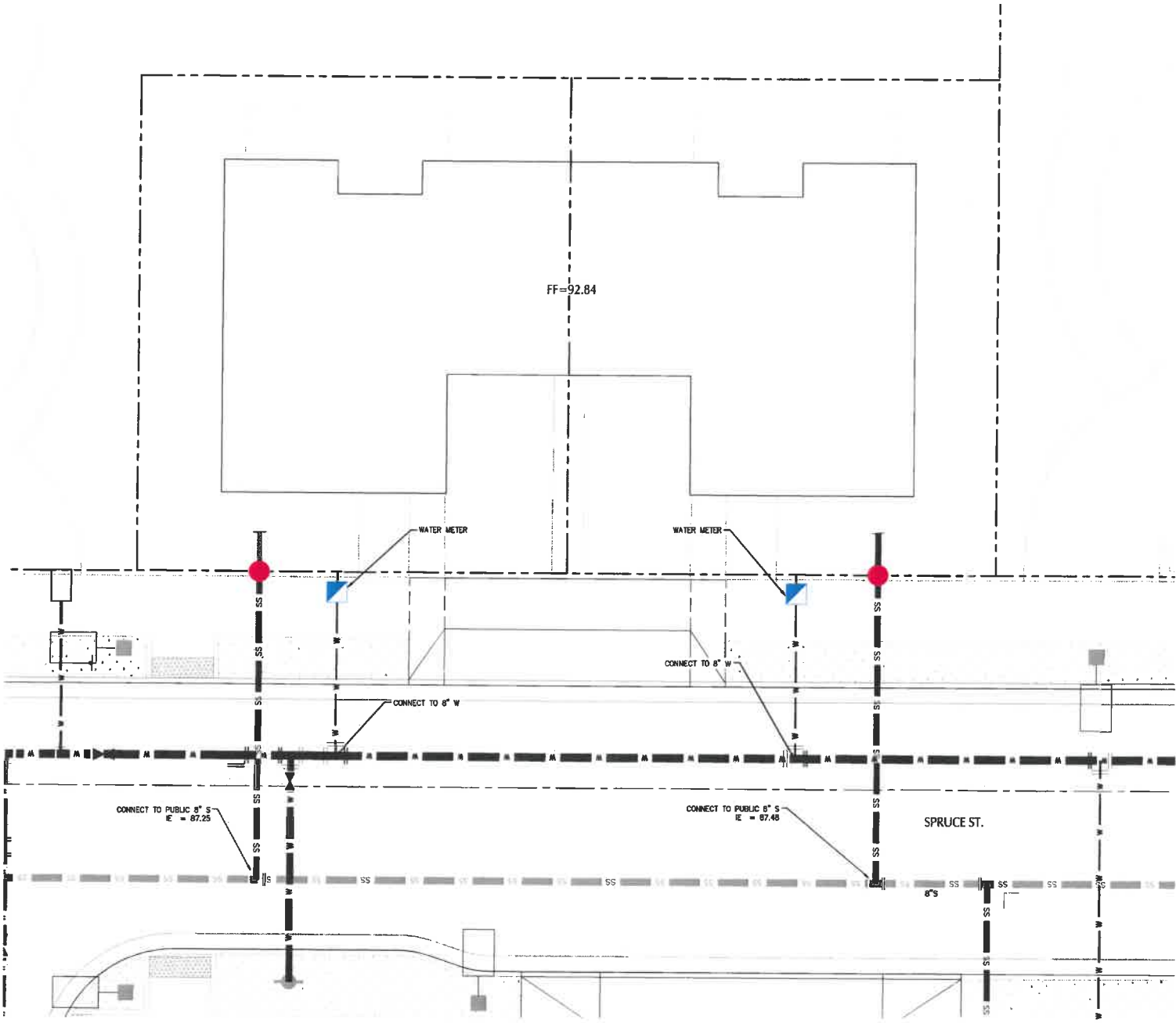
NOTARY PUBLIC - OREGON \_\_\_\_\_

FOR REFERENCE ONLY

**NOTES:**

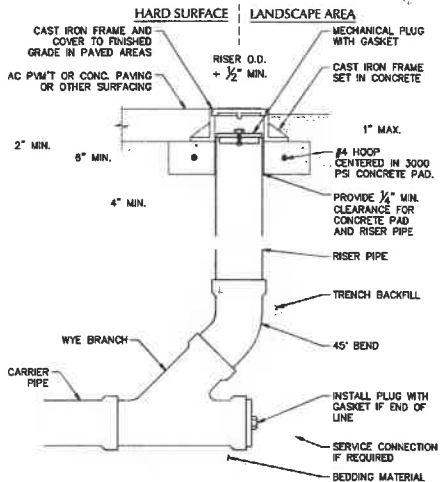
- TRACT "A" IS A PRIVATE OPEN SPACE TRACT FOR A WATER QUALITY FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION. SAID TRACT "A" IS SUBJECT TO ACCESS AND MAINTENANCE EASEMENTS, AS SHOWN HEREON.
- TRACT "B" IS A PRIVATE OPEN SPACE TRACT FOR A WATER QUALITY FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION. SAID TRACT "B" IS SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT AS SHOWN HEREON.
- TRACT "C" IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION.
- TRACT "D" IS A PRIVATELY OWNED AND MAINTAINED TRACT THAT IS INTENDED FOR FUTURE DEVELOPMENT AND IS SUBJECT TO CITY OF FLORENCE RESOLUTION PC 18 12 PUD 01. SAID TRACT "D" IS SUBJECT TO TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENTS AS SHOWN HEREON. SAID TEMPORARY PUBLIC EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE MAINTAINED BY THE CANNERY STATION OWNERS ASSOCIATION AND SAID EASEMENTS SHALL TERMINATE UPON THE DEDICATION OF RIGHT-OF-WAY OVER THESE AREAS.
- LOT 2 AND TRACT "A" ARE SUBJECT TO A 14.0 FT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
- LOT 2 IS SUBJECTS TO A 20.0 FT WIDE PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN HEREON
- THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING FOUND SURVEY MONUMENTS ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS NORTH 2°11'44" EAST PER SURVEY NO. 34803, LANE COUNTY SURVEY RECORDS.
- THE EAST AND NORTH RIGHT-OF-WAY LINES OF 47TH STREET ARE SUBJECT TO A 1.0 FOOT WIDE ACCESS RESERVE STRIP, AS SHOWN HEREON.
- THE SOUTH END OF THE SPRUCE STREET RIGHT-OF-WAY AND THE NORTH AND SOUTH ENDS OF THE REDWOOD STREET RIGHT-OF-WAY ARE SUBJECT TO 1.0 FT WIDE ACCESS RESERVE STRIPS, AS SHOWN HEREON.
- CANNERY STATION P.U.D. - PHASE 1 CONDITIONS COVENANTS & RESTRICTIONS RECORDING DOCUMENT NO. \_\_\_\_\_
- CANNERY STATION P.U.D. BYLAWS RECORDING DOCUMENT NO. \_\_\_\_\_
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: OCTOBER 11, 1968, RECEPTION NO. 41610
- LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED AUGUST 02, 1985, RECEPTION NO. 85-27329 AND RECORDED OCTOBER 14, 2009 AS INSTRUMENT NO. 2009-058344 DEED OF RECORDS, WHICH PROVIDES THAT NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ADJUTING PROPERTY.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: BUT DELETING ANY COVENANTS, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3804(C), OF THE UNITED STATES CODES: RECORDING INFORMATION: JANUARY 12, 1998 AS INSTRUMENT NO. 88-01947





**SHEET LEGEND**

	CLEANOUT
	WATER METER
	SANITARY SEWER LINE (SS)
	WATER LINE (W)



- NOTES**
1. CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
  2. FOR CARRIER PIPE SIZE 8"Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
  3. FOR CARRIER PIPE SIZE 8"Ø AND LARGER, RISER PIPE SHALL BE 6"Ø.
  4. RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.
- 1 STANDARD CLEANOUT (COTC)**  
SCALE: NTS

**GMA ARCHITECTS**  
960 West Park Street / Ste 300  
Eugene / Oregon / 97401  
p 541.344.8157  
gma-arch.com



**kpff**  
300 Williams Street, Suite 400  
Eugene, OR 97401  
O: 541.284.4892  
F: 541.284.4899  
www.kpff.com  
REVISIONS

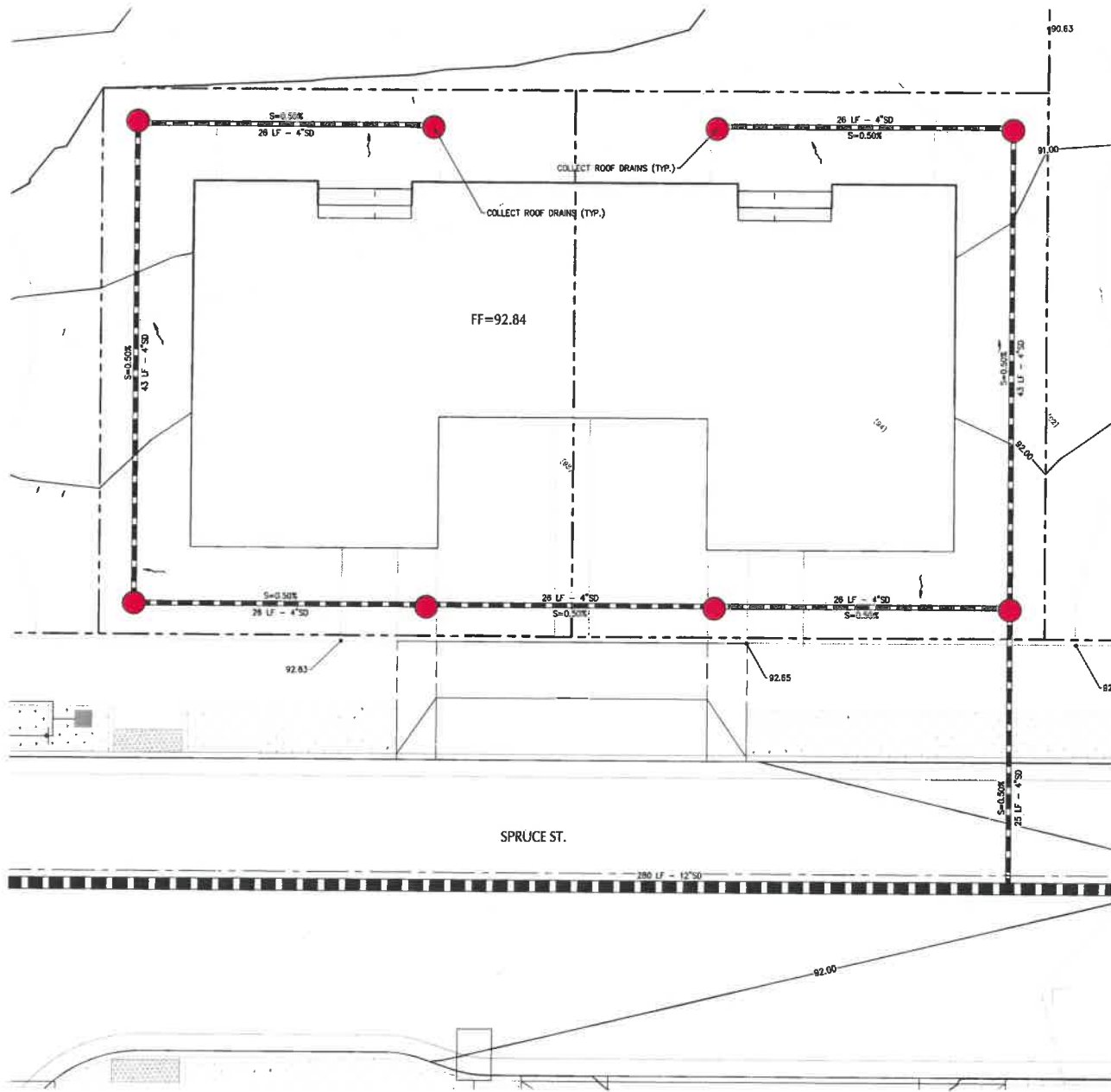
**CANNERY STATION - LOT 3&4 - TCH**  
**FLORENCE, OREGON 97439**  
**DESIGN REVIEW**

JOB NO: 700586  
ISSUE DATE: 02-15-2021





UTILITY PLAN -  
LOTS 3 & 4

**C3.03**





SHEET LEGEND

-  CLEANOUT
-  OVERFLOW DRAIN
-  STORM DRAIN PIPE (SD)
-  DIRECTION OF FLOW



GMA ARCHITECTS  
 860 West Park Street / Ste 300  
 Eugene / Oregon / 97401  
 p 541.344.9157  
 gma-arch.com



EXPIRATION DATE: 6/30/22



500 Williams Street, Suite 400  
 Eugene, OR 97401  
 (541) 684-4942  
 F: 541.684.4909  
 www.kpff.com

REVISIONS

CANNERY STATION - LOT 3&4 - TCH  
 FLORENCE, OREGON 97439  
 DESIGN REVIEW

JOB NO: 700586  
 ISSUE DATE: 10-15-2021

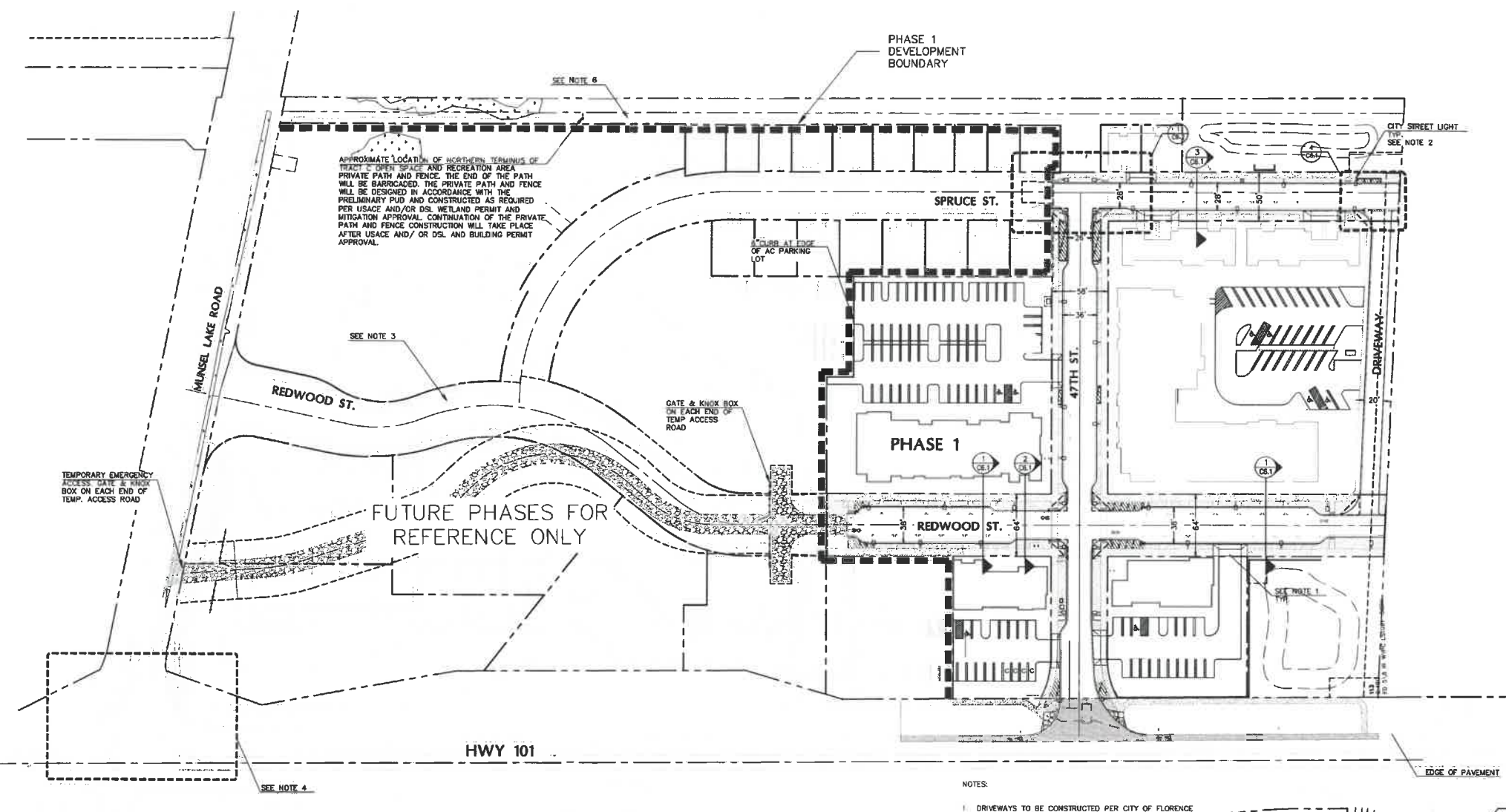
GRADING &  
 DRAINAGE - LOT 3  
 & 4

C5.03

COPYRIGHT GMA ARCHITECTS







APPROXIMATE LOCATION OF NORTHERN TERMINUS OF TRACT 'C' OPEN SPACE AND RECREATION AREA. PRIVATE PATH AND FENCE. THE END OF THE PATH WILL BE BARRICADED. THE PRIVATE PATH AND FENCE WILL BE DESIGNED IN ACCORDANCE WITH THE PRELIMINARY PUD AND CONSTRUCTED AS REQUIRED PER USAGE AND/OR DSL. WETLAND PERMIT AND MITIGATION APPROVAL. CONTINUATION OF THE PRIVATE PATH AND FENCE CONSTRUCTION WILL TAKE PLACE AFTER USAGE AND/OR DSL AND BUILDING PERMIT APPROVAL.

TEMPORARY EMERGENCY ACCESS. GATE & KNOX BOX ON EACH END OF TEMP. ACCESS ROAD

FUTURE PHASES FOR REFERENCE ONLY

PHASE 1 DEVELOPMENT BOUNDARY

PHASE 1

- NOTES:
- DRIVEWAYS TO BE CONSTRUCTED PER CITY OF FLORENCE STANDARD DETAILS F-208, F-208A & F-208B.
  - STREET LIGHTS TO BE PLACED 150' - 170' APART IN A STAGGERED PATTERN. LIGHT POLE PER STANDARD DRAWING F-510. SEE SHEET C6.3.
  - 20 FOOT WIDE TEMPORARY PUBLIC ACCESS EASEMENT NEEDED AS EMERGENCY ACCESS TO MUNSEL LAKE ROAD. FINAL DESIGN AND CONSTRUCTION TO BE APPROVED BY THE FIRE MARSHAL. EASEMENT SHALL TERMINATE IMMEDIATELY UPON THE CONSTRUCTION AND DEDICATION OF A PUBLIC ROW THAT CONNECTS NEW BUILDINGS TO MUNSEL LAKE ROAD.
  - THE DESIGN OF MUNSEL LAKE ROAD FRONTAGE AND RIGHT TURN POCKET FROM MUNSEL LAKE ROAD TO HIGHWAY 101 WILL BE COORDINATED WITH GDOT AND LANE COUNTY. FRONTAGE IMPROVEMENTS WILL MEET GDOT AND COUNTY DESIGN STANDARDS AT THE TIME OF A FUTURE PUD APPLICATION THAT CREATES A FULL PUBLIC ACCESS.
  - ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE AND BE A MINIMUM OF 5 FEET IN WIDTH.
  - TRACT 'C' RECREATIONAL WALKING PATH WILL BE A MINIMUM OF 5- FEET IN WIDTH AND CONSTRUCTED OF GEOTEXTILE CLOTH, SAND AND WOOD CHIPS.
  - DECORATIVE PAVEMENT WITHIN SETBACK AREAS CAN BE FOUND ON INDIVIDUAL LOT PLANS.

LEGEND		ABBREVIATIONS	
EXISTING	PROPOSED	HWY ST.	HIGHWAY STREET
<b>EASEMENT</b>			
---	---	HWY	HIGHWAY
---	---	ST.	STREET
<b>PROPERTY LINE</b>			
---	---		
<b>RIGHT-OF-WAY</b>			
---	---		
<b>FACE OF CURB</b>			
---	---		
<b>STREET CENTERLINE</b>			
---	---		
<b>DIRECTIONAL ARROW</b>			
	↔		
<b>PARALLEL PARKING STALL</b>			
<b>COMPACT PARKING STALL</b>			
	C		
<b>PHASING LINE</b>			
	█		
<b>STREET LIGHT</b>			
	↑		
<b>EMERGENCY ACCESS ROAD</b>			
	▨		

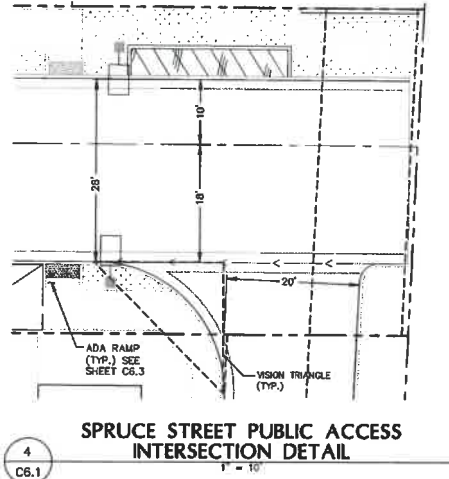


**CANNERY STATION - LOT 3&4 - TCH**  
 FLORENCE, OREGON 97439  
 DESIGN REVIEW

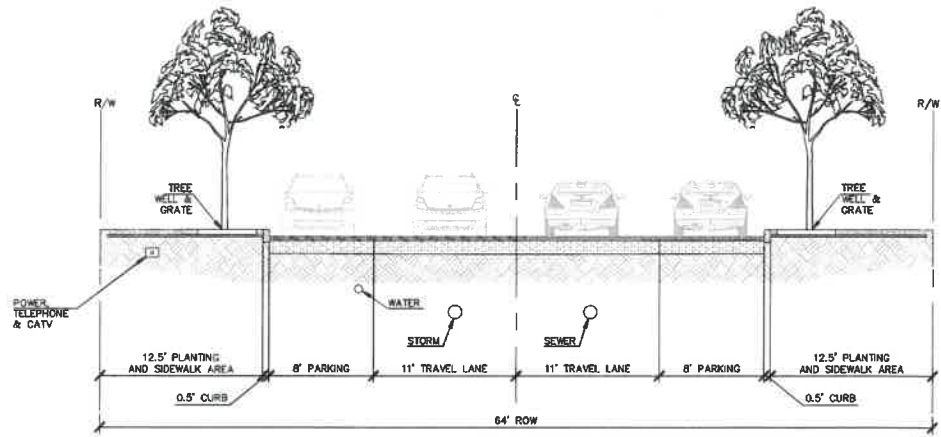
JOB NO: 700586  
 ISSUE DATE: 10-15-2021

STREET PLAN

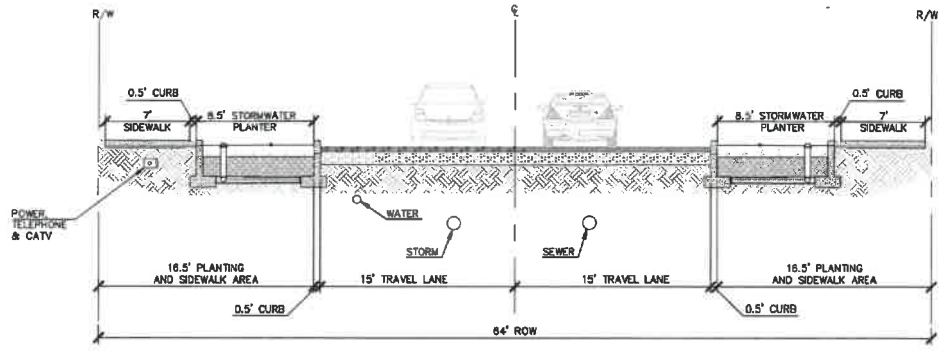
**C6.0**



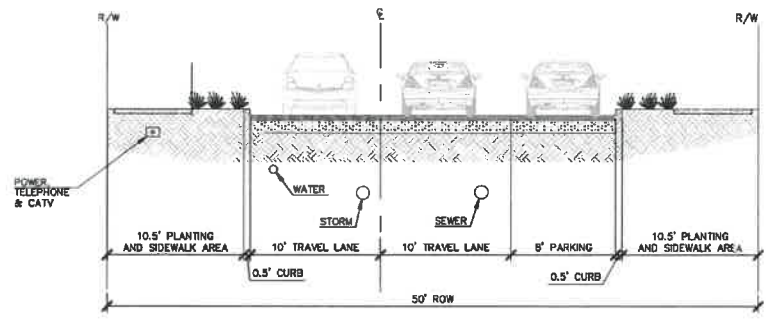
4  
C6.1



1  
C6.1



2  
C6.1



3  
C6.1

- NOTE:
1. ALL SIDEWALKS WILL CONSTRUCTED OF CONCRETE AND BE A MINIMUM OF FIVE FEET IN WIDTH.
  2. PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
  3. ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.

**GMA ARCHITECTS**  
860 West Park Street / Ste 300  
Eugene / Oregon / 97401  
p 541.344.5157  
gma-arch.com

REGISTERED PROFESSIONAL  
LANDSCAPE ARCHITECT  
DIGITALLY SIGNED  
DATE: 10.15.2021  
MATTHEW H. VEDIN  
EXPIRES DATE: 4/30/23

**kpff**  
800 Williams Street, Suite 400  
Eugene, OR 97401  
O: 541.484.4402  
F: 541.484.4609  
www.kpff.com  
REVISIONS

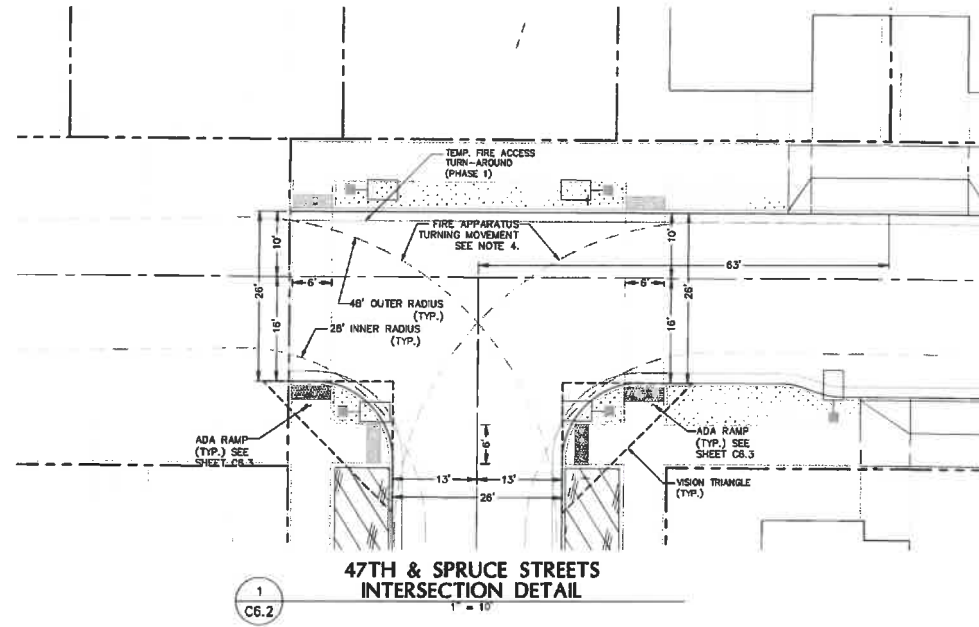
CANNERY STATION - LOT 3&4 - TCH  
FLORENCE, OREGON 97439  
DESIGN REVIEW

JOB NO: 700586  
ISSUE DATE: 10-15-2021

STREET TYPICAL SECTIONS

C6.1

COPYRIGHT GMA ARCHITECTS



**GMA ARCHITECTS**  
 860 West Park Street / Ste 300  
 Eugene / Oregon / 97401  
 p 541.344.9157  
 gma-arch.com



**kpff**  
 800 Wilburton Street, Suite 400  
 Eugene, OR 97403  
 O: 541.684.4982  
 F: 541.684.4989  
 www.kpff.com  
 REVISIONS

**CANNERY STATION - LOT 3&4 - TCH**  
**FLORENCE, OREGON 97439**  
**DESIGN REVIEW**

JOB NO: 700586  
 ISSUE DATE: 10-15-2021

STREET INTERSECTION  
 DETAILS/SECTIONS

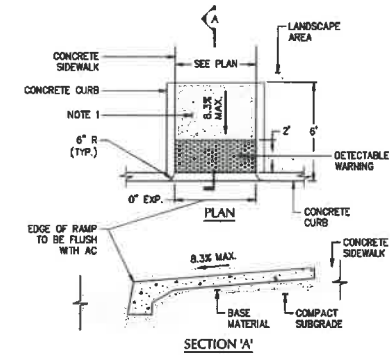
**C6.2**

COPYRIGHT GMA ARCHITECTS

NOTE:

1. ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE AND A MINIMUM OF FIVE FEET IN WIDTH.
2. PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
3. ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
4. FIRE APPARATUS TURNING MOVEMENT COMPLIES WITH 2014 OREGON FIRE CODE, APPENDIX D, SECTION D105.1-105.4. 28' INNER TURNING RADIUS COMPLIES WITH 2014 OREGON FIRE CODE, SECTION D103, AND TAKEN FROM FIGURE D103.1.

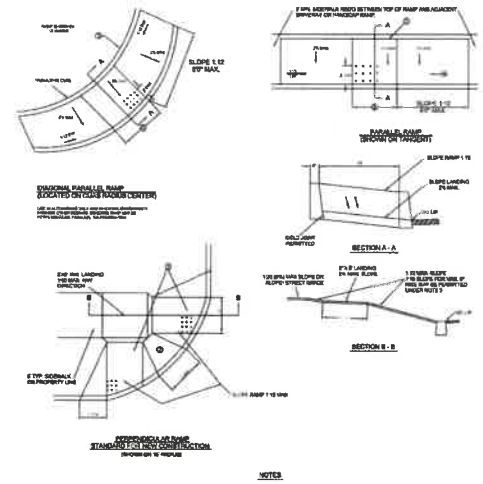




**NOTES**

1. PROVIDE RAMP TEXTURING WITH AN EXPANDED METAL GRATE PLACED ON AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. EACH DIAMOND SHALL BE 1 1/4" LONG BY 1/2" WIDE WITH THE LONG SECTION AXIS ORIENTED PERPENDICULAR TO THE CURB. THE GROOVES SHALL BE 1/8" DEEP BY 1/4" WIDE.

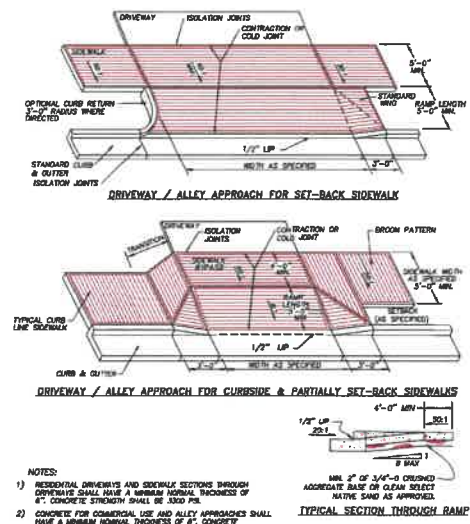
**CURB RAMP 1**



1. BACK EDGES OF RAMP IMPROVEMENT TO BE AT THE SAME PROFILE AND GRADE AS THE CONTINUATION OF THE BACK EDGE OF THE SIDEWALK THROUGH THE RAMP AREA.
2. THE AREA IS NOT A SIDEWALK AND IS SUBJECT TO SURFACING ONLY FOR MAINTENANCE PURPOSES, UNLESS THIS AREA EXCEEDS 1000 SF OR IS DESIGNATED FOR LANDSCAPING TO BE APPROVED BY PLAN.
3. IT MAY BE LEFT OPEN.
4. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).
5. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).
6. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).
7. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).
8. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).
9. 2.5% MINIMUM CURB RAMP SLOPE MAY BE USED FOR A MAX. RISE OF 8" OR 12.5" FOR A MAX. RISE OF 8" CURB RAMP OR ALTERNATING RISES NOT EXCEEDING 12" LENGTH (DO NOT EXCEED 8" RISE).

**CURB RAMP 2**

- NOTE:**
1. ALL SIDEWALKS WILL BE CONSTRUCTED OF CONCRETE AND A MINIMUM OF FIVE FEET IN WIDTH.
  2. PLANTINGS SHOWN ARE PICTORIAL REPRESENTATIONS ONLY. PLANTING LOCATIONS AND TYPES (E.G. TREES) ARE PROVIDED ON THE LANDSCAPE PLANS.
  3. ALL CURBS TO BE 6" IN HEIGHT UNLESS OTHERWISE NOTED.



**NOTES:**

- 1) RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A MINIMUM NORMAL THICKNESS OF 4" CONCRETE STRENGTH SHALL BE 3500 PSI.
- 2) CONCRETE FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL HAVE A MINIMUM NORMAL THICKNESS OF 6" CONCRETE STRENGTH SHALL BE 3500 PSI.
- 3) CURB TRANSITIONS FOR COMMERCIAL USE AND ALLEY APPROACHES SHALL BE 3 FT.
- 4) CONSTRUCT CONTRACTION JOINT IN CENTER OF DRIVEWAY WHEN DRIVEWAY WIDTH EXCEEDS 12'.
- 5) NO LP AT OUTER IF USED AS SIDEWALK ACCESS RAMP.
- 6) SEE SIDEWALK DETAILS FOR RESTRICTIONS AND SPECIFICATIONS NOT SHOWN.
- 7) THE 80:1 CROSS-SLOPE OF SIDEWALK IS MEASURED FROM HORIZONTAL. THE 12:1 SLOPE OF SIDEWALK TRANSITION TO DRIVEWAY/ALLEY IS RELATIVE TO THE FINISH SLOPE OF THE SIDEWALK. THE SLOPE OF THE APRON IS MEASURED RELATIVE TO HORIZONTAL.

**DRIVEWAY**

**GMA ARCHITECTS**  
660 West Park Street / Ste 300  
Eugene / Oregon / 97401  
p 541.344.9157  
gma-arch.com



600 Williams Drive, Suite 400  
Portland, OR 97205  
Tel: 541.544.4400  
Fax: 541.544.4400  
www.kpff.com

**REVISIONS**

**CANNERY STATION - LOT 3&4 - TCH**

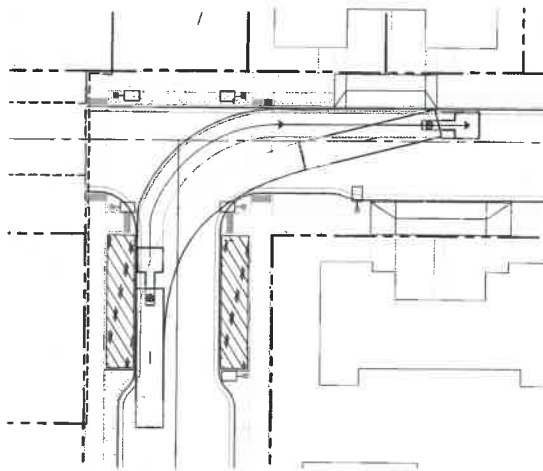
**FLORENCE, OREGON 97439**

**DESIGN REVIEW**

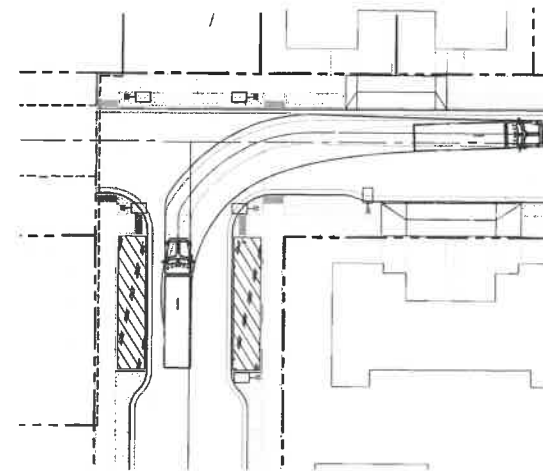
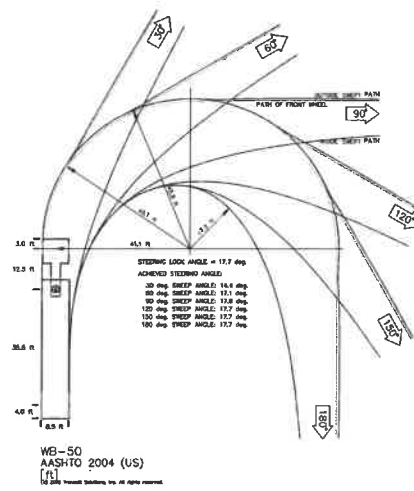
JOB NO: 70588  
ISSUE DATE: 10-15-2021

STREET INTERSECTION  
DETAILS/SECTIONS

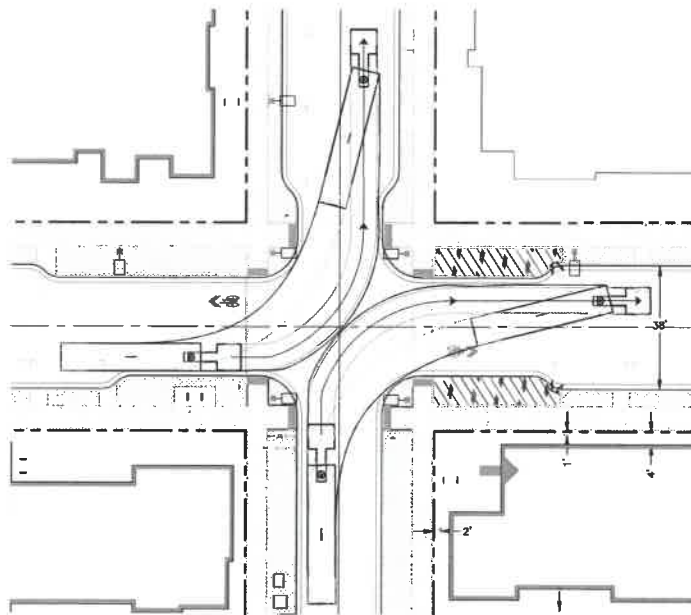
**C6.3**



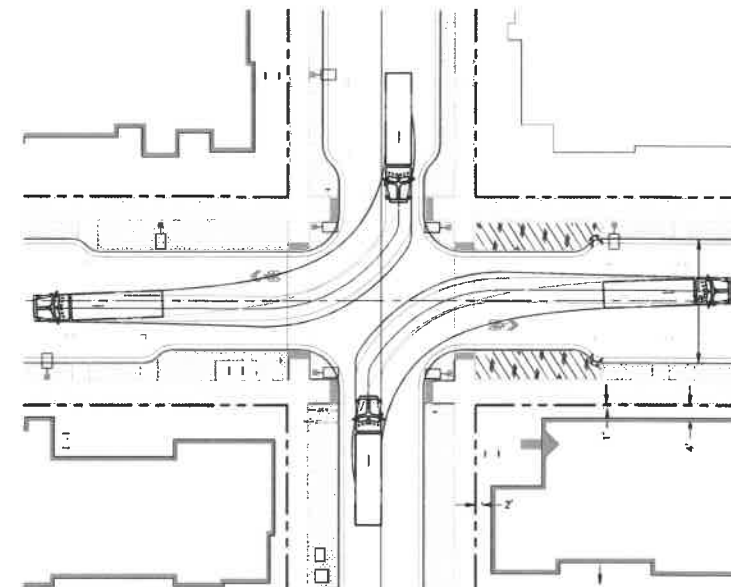
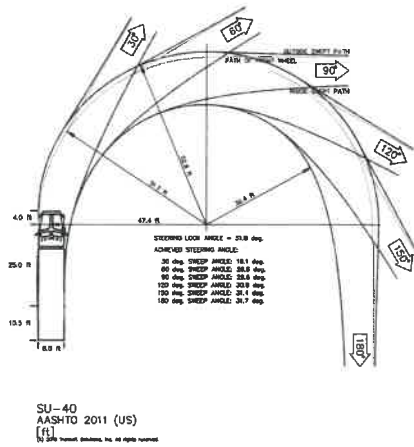
1  
47TH & SPRUCE STREETS  
WB-50 TURNING MOVEMENT



2  
47TH & SPRUCE STREETS  
SU-40 TURNING MOVEMENT

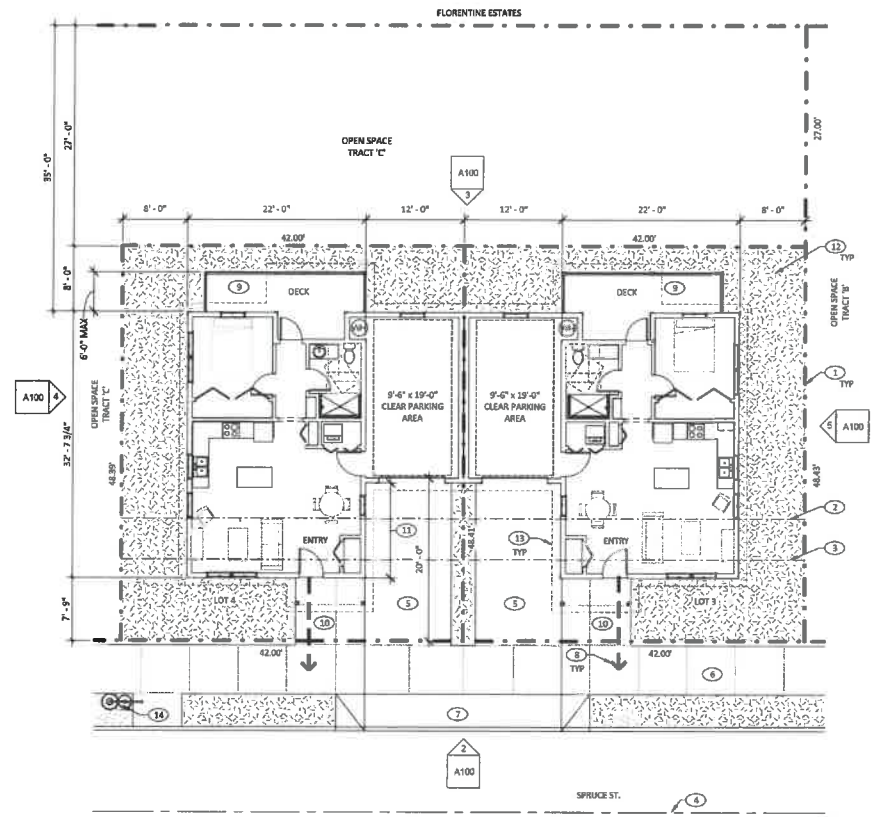


3  
47TH & REDWOOD STREETS  
WB-50 TURNING MOVEMENT



4  
47TH & REDWOOD STREETS  
SU-40 TURNING MOVEMENT

- NOTE:
- INTERSECTIONS ALLOW FOR TURNING MOVEMENTS FOR DESIGN VEHICLES SHOWN, AS WELL AS ALL FIRE APPARATUS (PUMPER AND AERIAL), EMERGENCY VEHICLES, AND DELIVERY VEHICLES WITH A WHEELBASE OF 25.5' OR SMALLER.
  - FIRE APPARATUS TURNING MOVEMENT COMPLIES WITH 2014 OREGON FIRE CODE, APPENDIX D, SECTION D103.1-105.4, 28' INNER TURNING RADIUS COMPLIES WITH 2014 OREGON FIRE CODE, SECTION D103, AND TAKEN FROM FIGURE D103.1.



**KEYNOTES**

- 1 PROPERTY LINE
- 2 LANDSCAPE SETBACK LINE - ENCROACHMENT VARIANCE APPROVED VIA PRELIMINARY AND FINAL PUD
- 3 BUILDING SETBACK LINE - ENCROACHMENT VARIANCE APPROVED VIA PRELIMINARY AND FINAL PUD
- 4 STREET CENTERLINE
- 5 PAVED DRIVEWAY
- 6 CONCRETE SIDEWALK, SEE ALSO CIVIL
- 7 CONCRETE DRIVEWAY APPROX, SEE ALSO CIVIL
- 8 ACCESSIBLE PATH TO RIGHT-OF-WAY
- 9 DECK - EXTEND MAX 6'-0" INTO 35'-0" SETBACK - HEIGHT OF DECK VARIES FROM APPROXIMATELY 43'-0" TO 46'-0" ABOVE ADJACENT GRADE AND NOT TO EXCEED 8'-0" ABOVE GRADE MEASURED FROM LOWEST ELEVATION OF EAST PROPERTY LINE
- 10 PAVED ENTRY PATH TO FRONT DOOR
- 11 MINIMUM RECESS OF 4" PER FCC 10-6-6-3.C.
- 12 HATCH INDICATES LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 13 DASH LINE INDICATES ROOF OUTLINE ABOVE - MIN 12" EAVE - EXTENSIONS AT FRONT ENTRY & DECK PROVIDE REQ'D COMPLIANT BUILDING ARTICULATION
- 14 (S) STREET LIGHT FIXTURE

**GENERAL NOTES**

1. ARCHITECTURAL DETAILS, DIMENSIONS, FINISHES, WINDOW CONFIGURATIONS, AND MECHANICAL EQUIPMENT LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW STANDARDS AND PRELIMINARY PUD. ADDITIONAL DIMENSIONS AND DETAILS NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. DETAILS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CITY CODE REQUIREMENTS, FINAL PUD CONDITIONS OF APPROVAL, AND DESIGN REVIEW CONDITIONS OF APPROVAL.
2. EXTERIOR ELEVATIONS ILLUSTRATE THE APPEARANCE OF THE PROPOSED BUILDINGS AS EACH WILL APPEAR UPON COMPLETION. THE HEIGHTS ARE APPROXIMATE AND MAY VARY WITHIN 2'-0" OF THE PROVIDED DIMENSIONS TO ACCOMMODATE CONSTRUCTION/BUILDING CODE VARIATIONS. THE POSSIBLE 2'-0" VARIATION WILL MAINTAIN THE AESTHETIC QUALITIES EXPECTED OF THE DESIGN REVIEW APPROVAL.
3. USE OF T-113 IS PROHIBITED WITHIN THE DEVELOPMENT
4. FUTURE PHASES SHOWN ON PLANS ARE FOR REFERENCE ONLY
5. SEE ALSO CIVIL FOR DIMENSIONS OF STREETS, SIDEWALKS, ETC.

	LOT 3	LOT 4	TOTAL
TOTAL LOT AREA	23,234 SF (645% OF SITE)	23,234 SF (645% OF SITE)	46,468 SF (1290% OF SITE)
TOTAL BUILDING AREA	2728 SF (65% OF SITE)	2728 SF (65% OF SITE)	5,456 SF (130% OF SITE)
TOTAL IMPERVIOUS AREA (INCLUDING BLDG GROSS FLOOR AREA)	31,306 SF (654% OF SITE)	31,306 SF (654% OF SITE)	62,612 SF (1354% OF SITE)

LOT	PROPOSED USE	VEHICLE PARKING		BIKE PARKING PROVIDED	
		VEHICLE PARKING REQ'D	OFF-STREET VEHICLE PARKING PROVIDED	SHORT TERM	LONG TERM
3	INSTITUTIONAL (TRANSITIONAL COTTAGES)	2	2	0	0
4	INSTITUTIONAL (TRANSITIONAL COTTAGES)	2	2	0	0

**LOT 3 & 4: DESIGN REVIEW NOTES**

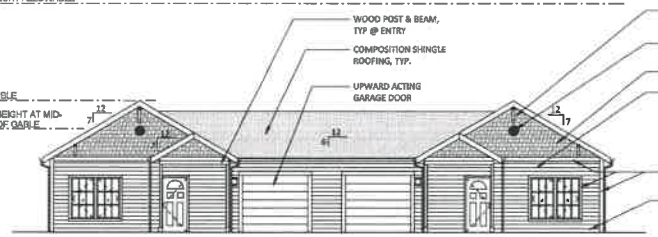
- THESE NOTES APPLY TO ALL FLOOR PLANS, ELEVATIONS, AND RENDERINGS THROUGHOUT THE SET
1. AS PER FCC 10-6-6-5.A.5, ALL SIDING AND SHAKE SHALL HAVE A MAXIMUM OF 6" TO THE WEATHER
  2. AS PER FCC 10-6-6-5.A.8, ALL CORNER, SKIRT, RAKE AND GAVE TRIM SHALL RUN THE FULL HEIGHT OF EACH FACADE, FLASH, OR PROTRUDE BEYOND THE SURROUNDING WALL SURFACE, AND BE A MINIMUM OF 4" IN WIDTH
  3. AS PER FCC 10-6-6-5.A.7, ALL BOARD AND BATTEN SIDING SHALL BE SPACED A MAXIMUM OF 6" ON CENTER
  4. AS PER FCC 10-6-6-5.8.5, ALL GUTTERS SHALL BE ROUND OR OGGEE PROFILE, AND LEADERS SHALL BE ROUND OR SQUARE
  5. AS PER FCC 10-6-6-5.8.7, ALL SLOPED ROOF EAVES OVERHANG EXTERIOR WALL PLACES AT LEAST 12"
  6. AS PER FCC 10-6-6-5.D.7, EVERY SINGLE LITE OR GLASS PANEL VISIBLE FROM THE STREET SHALL BE LESS THAN THE MINIMUM REQUIRED 24 SQUARE FEET IN AREA.
  7. AS PER FCC 10-6-6-5.D.8, WHERE MULTIPLE VERTICAL WINDOWS ARE GROUPED IN THE SAME HORIZONTAL OPENING, THEY ARE SEPARATED BY 4" MINIMUM WIDTH VERTICAL TRIM
  8. AS PER FCC 10-6-6-5.D.9, EXTERIOR WINDOWS AND DOORS ARE SURROUNDED WITH 2-1/2" MINIMUM WIDTH TRIM THAT WILL BE APPLIED FLUSH OR PROJECTING BEYOND THE FINISH WALL SURFACE
  9. AS PER FCC 10-6-6-5.D.10, WINDOW MULLION PROFILE EXTEND OUT BEYOND THE EXTERIOR GLASS SURFACE. WINDOWS WITH MOUNTS WILL CREATE TRUE DIVIDED LIGHTS OR A SIMILAR SIMULATED APPEARANCE.

**GMA ARCHITECTS**  
 860 West Park Street / Ste 300  
 Eugene / Oregon / 97401  
 p 541.344.9157  
 gma-arch.com



**REVISIONS**

- 14 MAX. HEIGHT ALLOWABLE 26'-0"
- 15 TOPSABLE 217'-2"
- 16 ROOF HEIGHT AT MID-POINT OF GABLE 217'-8"



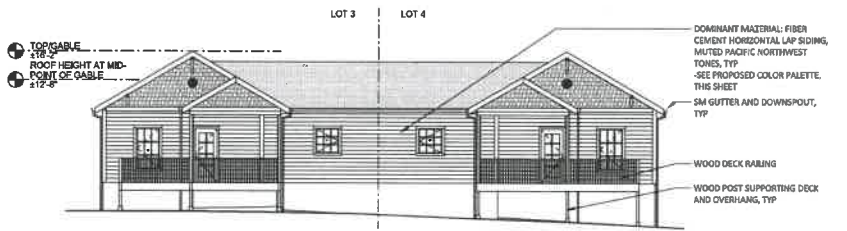
**COLOR PALETTE**

MUTED EARTH-TONE COASTAL PACIFIC NORTHWEST PALETTE (FCC 10-6-6-4.G), EXAMPLES BELOW

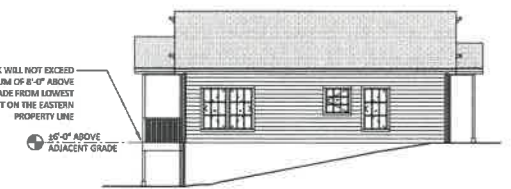
- COLOR: OFF-WHITE
- COLOR: GREEN
- COLOR: BLUE
- COLOR: GRAY
- COLOR: BAGE

**1 SITE PLAN & FLOOR PLAN**  
1/8" = 1'-0"

**2 WEST ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING**  
1/8" = 1'-0"



**3 EAST ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING**  
1/8" = 1'-0"



**4 NORTH ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING**  
1/8" = 1'-0"



**5 SOUTH ELEVATION - LOT 3 & 4 - TRANSITIONAL COTTAGE HOUSING**  
1/8" = 1'-0"



**6 3D View 1 - NW CORNER**



**7 3D View 2 - SW CORNER**



**8 3D View 3 - SE CORNER**

**CANNERY STATION - LOT 3&4 - TCH**  
**FLORENCE OREGON 97439**  
**DESIGN REVIEW**

JOB NO. 17988  
 ISSUE DATE: 19 OCT 2021

LOT 3 & 4

**A100**



**DOUGHERTY  
LANDSCAPE  
ARCHITECTS**

474 Wilamette Street  
Suite 300  
Eugene, Oregon 97401

P 541.683.5803  
F 541.683.8183

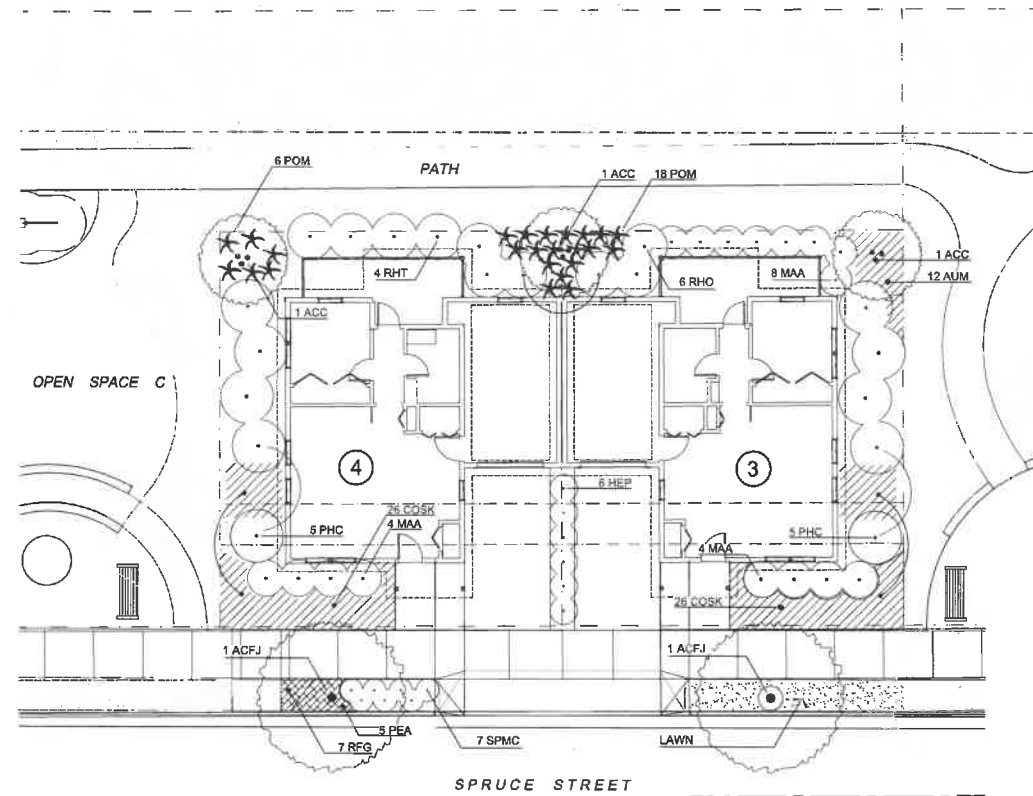
www.DLAdesign.com



400 WEST PARK BLVD. 300  
SUITE 300  
EUGENE, OREGON 97401 (541) 344-9127



PROJECT TITLE



**PLANT SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS	NATIVE
<b>TREES</b>					
ACC	<i>Acer circinatum</i>	Vine Maple	6" ht.	multi-trunk, B&B	X
ACFJ	<i>Acer s. freemanii 'Jefferson'</i>	Autumn Blaze Maple	2" cal.	Non-flowering, arched up to approx. 8 ft.	

**SHRUBS**

HEP	<i>Hebe pinnatifida</i>	Purple Pinnate Hebe	3 gal.	irrigating, 4 ft.	
MAA	<i>Malva moschata</i>	Ornamental Malva	3 gal.	irrigating, 4 ft.	X
PHC	<i>Physocarpus opulifolius</i>	Pacific Nine Bark	3 gal.	irrigating, 4 ft.	X
POM	<i>Potentilla fruticosa</i>	Sword Pen	1 gal.	irrigating, 4 ft.	X
RHO	<i>Rhododendron occidentale</i>	Western Azalea	3 gal.	irrigating, 4 ft.	X
RHT	<i>Rhododendron 'Tussock'</i>	Tussock Rhododendron	5 gal.	irrigating, 4 ft.	X
SPMC	<i>Sedum spectabile 'Magic Carpet'</i>	Magic Carpet Sedum	2 gal.	irrigating, 4 ft.	

**GROUNDCOVERS AND PERENNIALS**

AUM	<i>Artemisia tridentata</i>	'Ombelbeck'	1 gal.	irrigating, 4 ft.	X
COSK	<i>Cornus sericea 'Rubra'</i>	Red Dogwood	1 gal.	irrigating, 4 ft.	X
FEAH	<i>Festuca arundinacea 'Hameln'</i>	Hameln Fountain Grass	1 gal.	irrigating, 4 ft.	
RFG	<i>Rudbeckia 'Goldsturm'</i>	Goldsturm Black-Eyed Susan	1 gal.	15" o.c.	

X\* indicates native species

SPN native species

**LEGEND**

- PROPOSED TREES
- IRRIGATED LAWN
- SHRUB PLANTING
- FERNS
- GROUNDCOVERS
- PERENNIALS / GRASSES

**IRRIGATION SYSTEM DESCRIPTION**

1. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LAWN AND PLANT BED AREAS.
2. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
3. SYSTEM WILL PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
4. SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
5. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

**GENERAL NOTES**

1. SEE CIVIL PLAN FOR STREETS, GRADING AND STORMWATER FACILITY DOCUMENTATION.
2. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE INFORMATION.
3. PLANT SPECIES, SIZES, QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND GENERALLY PROVIDED TO ADDRESS THE DESIGN REVIEW AND PUD STANDARDS. ADDITIONAL DETAILS AND INFORMATION NOT SUBJECT TO DESIGN REVIEW AND PRELIMINARY PUD CONDITIONS OF APPROVAL ARE PROVIDED FOR REFERENCE ONLY. FINAL PLANTING PLANS WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT SUBMITTAL IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND CONDITIONS OF APPROVAL.
4. LANDSCAPE MATERIALS WILL BE 50% NATIVE SPECIES.
5. FINAL PLANTING DESIGN SUBJECT TO PLANT AVAILABILITY FROM LOCAL AREA NURSERIES.

87344 MUNSEL LAKE RD., FLORENCE, OR 97439

**CANNERY STATION**

LOTS 3&4 DESIGN REVIEW

**REVISIONS**

NO.	DATE	DESCRIPTION

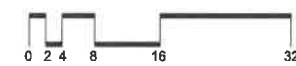
PROJECT NO. 17980  
DATE 15 OCTOBER 2021

LANDSCAPE PLAN

DRAWING NUMBER

**LA-1**

**LOTS 3 & 4 LANDSCAPE PLAN**



SCALE: 1/8" = 1'-0"





**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 18 12 PUD 01**

**A REQUEST FOR PRELIMINARY PUD APPROVAL FOR CANNERY STATION, A MULTI-USE PLANNED UNIT DEVELOPMENT.**

**WHEREAS**, application was made by Chuck McGlade, MD., representing Cannery Station LLC, for a preliminary PUD approval as required by FCC 10-1-1-5, and FCC 10-23-1; and

**WHEREAS**, the Planning Commission/Design Review Board met in a public hearing on June 12, 2018 and June 26, 2018 as outlined in Florence City Code 10-1-1-5 and 10-23-10, to consider the application, evidence in the record, and testimony received, and

**WHEREAS**, the Planning Commission/Design Review Board determined per FCC 10-1-1-5 and 10-23-10, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

**WHEREAS**, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a preliminary PUD approval for Cannery Station Planned Unit Development meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

**Conditions of Approval:**

1. The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met. 1. Approval for shall be shown on:

**A – Findings of Fact**

**B – Application**

- Land Use application form
- Wetland Delineation Report Cover Form
- Application Narrative

**Application - Drawings**

**Construction**

- C1.0** Existing Conditions Plan
- C2.0** Grading Plan



- C3.0** Utility Plan
- C5.0** Circulation Plan
- C6.0** Street Plan
- C6.1** Street Typical Sections
- C6.2** Street Intersection Details / Sections
- C7.0** Conceptual Stormwater Treatment Plan
- C7.1** Stormwater Treatment Options

**Landscaping**

- LA-1** Existing Vegetation Plan
- LA-2** Conceptual Landscape Master Plan
  
- LA-3** Open Space D Landscape Plan
- LA-4** Typical Spruce St. Residential Landscape Plan
- LA-5** Typical Munsel Lake Frontage Landscape Plan
- LA-6** Typical Highway 101 Landscape Plan
- LA-7** Typical Redwood Street Landscape Plan
- LA-8** Plant Lists and Details

**Primary**

- A-1** Existing Topographic Survey
- A-2** Site Plan
- A-3** Phasing Plan
- A-4** Elevations

**Application – Attachments**

- Attachment 1** Lane County Assessment and Taxation Query
- Attachment 2** Warranty Deed
- Attachment 3** Lane County Tax Lot Map
- Attachment 4** Letter from the Oregon Department of Human Services re: Need for Assisted Living Facilities in Florence
- Attachment 5** Florence Realization 2020 Comprehensive Plan Findings
- Attachment 6** Traffic Impact Analysis
- Attachment 7** Proposed Declaration of Covenants, Conditions and Restrictions
- Attachment 8** Wetland Report
- Attachment 9** Community Meeting Notes & Exhibits
- Attachment 10** Job Creation Summary Table
- Attachment 11** Letter from GMA Architects re: Parking Standard
- Attachment 12** DEQ Stormwater Discharge Permit
- Attachment 13** City of Florence Phase 1 Site Investigation Report
- Attachment 14** Supplemental Tables
- Attachment 15** Stormwater Report
- Attachment 16** Application Supplemental Material, Design Team, 5-16-18
- Attachment 17** Application Supplemental Material, Loading Zones, 5-22-18
- Attachment 18** Application Supplemental Material, CTCLUSI Response, 6-8-18
- Attachment 19** Application Supplemental Material, McGlade Representative, 6-8-18
- Attachment 20** Application Supplemental Material, Cavaness TIA, 6-25-18
- Attachment 21** Application Supplemental Material, Sandow TIA, 6-25-18
- Attachment 22** Applicant Resolution Change Request

### **Exhibits—Referral Comments**

- R-1** Division of State Lands, dated May 23, 2018 & June 14 & 25, 2018
- R-2** Civil West, dated June 4, 2018
- R-3** Mike Miller, Public Works Director, dated June 5, 2018
- R-4** Jim Langborg, Fire Chief, dated June 5, 2018
- R-5** Doug Baumgartner, ODOT, dated June 6, 2018
- R-6** Monica Witzig, Lane County, dated June 7 & 11, 2018
- R-7** Tony Miller, Siuslaw Valley Fire and Rescue, dated June 12, 2018
- R-8** Civil West Supplemental, dated June 11, 2018

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval.
3. The proposed development plans must demonstrate engineering appropriate to the site (such as foundation clearance from slope) in accordance with Oregon Building Codes. Plans must also have a grading design prepared by a registered engineer and approved by the City that also address drainage and revegetation. The applicant shall ensure proper maintenance of their drainage system as well as ensuring the prevention of effluent from eroding the slopes. Buildings and their footings shall be located greater than 84' elevation to avoid inundation with ordinary high ground water.
4. The total number of beds available within the AL facility, associated single story cottages, and memory care shall be used in the transportation impact analysis.
5. The applicant shall monetarily participate in the construction of the pedestrian crossing between Fred Meyer and Cannery Station in conjunction with a land use action where it is found that demand is warranted and a nexus is met. ODOT shall approve the construction and timing.
6. Pedestrian facilities supporting transit will be assessed and required in accordance with the TSP, city code FCC 10-35-4 and state law with each Phase of final PUD, tentative subdivision and design review. Coordination shall occur with ODOT and the City of Florence on location and timing.
7. Any open space proposed to be impervious such as building entries and courtyards shall be designed with pavers, stamped concrete or colored concrete in a patterned or mural type display. The walking path in Open Spaces B, C, and D is exempt from this

requirement. The open space development plans shall be submitted with each phase detailing the specific quantity and amenities. and the walking path in Open Spaces B, C, and D is exempt from this condition.

8. All public utilities shall be placed in easements that meet city code standards at the time of their proposal in a final PUD, subdivision, and design review application.

9. Detailed utility, storm, and street light plans that meet city code are required to be submitted with each Final PUD phase and tentative subdivision for City review and approval.

10. Reservation easements shall be provided at the south ends of Spruce and Redwood Sts. during tentative subdivision application. The reservation easements shall measure the width of the streets and meet City of Florence standards.

11. Internal street layout within Cannery Station will be reviewed with applications for tentative subdivision and Final PUD within the development. They will be required to meet city code except where granted exceptions through the PUD process. Adequate public safety and emergency and fire truck access improvements will be required to include any needed changes for street and intersection geometry and provision of hammerheads or cul-de-sacs access terminations.

12. The application for Phase 1 Final PUD, subdivision and design review shall include evidence of application for an access permit and coordination with Lane County on construction of needed pedestrian, vehicular, and stormwater infrastructure. The final design and implementation of the improvements shall be coordinated with the County, State, and the City. Any additional right-of-way required under Lane Code 15.105 on Munsel Lake Road may be required to be dedicated as County right-of-way. If public pedestrian and stormwater amenities are proposed to remain on the applicant's property then an access and maintenance easement shall be provided. Bicycle and pedestrian access plans will be required for Munsel Lake Rd. with a Final PUD application when the nexus is met and/or code requires their construction.

13. The applicant shall provide a copy of the agreements, provisions, or covenants for the Cannery Station Homeowners Association prior to approval of final PUD and final subdivision.

14. Any private or public improvements to include utilities, open space, or similar improvements not completed prior to application for final subdivision shall require a cash deposit, surety bond, or other similar guarantee reviewed and approved by the Public Works Director in order to insure the full and faithful performance by the parties involved not to exceed a period of two years after required improvements are completed.

15. Lot 12 appears to include a drive-thru which could be a restaurant. If one is proposed a conditional use will be required and the TIA adjusted.

16. Due to the large width of highway frontage and the proposal to provide landscaping

along and within the Highway right-of-way west of the encroaching parking spaces this exception is granted. Landscaping shall be of sufficient height to screen the headlights of cars within the parking lot. ODOT approval will be required to place private facilities within the highway right-of-way.

17. The exception for the side street setback and landscape is permitted with the requirement that where the 10' landscaping is not provided pavers, decorated concrete, or similar treatment is provided. Building elements are not permitted to encroach into the right-of-way or any easements. Specific degree of exception will be reviewed with each Final PUD phase and granted if hardscape substitute is found to meet PUD criterion whereby the same or better result is achieved.

18. Single Family Attached Units East of Spruce St.-An exception to the 35' setback along the east project property line shall be granted with the requirement that the decks and associated staircases shall not extend more than 6' into the 35' setback and shall not exceed 8' above grade from the lowest point on the eastern property line. Also, the 15' buffer shall include vegetation with differing levels of canopy to provide screening and noise buffering at all heights. Evergreen tree species shall be selected and planted that reach a mature height of at least 40'. Single Family Attached Units West of Spruce St.--An exception is granted for a portion of the required 15' buffer. A 6' solid fence or wall is required with landscaping planted along the west side of the fence line to provide additional screening both the along the fence face as well as at least 15' in height along the fence line.

19. The residential lots and lot area for the residential lots and commercial lots 1, 6, 7 & 8 shall not be less than proposed with Preliminary PUD. All other lots shall meet the criteria.

20. Parking spaces shall not be used for product display or storage to include the use of cargo containers.

21. Each use will be required to provide off-street parking spaces in accordance with FCC 10-3-3 and 10-3-4 both at the time of initial design review approval and for future "Change of Uses" as commercial/institutional building occupants change unless parking reductions are granted via a Common Facilities for Mixed Use process performed in accordance with 10-3-6.

22. The single family attached overnight parking prohibition within the CC&Rs shall be removed. To comply with FCC 10-35-2-12-B-1 all driveways leading to enclosed parking shall be extended to 20'.

23. The applicant shall ensure that each attached single-family dwelling provides a covered parking space suitable in area and dimension for one vehicle (9' 6" wide and 19' long each). No encroachments (such as water heaters, steps, door swings, etc.) into the required parking spaces shall be allowed.

24. An exception to permit 16 compact spaces no less than 8' by 17' is granted.

- 25.** An off-street loading zone will be reviewed with design review when an apartment unit count reaches 50 since Redwood St. does not seem a reasonable option due to the anticipated commercial traffic levels. The proposed location of the loading zones for the Assisted Living facility is acceptable, unless the Siuslaw Valley Fire & Rescue requires a different location to meet emergency access needs.
- 26.** As internal street systems are constructed access permits into individual lots and future street connections will require application for with each design review or tentative subdivision or partition applications as applicable.
- 27.** The applicant shall submit the ODOT access permit approval and associated conditions with application for Phase 1 Final PUD, Tentative Subdivision and/or Design Review. Those conditions will be included with the decision for the Final PUD.
- 28.** In conjunction with the Phase 1 Final PUD and Tentative Subdivision and/or Design Review, the applicant shall provide a revised TIA with the ODOT requested information, Civil West information and evidencing the items listed in 10-35-2-5.
- 29.** FCC 10-35-2-5-C criteria will be reviewed with the application for Phase 1 Final PUD and Tentative Subdivision and subsequent phases as required.
- 30.** FCC 10-35-2-6 criteria will be reviewed with the application for Phase 1 Final PUD and Tentative Subdivision.
- 31.** Analysis of the safety of the proposed driveways for Lots 4 & 23 shall be provided in conjunction with application for final PUD and subdivision for South 47th and Spruce Phases. Driveways constructed following approval of final PUD and final subdivision shall meet the requirements of FCC 10-37-2-7.
- 32.** The applicant shall provide information regarding pedestrian and bicycle connections and amenities in conjunction with application of each Final PUD, tentative subdivision and design review.
- 33.** With application for the various Final PUD and tentative subdivision phases the applicant shall prepare and submit proposed joint access easement and maintenance agreements for shared drives and parking areas with final plats for various Phases of the Project and/or with building permit applications for individual lots within the Project as applicable.
- 34.** Preliminary construction plans for driveways shall be provided with each Final PUD, tentative subdivision, or design review for review and approval prior by the Florence Public Works Dept.
- 35.** With application for each Final PUD the application shall include plans meeting 10-35-2-12-B & C to include consultation with the Fire Marshall.

- 36.** Sidewalk construction timeline along Highway 101 will be reviewed with Phase 1 Final PUD and Tentative Subdivision and require ODOT approval. Munsel Lake Rd. sidewalk construction will be reviewed with phasing as appropriate once access is proposed for Munsel Lake Rd., nexus is met, and require Lane County approval.
- 37.** Should the issues listed in FCC 10-35-3-1-D prevent construction of sidewalks within or adjacent to Cannery Station PUD, the applicant shall consult with the Public Works Director.
- 38.** The applicant shall submit a site layout and design demonstrating a continuous walkway system and walkway connections prior to approval for final PUD and tentative subdivision for each phase. Each residence built within Cannery Station shall be required to have an entry walkway leading to the front door.
- 39.** Walkway and Multi-Use Path design and construction shall be addressed and meet the requirements contained within FCC 10-35-3-3 during Design Review and building permit applications. All future building improvements will be required to comply with sidewalk and pedestrian access design and construction standards as a final condition of occupancy for all buildings.
- 40.** To provide adequate fire flows for the project either a 12" water line at 47th St. entry, or a Munsel Lake Rd. connection or the complete looped system that connects to Munsel Lake Rd. shall be installed in conjunction with Phase 1 construction.
- 41.** Stormwater outlets and inlets serving the stormwater ponds are to be private facilities. A detail of the slit fence along the eastern property line is needed to understand the function. If it is to direct stormwater it will be required to meet all standards in the stormwater design manual and City Code Title 9 Chapter 5.
- 42.** Easements shall meet minimum code standards in place at the time of final plat recording.
- 43.** Preliminary construction plans for interior and off-site vehicular, bicycle, pedestrian and utility infrastructure are required to be submitted for review and approval with application for Final PUD, and tentative subdivision for each phase of development. All facilities whether proposed by the applicant or found during land use review to be needed are required to meet and are subject to applicable Florence City Code standards, Florence Stormwater Design Standards, Florence Comprehensive Plan policies most specifically Chapters 11 & 12, Lane County Code Standards, Highway Standards, U.S. Postal standards and other policies and regulations as appropriate unless specific exception is granted by the agency and included in the Planning Commission approval specifically listed and documented in the findings of fact. The applicant is responsible to pay for their share of costs of development of or improvement to transportation facilities which will serve the proposed development. Bonding and performance agreements may be required.
- 44.** Unless specifically granted exception or condition of approval all public and private

facilities, improvements, buildings, plantings etc. shall meet all relevant policies and standards or meet PUD exception criteria during Final PUD approval for the associated phase.

45. Final proposed parking, loading, circulation, and landscape and tree plans shall be provided to the Planning Department in conjunction with application for approval of final PUD and final subdivision for each phase.

46. Through this Preliminary PUD permit, the Planning Commission authorizes the Final PUD is authorized to be processed in phases along with each subdivision application, with the following conditions:

- a. Within twelve (12) months following the approval of the Preliminary PUD, the applicant shall file with the Planning Commission a Final PUD, subdivision, and Design Review application for Phase 1. Within three (3) years following the approval of the Final PUD for Phase 1, the applicant should file with the Planning Commission a Final PUD, Subdivision, and Design Review application for Phase 2. Subsequent phases should continue to be submitted within eighteen (18) months of the prior approved phase. The Final PUD, subdivision, and Design Review application for the last remaining phase shall be submitted within ten (10) years following the approval of the Preliminary PUD.
- b. Phasing is not bound by the sequence or time-frame anticipated for each phase, as presented in page 21 of the Application Narrative of the Preliminary PUD application, with the condition that the Final PUD, subdivision, and Design Review application for the last remaining phase shall be submitted within ten (10) years following the approval of the Preliminary PUD.
- c. At each phase of the Final PUD, the applicant shall demonstrate substantial compliance with the approved Preliminary PUD and all applicable conditions.
- d. At each phase of the Final PUD, the applicant shall demonstrate that all public services can be provided.
- e. At each phase of the Final PUD, the applicant shall provide cumulative monitoring information and traffic data within a revised TIA in order to assess needed mitigation of traffic impacts during that development phase, and propose appropriate mitigation for construction during that development phase.
- f. At each phase of the Final PUD, the applicant shall provide a supplemental analysis assuring operational safety and adequate geometric design of intersections. Analysis shall be provided for on-site circulation and delivery truck as well as any proposed transit vehicle access.
- g. At each phase of the Final PUD, the applicant shall provide a revised TIA with final calculations of the square footage proposed for each of the land uses within the current phase, as well as the cumulative calculation of the square footage that has been achieved in any previously approved and/or developed phases. Any increases to the maximum land use intensities described above require approval from the Planning Commission and the applicant to submit new traffic calculations from projected p.m. peak hour trips showing, as a result of the proposed changes, any traffic improvements needed from the combination of the proposed uses.

- h. Open Space "C" shall be constructed in conjunction with South 47<sup>th</sup> phase as proposed or with North 47<sup>th</sup> phase if it precedes South 47<sup>th</sup>. At each phase of the Final PUD, the applicant shall demonstrate that a minimum of 20 percent of the net developable area within the current phase combined with any previously approved phases will be dedicated as common open space to be owned in accordance with FCC 10-23-5-G and maintained accordance with FCC 10-23-6.
  - i. The fence between Florentine Estates and the project site shall be constructed and the landscape buffer planted prior to construction commencement for any building or prior to final plat recording.
47. In conjunction with application for final PUD approval and tentative subdivision for the first Phase, the applicant shall submit revised stormwater drainage system plans for review and approval by the Public Works Director and meeting City of Florence standards and specifications in Title 9 Chapter 5 and the Stormwater Design Manual.
  48. No T1-11 shall be allowed in the development.
  49. The parking proposed along both Highway 101 and Munsel Lake Road property lines shall be bermed and screened from Highway 101 through a combination of grade change and evergreen plantings. This will require stormwater swales located west of the parking areas to be relocated unless screening can be accomplished within the swales through tall dense swale appropriate plant selections.
  50. Landscape materials will be 50% native species.
  51. Within the eastern border within Open Space "C", along Munsel Lake Rd., and within the northwest corner of the property along Highway 101, the applicant will retain significant vegetation per FCC 10-34-2. Preservation credit may be taken. Exception and final to be reviewed within the Final PUD and Tentative Subdivision applications.
  52. Applicant shall provide 2 out and 1 in lanes for the 47<sup>th</sup> St. access if authorized by ODOT.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 26<sup>th</sup> day of June, 2018.

  
 \_\_\_\_\_  
 JOHN MURPHEY, Chairperson  
 Florence Planning Commission

7-5-18  
 DATE