

June 1, 2023

PINE CROSSING RESIDENTIAL SUBDIVISION

Subdivision, Tentative Plan

WRITTEN STATEMENT

In accordance with the Subdivision Tentative Plan submittal requirements, this written statement describes the proposed development and demonstrates that the proposal complies with the criteria contained in Florence Code 11-3-2. This application is being submitted concurrently with a Design Review. We request that the two applications be processed concurrently.

I. LAND USE REQUEST

A. Introduction

This application requests approval of a Tentative Subdivision for the division of the property into 46 lots, 36 lots for single-family attached type of units, eight (8) lots for single-family detached units, and two (2) lots of common open space area. This will require City of Florence approval of two land use applications – a Tentative Subdivision and Design Review. Although relating to the same project, each of these has been submitted as a complete, stand-alone application including application form, city fee, written statement with findings demonstrating compliance with applicable criteria, exhibits, and plans. While each of these is to receive its own decision, to simplify and facilitate the overall process, the two applications have been submitted together for concurrent processing. It is intended that this concurrent submission will provide an opportunity for cross-referencing and parallel review which will assist the city in rendering a decision.

B. Project Directory

1. Owner / Applicant.
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 - b. Landscape Architect/ Owner Representative
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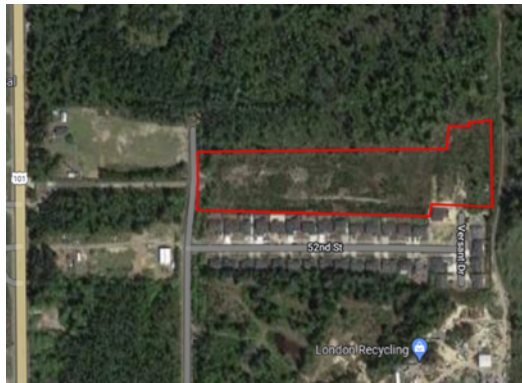
d. Civil Engineer.
Nathan Patterson
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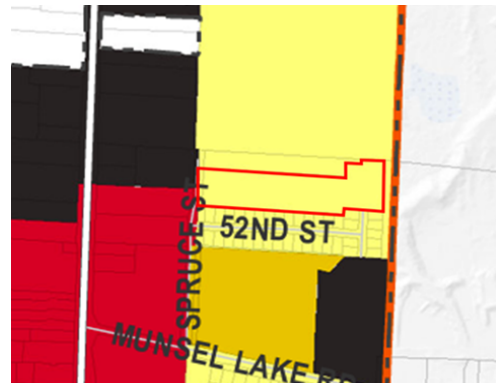
II. THE SITE AND EXISTING CONDITIONS

A. Development Site and Zoning

The site is located on the east side of Spruce Street, north of 52nd Street, and in the north part of the City of Florence. It is comprised of one tax lot (Map 18-12-14-20, Tax Lot 00203) and is approximately 7.61 acres in size. The site abuts vacant land to the north and east, residential to the south, and Commercial to the west; there is no applicable overlay zone.



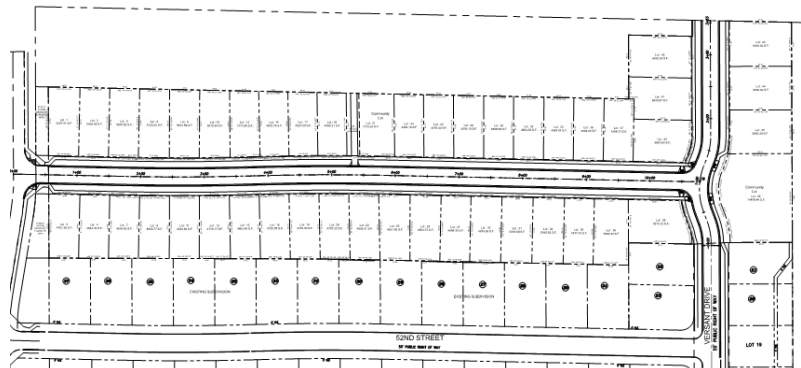
Subject Property
Regional Land Information Database (RLID) 2023



Excerpt
Florence Zoning Map 2023

B. Development Objective

The development objective is to subdivide the property into 46 lots, for the development of 36 attached single-family lots, eight (8) single family large lots, and two (2) open space community lots, along with all associated public improvements. All criteria and their associated findings with this application are addressed below.



III. TENTATIVE SUBDIVISION – APPROVAL CRITERIA AND FINDINGS

This section is presented in the same order of applicable requirements found in Sections 11-1-1 to 11-7-1, Title 11 Subdivision Regulations for the City of Florence. Applicable sections of the Code are in *italics*, followed by proposed findings of facts in normal text.

11-1-3 Definitions. *Subdivide Land - The division of an area or tract of land into four (4) or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year.*

11-3-2: TENTATIVE PLAN REQUIREMENTS: Information Required: The application itself or the tentative plan must contain the following information with respect to the subject area:

1. *Name and block numbering of proposed subdivision. Except for the words, "tow", "city", "plat", "court", "addition" or similar words, the name shall be clearly pronounced different than the name of any other subdivision in the County unless the subject subdivision is contiguous to and platted by the same party that platted the preceding subdivision bearing that name. All subdivisions must continue the block numbers of the subdivision of the same name last filed.*

Finding: Dan Nelson, an Oregon licensed land surveyor, has prepared the Tentative Plan. A preliminary title report is included. Name and block numbering is shown on the attached subdivision drawing as Pine Crossing Subdivision.

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

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

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

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

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

Finding: Spruce Street, on the west side of the lot is a collector street and is currently extended to the northern property line of this proposed subdivision. The new local street (west to east) will match the existing street to the south (52nd), and Versant Drive will continue north on the east side of the property. All roads meet or exceed the right-of-way width that are recommended in the Florence Transportation Plan.

5. *The locations, names and widths of all existing and proposed streets and roads. Said roads and streets shall be laid out so as to conform to subdivisions previously approved for adjoining property as to width, general direction and in other respects unless it is found in the public interest to modify the street or road pattern.*

Finding: The proposed streets are connected to the existing street stubs. The new local street is proposed to be "53rd Street". Versant will be extended and stubbed out at the north end of the lot.

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

Finding: The proposed streets are shown connecting to the existing street stubs, please see attached subdivision drawings and site plans.

7. *The elevations of all points used to determine contours shall be indicated on the tentative plan and said points shall be given to true elevation above mean sea level as determined by the City. The base data used shall be clearly indicated and shall be compatible to City datum if benchmarks are not adjacent. The following intervals are required:*
Contour Intervals Ground Slope
1' 0% to 5%
2' 5% to 10%
5' Over 10%

Finding: one (1) foot contours are shown on the Site Plan sheet – L3.0.

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

Finding: The site is relatively flat, and all radii of curves are shown on the subdivision plan (Sheets L3.0 & L5.0) for reference. The grading plan shows all existing and proposed grades.

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

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

10. *The approximate radii of all curves*

Finding: As noted above (#8) all radii of curves are shown on the subdivision plans.

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

Finding: The proposed lots meet or exceed all size and dimensions standards. A matrix showing lot sizes, coverage, and setbacks is attached to the application package. (See attachment 5A).

12. *The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width, and direction of flow of all watercourses.*

Finding: There are no areas subject to inundation on the site. The storm swales are shown adjacent to the streets and on the details plan sheet. They are intended to handle stormwater transit to the storm system in Pine Crossings subdivision.

13. *The existing and proposed uses of the property, including the location of all existing structures that the applicant intends will remain in the subject area.*

Finding: The lot is vacant and there are no structures on the property. The proposed use is for residential lots, 36 attached single-family, eight (8) single-family detached, and two (2) community open space lots.

14. *The domestic water system proposed to be installed including the source, quality, and quantity of water if from other than a public water supply.*

Finding: Domestic water will be in the proposed street extensions adjacent to the properties.

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

Finding: Sanitary and storm sewer details are shown on the attached engineering drawings. (See Civil Plans Sheet C1.0).

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

Finding: The right-of-way and associated setback sidewalks, curbs, gutters, and street trees are shown in the proposed right-of-way. All areas are proposed as public right-of-way.

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

Finding: The intent is to have public improvements as shown on the attached subdivision plans installed in phases with the units. There are four phases proposed and they will be done from the west to the east (See Phasing Plan on Sheet L4.0).

18. *If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil.*

Finding: A preliminary grading plan for construction of public and private improvements including public roadways is included in the engineer report and civil drawings. (See Civil Sheets – C1.0)

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

Finding: Please see attached property report that contains the legal description from Coastal Development Partners, LLC.

11-3-4: APPROVAL OF TENTATIVE SUBDIVISION:

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

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

Finding: Only one lot is twice the size of the minimum lot size of the base zone. Lot 46 is 14,879 square feet in size but is proposed to be a Community Open Space lot. It is mainly wetland and by creating Lot 46 the majority of this wetland will be preserved. The size and shape of the lot, and the proposed road, is the applicants attempt to preserve this significant wetland area. The future lot will not interfere with the orderly extension of adjacent streets, bicycle paths, and accessways.

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

Finding: The base zone is MDR - Medium Density Residential. The 36 single-family attached lots exceed the 35 feet by 80 feet minimums, are below the 50% lot building coverage, are below the

75% lot impervious surface coverage, and exceed the lot size minimum requirements. The eight (8) single-family detached lots are at least 50' x 80' on average and exceed the 5000 sq ft minimum. No houses are proposed with this subdivision application for the eight (8) single-family individual lots.

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

Finding: Adequate public facilities are available in the street stubs from the adjacent Spruce Street and Versant Drive stubs. See attached existing conditions sheet.

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

Finding: The proposed subdivision provides for the dedication of all public utility easements necessary, within the public street or within private utility easements (PUE's) and are adequate to meet access to respective public utility providers.

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

Finding: The proposed subdivision complies with all ORS chapters in that the City of Florence has adopted Subdivision Regulations that guide applicants through the process. The Proposed subdivision meets all standards in Title 11 and associated regulations. The City of Florence adopted the Comprehensive Plan which designates the property as residential and the proposed subdivision is proposing residential lots. Therefore, the proposed subdivision complies with this section.

11-3-8: PHASED SUBDIVISION TENTATIVE PLAN:

The subdivision of land may be phased. No land shall be divided as a phased subdivision without receiving tentative phased subdivision plan approval as set forth in this section. When the subdivision of land is phased, one tentative plan is approved by the Planning Director for the entire phased subdivision, and each individual phase receives separate final plat approval from the Planning Director. Planning Director shall approve a phased subdivision tentative plan, provided affirmative findings can be made that:

- A. *The proposed subdivision meets the Tentative Plan requirements outlined in 11-3-1 through 11-3-4.*

Finding: As outlined above the proposed subdivision meets or exceeds the regulations within 11-3-1 to 11-3-4.

- B. *The proposed subdivision includes the following elements:*

- 1. A phasing plan that indicates the tentative boundaries of each phase, the sequencing of the phases, the tentative configuration of lots in each phase, and a plan for the construction for all required public infrastructure in each phase.*

Finding: The subdivision is proposing and provides a phasing and construction plan for all required infrastructure of the phases. (See sheets L4.0 and Civil Plans)

- 2. Connectivity for streets and public utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.*

Finding: The civil sheets show the proposed streets and how the phases will be constructed. See Civil sheets and Sheet L4.0 for phasing plan.

3. *Each phase will have public improvements that meet the infrastructure capacity requirements for the development and meet the requirements of City Code and city design standards.*

Finding: All infrastructure will be designed to meet or exceed the capacity requirements, City Codes, and design standards. (See civil sheets and Sheet L4.0 for phasing plan).

4. *Each phase is designed in such a manner that each phase supports the infrastructure requirements for the phased subdivision as a whole.*

Finding: All infrastructure will be designed to meet or exceed the capacity requirements, City Codes, and design standards. (See civil sheets and Sheet L4.0 for phasing plan).

- C. *If the approval of a final plat for a phase of a phased subdivision requires the change of a boundary of a subsequent phase, or a change to the conditions of approval, the tentative phased subdivision plan shall be modified prior to approval of the final plat.*

Finding: Understood and agree.

- D. *Phasing: Subdivisions approved for multi-phased development may apply for final plat approval by phase, in the following manner:*

1. *The first phase of development shall apply for final plat approval within two (2) years from the date of the tentative plat approval;*

Finding: Understood and agree.

2. *The second phase of development shall apply for final plat approval within two (2) years after the final plat approval of the first phase;*

Finding: Understood and agree.

3. *Subsequent phases shall file for final plat approval within two (2) years after the final plat approval for the preceding phase, with all phases filed within eight (8) years of the tentative plan approval.*

Finding: Understood and agree.

IV. Conclusion

Based on the information and findings contained in this written statement, associated exhibits, and plan set, the proposed development meets the tentative subdivision criteria of approval contained in the City of Florence Code. Therefore, the applicant requests that the City of Florence approve the proposal. The applicant and their representatives are available for questions. We look forward to working with staff to ensure this project meets the goals and objectives of the applicant and the City of Florence.

If you have any questions about this written statement, please do not hesitate to contact John Schmidt at (541) 686-4540 or email john@satregroup.com.

Sincerely,



John Schmidt, ASLA/ Partner
The Satre Group