



City of Florence

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

August 28, 2020

NOTICE OF PUBLIC HEARING CONTINUED

The public hearings for the below requests have been continued from the August 25, 2020 Hearing **TO THE DATE CERTAIN OF SEPTEMBER 8, 2020 with the written record left open until September 4, 2020.** The continuance will allow the Planning Commission time to review all materials and testimony. The hearing will be held via teleconference at 5:30 on September 8, 2020. Testimony is still being accepted by the methods provided at the bottom of this notice.

RESOLUTION PC 20 07 PUD 01 –Preliminary Planned Unit Development (PUD), & RESOLUTION PC 20 08 SUB 01 – Tentative Subdivision (SUB) Plat. Applications from Mercedes Serra, 3J Consulting, on behalf of APIC Florence Holdings, LLC, seeking approvals for a proposed PUD which include 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units. Amenities include a pavilion, picnic areas, seating, a children's play area, walking trails, dog park, and pocket gardens, private internal drive and alleyways. The properties are comprised of approx. 9.28 ac. and shown on Assessor's Map 18121533 Tax Lot 0700; Map 18121534, Lots 3800, 3900, 4000, 4100 & 4200; & Map 18122221, Lot 1900, located at the NE intersection of Rhododendron Dr. and 35th St., zoned Mobile/Manufactured Home Residential District (RMH) & regulated by Florence City Code Title 10, Chapter 10.

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, 1-5; 1-6-3; 1-7
- Chapter 2: General Zoning Provisions, Section 2-3, Sections 2- 8 and 2-13
- Chapter 3: Off-Street Parking and Loading, Sections 3 through 11
- Chapter 6: Design Review. Section 6-6
- Chapter 7: Sections 1, 2, 3H, 6 and 7
- Chapter 10: Residential Districts. Sections 10-1, 10-2, 10-3, Table 10-10-3-A, 10-4, 10-5, 10-7, & 10-9
- Chapter 23: Planned Unit Development, Sections 1 through 10 and 15
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2 through 2-14, 3-1 through 3-4.
- Chapter 36: Public Facilities, Sections 2-1 through 2-5; 2-7 through 2-8; 2-10 through 2-19; 2-22 and 2-23; and Sections 3 through 9
- Chapter 37: Lighting, Sections 2 through 6

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

- Chapter 5: Stormwater Management Requirements, 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, General Provisions, Sections 1 through 6
- Chapter 3: Subdivision Tentative Plan Procedure, Sections 1 through 4, and 8
- Chapter 5: Platting and Mapping Standards, Sections 5-1 through 5-4
- Chapter 7: Application for Modification

Florence Transportation System Plan

Florence Realization 2020 Comprehensive Plan

Florence Planning Commission meetings will occur via video conference call. Meetings will air live on these three sources: Cable Channel 191, the 'GoToWebinar' platform link made available on the meeting's agenda, and at www.ci.florence.or.us/citymanager/public-meetings-live. Both written and verbal testimony via conference call

will be accepted. For additional information on how to provide testimony or any other questions, visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, contact the City of Florence Planning Department at (541) 997-8237, or visit the calendar page for this meeting at the City's website at www.ci.florence.or.us.

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 mailed to 250 Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop box to the right of the City Hall main entrance. Written testimony will be accepted until September 4, 2020. Comments should include a mailing address. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.

