

City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

Ph: (541) 997-8237
planningdepartment@ci.florence.or.us

November 17, 2023

ADMINISTRATIVE REVIEW AR 23 09 SUB 01 HAMMONS PINE CROSSING TENTATIVE SUBDIVISION NOTICE OF LAND USE APPLICATION FOR ADMINISTRATIVE STAFF REVIEW

An application submitted by Pat Hammons, on behalf of Coastal Development Partners, LLC, a request for Tentative Subdivision Plan review. The overall proposal is to create 46 lots (38 single unit attached and 8 single unit detached) and two streets on 7.61 acres of property in a 4-phase development, as shown on the Lane County Assessor's Map # 18-12-14-20, TL 00203 and located approximately 982 feet NE of the intersection at Spruce Street and Munsel Lake Road. This application is associated with Resolution PC 23 28 VAR 01 relating to a variance for proposed driveway widths that was approved by Planning Commission September 26, 2023.

Criteria applying to this application include:

Florence City Code:

Title 10: Zoning Regulations (found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Administration, Sections 1-4, 1-6-2
- Chapter 7: Special Development Standards, Sections 2, 3, 6, & 7
- Chapter 10: Residential Districts, Section 4 & 7-C-3
- Chapter 35: Access and Circulation, Sections 2-5 and 3
- Chapter 34: Landscaping, Section 4
- Chapter 36: Public Facilities, Sections 2 through 9

Title 9: Utilities (found at <http://www.ci.florence.or.us/council/title-9-utilities>)

- Chapter 5: Stormwater Management, Sections 1 through 7

Title 11: Subdivision Regulations (found at <http://www.ci.florence.or.us/council/title-11-subdivision-regulations>)

- Chapter 1: Subdivision Administration Provisions, Sections 3 and 5
- Chapter 2: Subdivision Tentative Plan Procedure, Sections 1 through 8
- Chapter 5: Platting and Mapping Standards, Sections 2 through 4

Oregon Revised Statutes

ORS Chapter 92 – Subdivisions and Partitions – ORS 92.010 through 92.170 & 92.176

City of Florence Resolution 1, 1999 – Street Lights

City of Florence Resolution PC 06 08 SUB 02

City of Florence Resolution PC 07 23 SFP 01

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations, which is believed to apply to the decision. Written testimony may be hand delivered to the Florence Planning Department

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



or mailed to 250 Highway 101, Florence, OR 97439; faxed to (541) 590-4016; or e-mailed to planningdepartment@ci.florence.or.us. Written testimony will be accepted until **December 1, 2022, at 4:00 PM**. Please include a mailing address if submitting comments by mail, fax, or e-mail. Applicable criteria, a copy of the application, documents and evidence submitted by or on behalf of the applicant, and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, OR, or may be found on the City's website under "Planning & Zoning." **Failure to raise an issue by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue.**

Applicable criteria and other related materials may be found on the City's website at www.ci.florence.or.us, under "Planning & Zoning." Requests for printed materials will be arranged via email or phone request. For additional information, call (541) 997-8237 or email planningdepartment@ci.florence.or.us.

Notice of the Administrative Decision will be mailed to the applicant and all parties who have submitted testimony.

