

Florence Golf Links

Preliminary Planned Unit Development (PUD)
&
Tentative Subdivision Plat (SUB)

PC 20 07 PUD 01

PC 20 08 SUB 01



Site Location

Zoning: RMH

Comp Plan

Designation: MDR

Map & Tax:

Map #: 18-12-15-33, Tax Lot 0700;

Tax Lots: 8900, 9000, 9200

Map #: 18-12-15-34, Lots 3800, 3900, 4000, 4100 & 4200

Map #: 18-12-22-21, Lot 1900





Zoning: RMH

Comp Plan

Designation: MDR

Map & Tax:

Map #: 18-12-15-33, Tax Lot 0700;
Tax Lots: 8900, 9000, 9200

Map #: 18-12-15-34, Lots 3800, 3900, 4000, 4100 & 4200

Map #: 18-12-22-21, Lot 1900

APPLICABLE REVIEW CRITERIA

Florence City Code:

Title 10: Zoning Regulations

- Ch. 1: Zoning Administration,
Sections 1-4, 1-5; 1-6-3; 1-7
- Ch. 2: General Zoning Provisions,
Section 2-3, Sections 2- 8 & 2-13
- Ch. 3: Off-Street Parking and Loading,
Sections 3 thru 11
- Ch. 6: Design Review, Section 6-6
- Ch. 7: Special Development Standards,
Sections 1, 2, 3H, 6 & 7

APPLICABLE REVIEW CRITERIA (cont.)

- Ch. 10:** Residential Districts. Sections 1, 2, 3, Table 10-10-3-A, 4, 5, 7, & 9
- Ch. 23:** Planned Unit Development, Sections 1 thru 10 & Section 15
- Ch. 34:** Landscaping, Sections 2 thru 5
- Ch. 35:** Access and Circulation, Sections 2-2 thru 2-14, 3-1 thru 3-4.
- Ch. 36:** Public Facilities, Sections 2-1 thru 2-5; 2-7, 2-8; 2-10 thru 2-19; 2-22, 2-23; & Sections 3 thru 9
- Ch. 37:** Lighting, Sections 2 thru 6

APPLICABLE REVIEW CRITERIA (cont.)

Title 9: Utilities

Ch. 5: Stormwater Management Requirements,
Sections 1 thru 7

APPLICABLE REVIEW CRITERIA (cont.)

Title 11: Subdivision Regulations

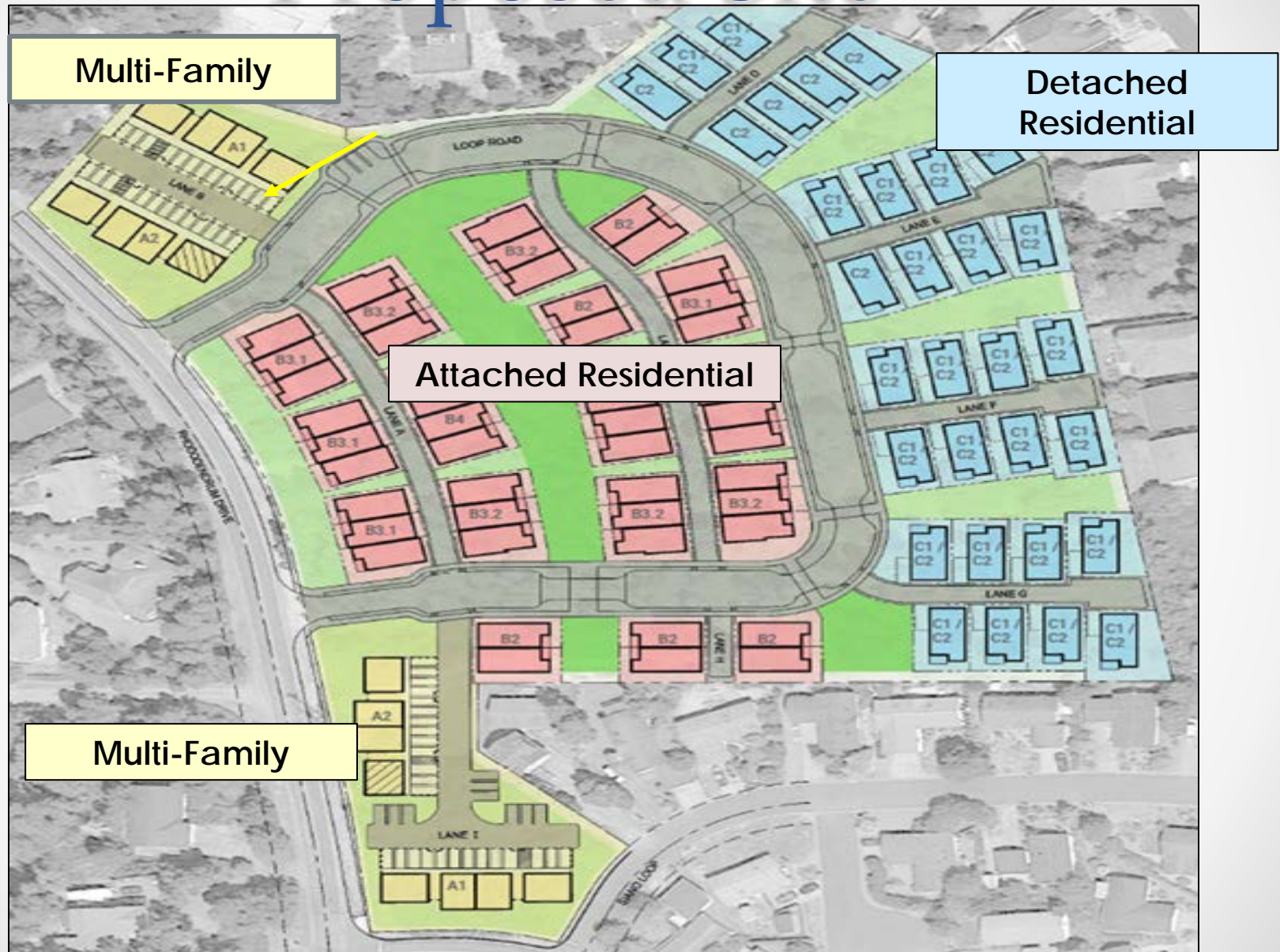
Ch. 1: Subdivision Administration General
Provision, Sections 1 thru 8

Ch. 3: Subdivision Tentative Plan
Procedure, Sections 1 thru 4, & 8

Ch. 5: Platting and Mapping Standards,
Sections 5-1 thru 5-4

Ch. 7: Application for Modification

Proposed Site



Proposed Phase 1A Plan



Phase 1A

Units: 92

Open Space: 20.7%

Rec. Space: 39.8%

Lot: 7.09 Acres

Est. Time to Complete:
16 mos.

PROJECT INFORMATION
PROJECT # 121817 (AR)
LANDSCAPE # 1 7800
TOTAL LOTS: 1, 100, 100, 100, 100

Proposed Phase 1B Plan



Phase 1B

Units: 34

Open Space:
4.4%

Rec. Space: 25%

Lot: 2.19 Acres

Est. Time to
Complete: 9 -10
mos.

Testimony Concerns

Multiple Testimonies – posted online-

- ☐ Traffic Safety
- ☐ Stormwater
- ☐ Density
- ☐ Quality of life
- ☐ Tsunami Evacuation Routes
- ☐ Greenbelt conservation
- ☐ Increase in crime
- ☐ Need additional open/rec space

Peer Review

- **Confederated Tribes**
- **Century Link** - Stormwater
- **Jim Hanks, P.E.**-Traffic Impact Study
- **GSI Stormwater Solutions, Inc.** – Stormwater
- **Tony Miller**-Fire Marshal w/ Siuslaw Fire and Rescue
- **Mike Miller**-Public Works Director, City of Florence

Modification Requests

1. Reduced lot sizes
2. Reduced setbacks
3. Increased lot coverages
4. Reduced parking pad size--SFD
5. Increased density
6. Reduced ROW & street widths
7. Reduced internal lane widths
8. Lots with frontage on lanes/alleys
9. Reduced number of on-site parking
10. Rhody Cross Section



Time Table for Application

- **Aug. 25 – First Evidentiary Public Hearing**
- **Aug. 19–** Notice published in Siuslaw News
- **Aug. 5–** Notices resent & reposted
- **July 14 –** Planned Public Hearing--rescheduled
- **July 7-** Original Public Hearing published in Siuslaw news
- **June 23–** Notices originally sent & posted
- **June 14 – Aug. 24 –** Referrals sent and submitted to Planning Dept.
- **May 11 –** Application deemed “complete”

● PC 20 07 PUD 01 & PC 20 08 SUB 01 Florence Golf Links



Conditions Review - Utilities

- #13 ROW Construction Permit (Public Works)
- #17 Coordinate w/City before Final Plan
- #19 Provide blow-off/air release valve assembly at end of each H2O line (Lanes)
- #20 Verify pre & post dev. main & fire flow
- #20a Allocate no parking in fire lanes
- #22 Review street & utilities plan w/Public Works

Conditions Review – Stormwater & Wetlands

PRELIMINARY STORMWATER MANAGEMENT

- #12 & 30 Phase 1 Site Investigation Report- if Phase II needed (CUP), hire qualifying hydrogeologist
- #21 Permit from state to disturb soil over 1 acre
- #3 Immediate contact w/ SHPO or CTCLUSI upon discovery of cultural or historic resources & cease construction.
- #31 No water to leave site

Conditions Review - TIA

#11 Update TIA prior to Phase 1B w/Final Plat application



Conditions Review--Architectural

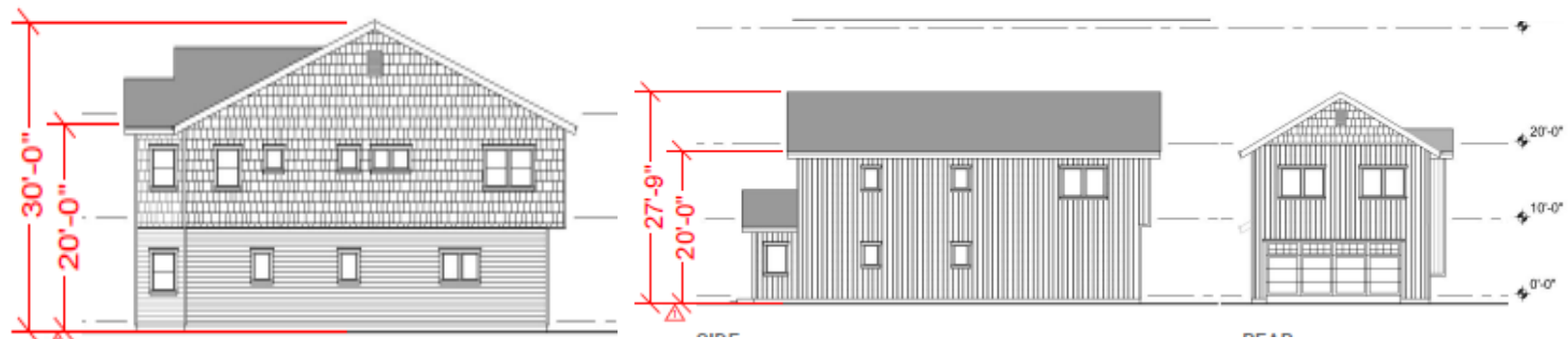
ATTACHED HOUSING: CONCEPT B2 – 2 UNITS

ELEVATIONS & FLOOR PLANS



#7 Design Review for multi & attached housing

#8. Meet or Exceed Architectural Standards for Detached Single Family

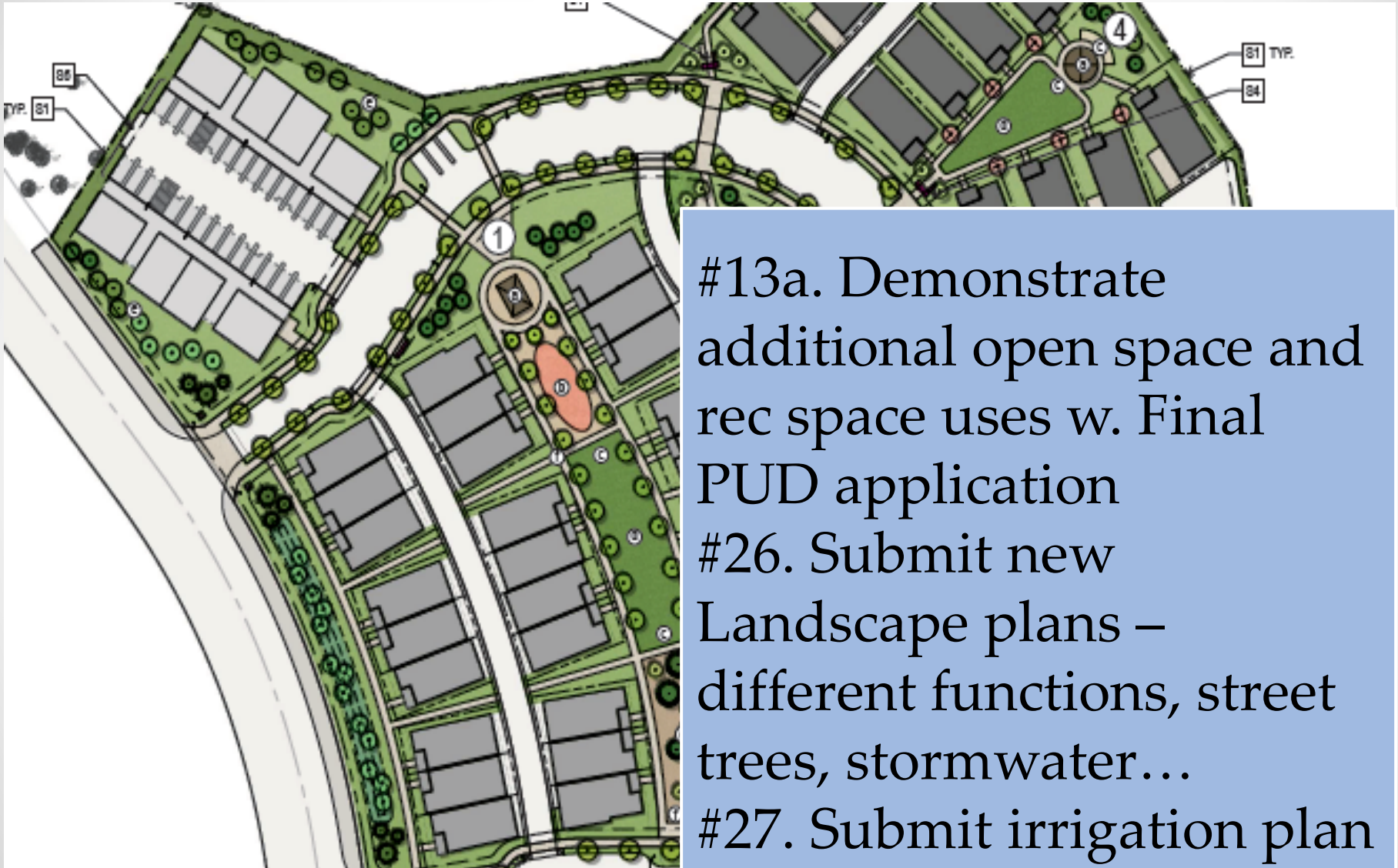


Conditions Review--Architectural

#10 Label and Dimension Porch areas for Final PUD



Conditions Review—Open & Recreation Space



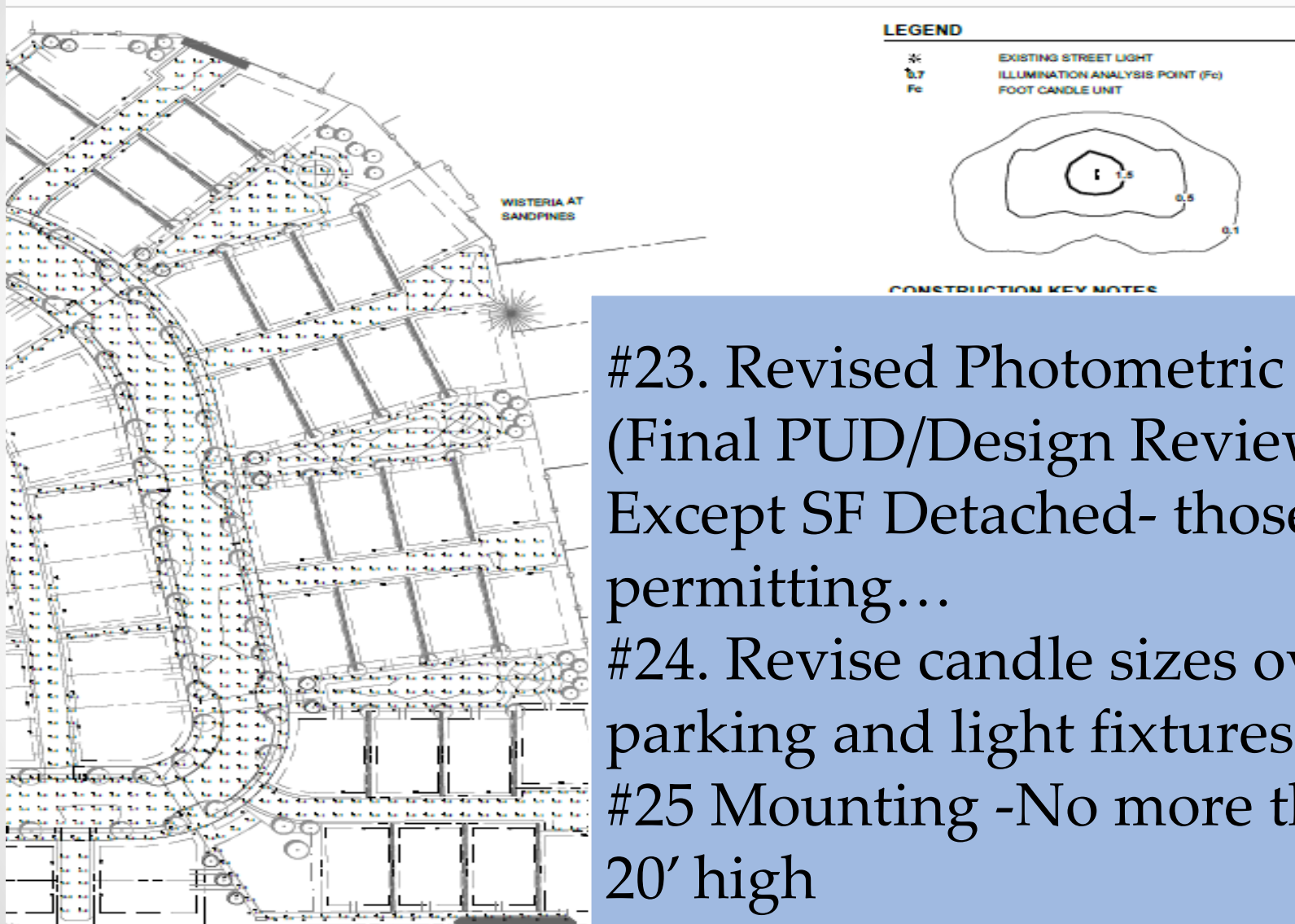
- #13a. Demonstrate additional open space and rec space uses w. Final PUD application
- #26. Submit new Landscape plans – different functions, street trees, stormwater...
- #27. Submit irrigation plan

Conditions Review—Bicycle Parking



#4. Dimensioned Parking Plan w/ final PUD
#6. Bike Parking Signage Plan prior to permitting

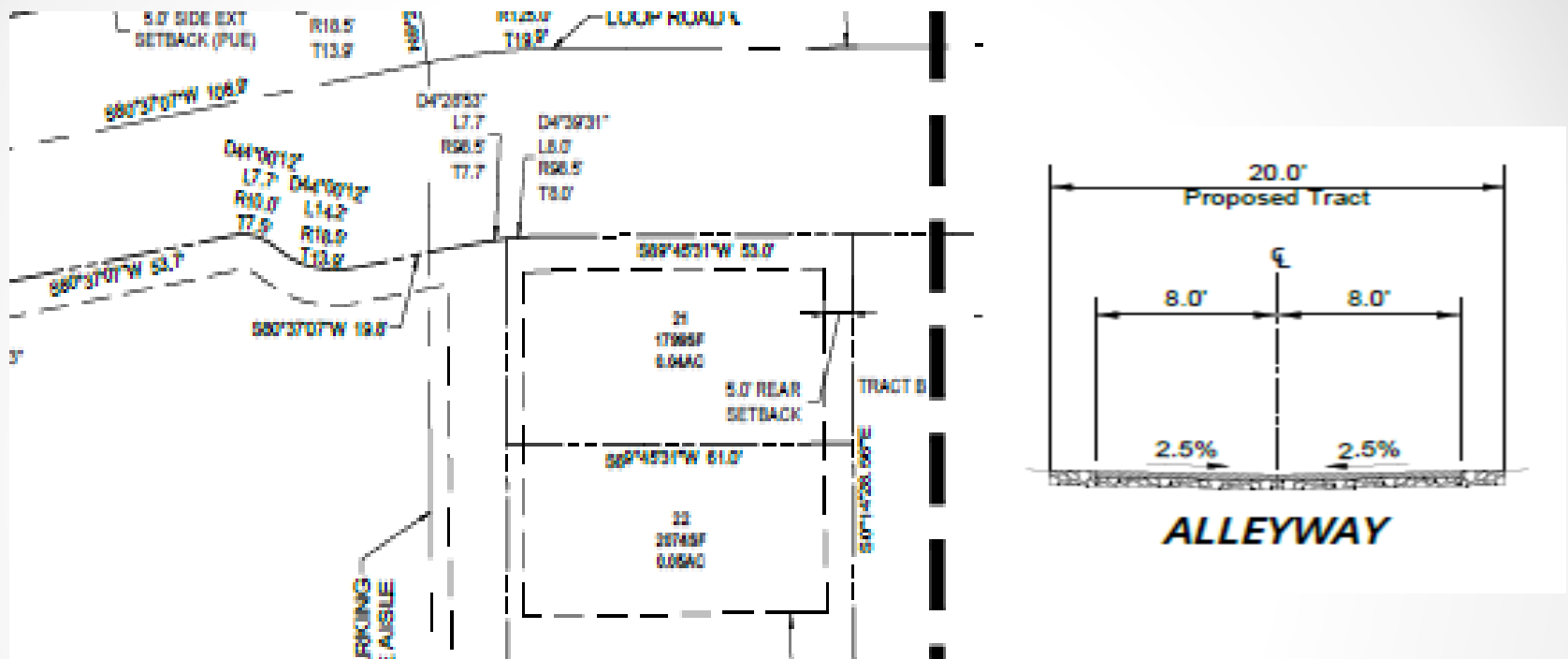
Conditions Review--Lighting



#5 Maintenance Easements, CC&Rs
#16 Notations/Label for Ownership & Conveyance
#18 Label curb radii
#28 Loop Dr. & Final Plat Name?
#29 Provide Affidavit of Services
#33 Label correct setbacks- side v. rear.



Conditions Review—Platting etc.



- #14. Lot 22 not Lot unless Tract is labeled.
- #14a. Re-label cross section to “Proposed ROW” and “Tract”
- #15 Correct Rhody cross section

Conditions Review--General

#1 Mods to approved plan
require additional approval
#2 Agreement of Acceptance
#5 Easement & Acceptance
Plans for CC&Rs
#8a Record Covenant of
Release prior to
permitting/Final Plat
#9 Draft maintenance
easements for Final PUD
approval



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

Alternatives

1. Approve the applications as presented;
2. Deny the applications;
3. Modify the findings, reasons, or conditions and approve the proposal, or
4. Continue the Public Hearing to a date certain if requested or if more information is needed.
5. Close the Public Hearing and leave the record open for 7 days and resume meeting on a date certain.
6. Close the Public Hearing and the record and resume meeting on a date certain.

Staff Recommendation

Option 5: Leave written record open for 7 days, continuing to date certain of Sept. 8, to allow Planning Commission time to review all material and testimony.

Option 6: Close Record & resume Sept. 8th