

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

Rhododendron
Dr.

Siano Loop

35th St.

Summary

- August 25th Planning Commission closed public hearing after leaving written record open until Friday, Sept. 4, 2020.
- Applicant and staff was instructed to meet on Conditions 11 (related to traffic counts) and conditions related to stormwater (Conditions 30 and 31).
- Applicant was also instructed to speak with Jim Hanks, P.E.

Summary

- All parties met starting Sept. 26.
- Applicant conducted new traffic counts (E. G2)
- Testimony through Sept 4 included concerns regarding stormwater, vegetation preservation, traffic safety, including tsunami routes, short term rentals, and density.
- AASHTO or Harmelink methods for determining need for left-hand turn lane?

Summary

- Stormwater needs land use approval prior to site disturbance. This may be done with Phase II Site Investigation application and before Design Review and Final Plat approvals.

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

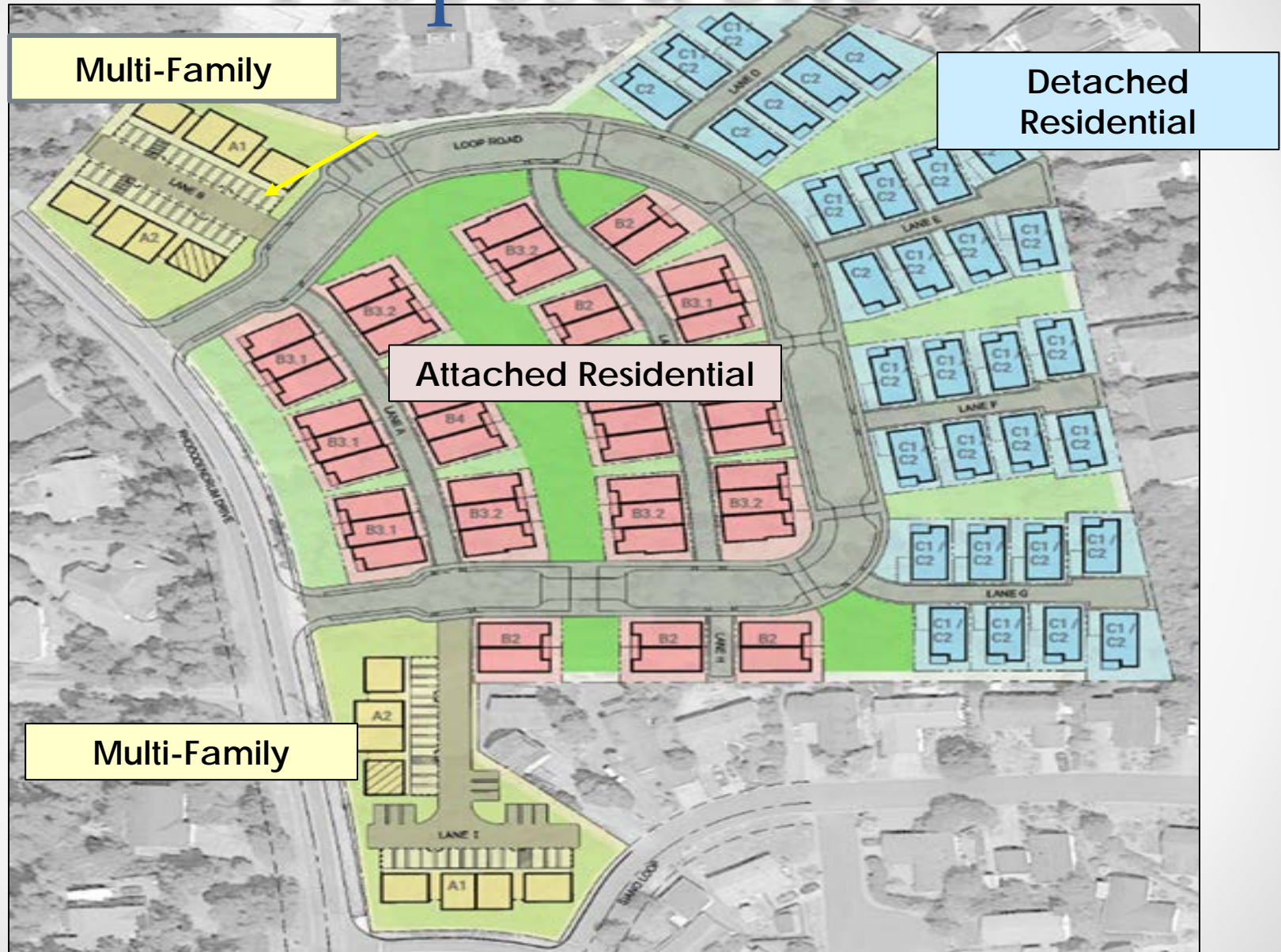
Ch. 1: Subdivision Administration General
Provision, Sections 1 thru 8

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 1800
TOTAL COST \$ 1,000,000.00

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



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

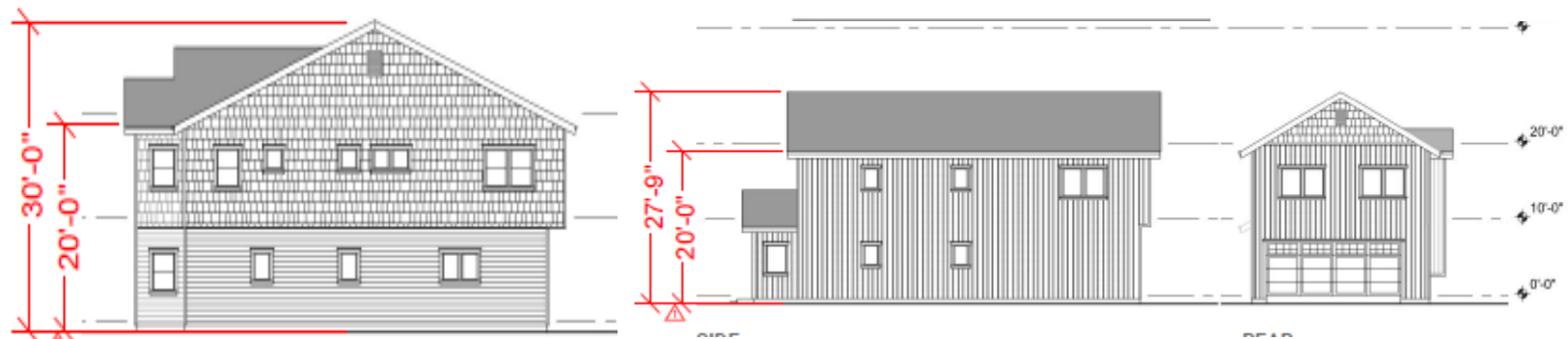
ATTACHED HOUSING: CONCEPT B2 – 2 UNITS

ELEVATIONS & FLOOR PLANS



#7 Design Review for multi & attached housing

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



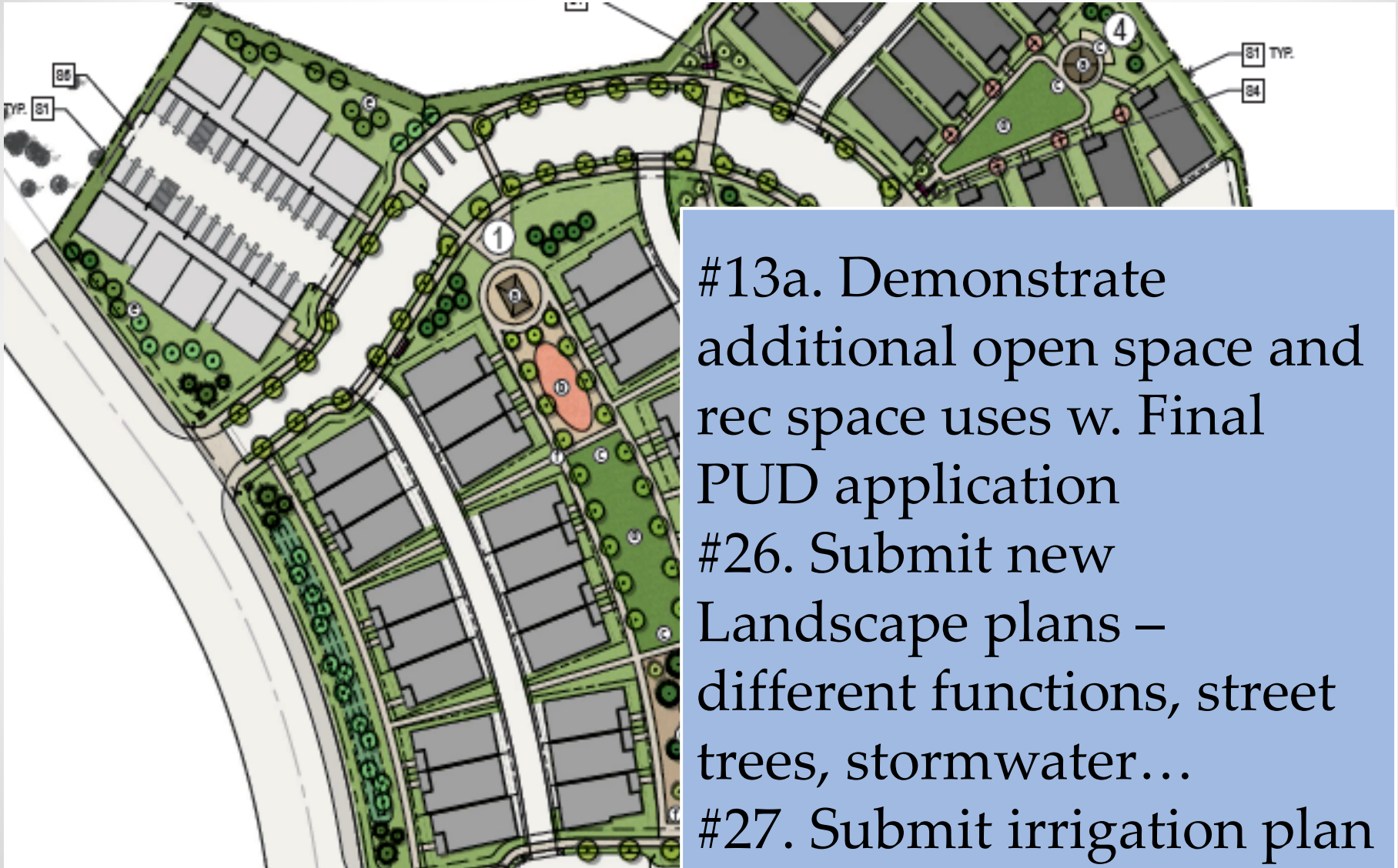
Conditions Review--Architectural

#10 Label and Dimension Porch areas for Final PUD



FRONT

Conditions Review—Open & Recreation Space



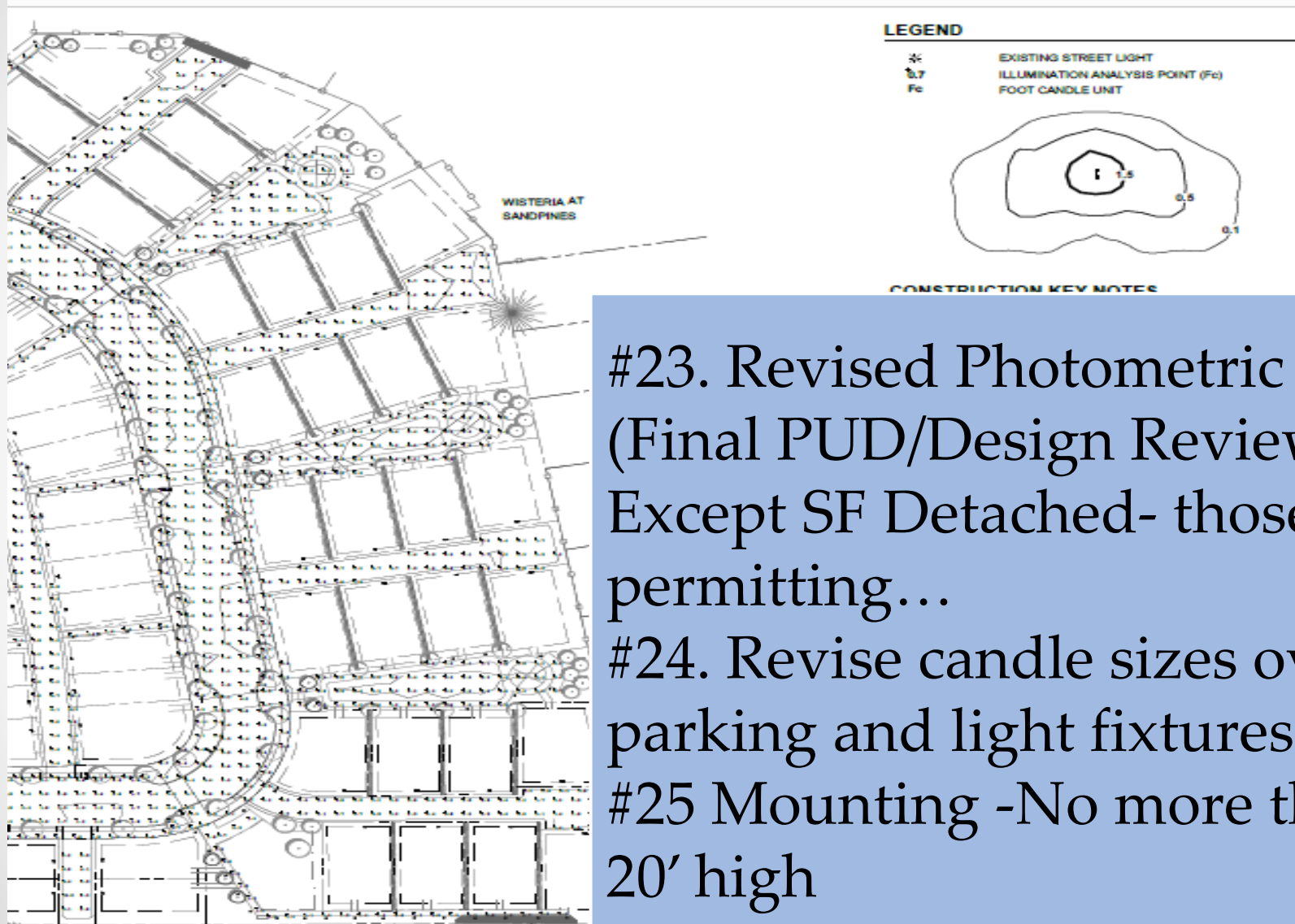
- #13a. Demonstrate additional open space and rec space uses w. Final PUD application
- #26. Submit new Landscape plans – different functions, street trees, stormwater...
- #27. Submit irrigation plan

Conditions Review—Bicycle Parking



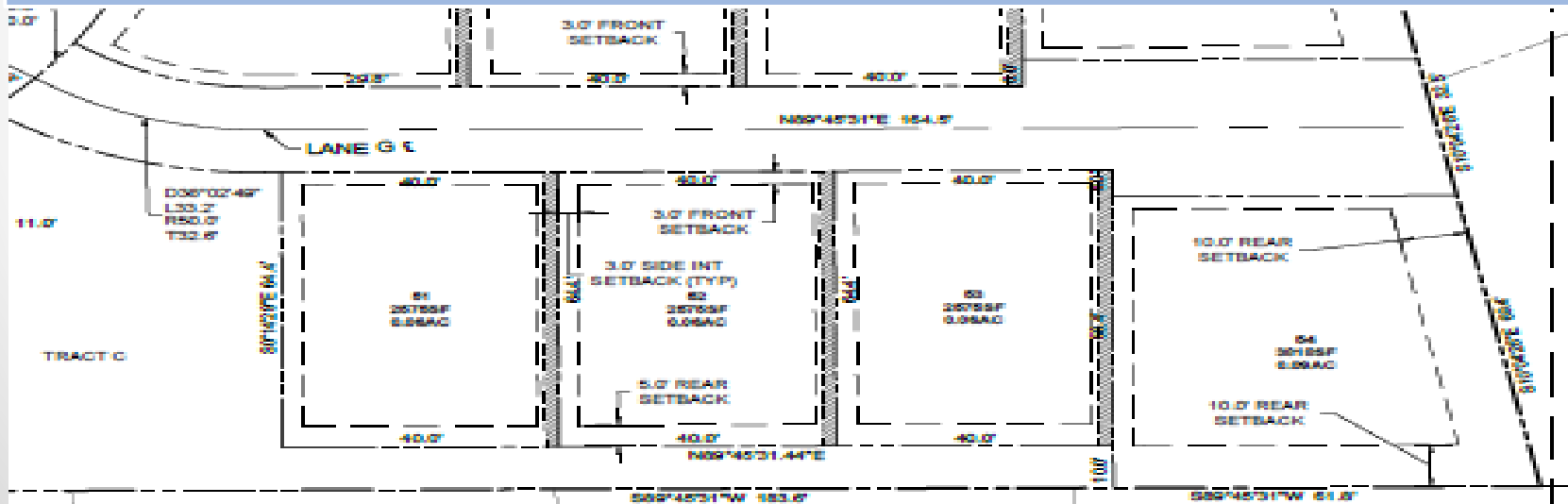
#4. Dimensioned Parking Plan w/ final PUD
#6. Bike Parking Signage Plan prior to permitting

Conditions Review--Lighting

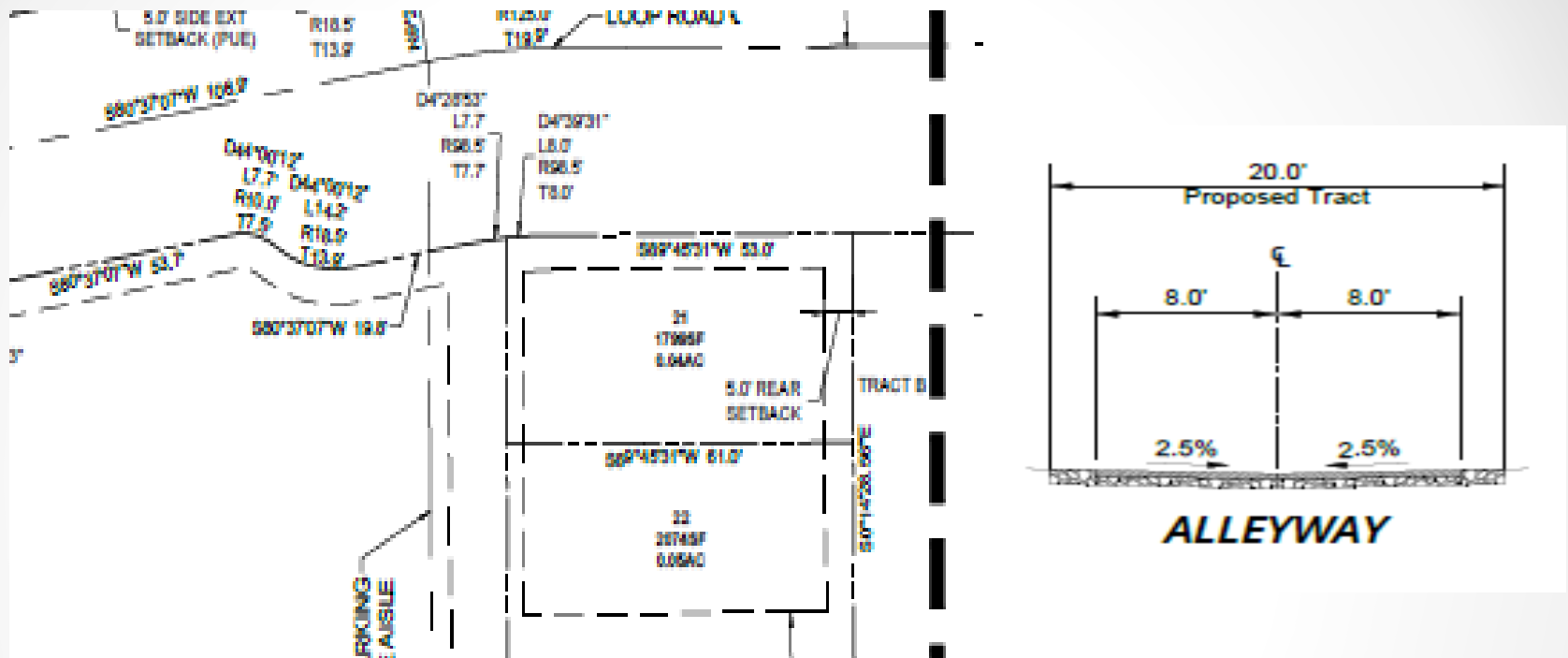


Conditions Review—Platting etc.

- #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