

**CITY OF FLORENCE
PLANNING COMMISSION**

**RESOLUTION PC 20 07 PUD 01
RESOLUTION PC 20 08 SUB 01**

A REQUEST FOR PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION PLAT, A PROPOSED MIXED RESIDENTIAL DEVELOPMENT AT THE NORTHEAST INTERSECTION OF RHODODENDRON DRIVE AND 35TH STREET

WHEREAS, 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 were made as required by FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-23, and FCC 11-3; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on July 14, 2020, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-23, and FCC 11-3, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Preliminary PUD Plan and Tentative Subdivision Plan for 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units at the northeast intersection of Rhododendron Drive And 35th Street meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

Approval shall be shown on conditions of approval as supported by the following record:

A	Findings of Fact
B	Prelim. PUD and Tent. Subdivision Plan Application
C	Applicant Narrative
D	Master Plans Sheets A-1 thru A-19
E	Landscape Plans Sheets L-1 thru L-4
F	Prelim. Stormwater Management Report
G	Traffic Impact Analysis
H	Tent. Plat Sheets C-0 Thru C-8
I	Confederated Tribes Response Letter

J	Excerpt from 2011 Parks and Rec. Plan, Fig. 4.4 Map
K	Hanks TIA Peer Review
L	Public Testimony Sheets L1 thru L14
M	CenturyLink Response Letter
N	Traffic Peer Review Letter 7/7/2020

Findings of Fact attached as Exhibit A are incorporated by reference and adopted in support of this decision.

1. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

Title: 10 Chapter 3

4. For the Final PUD application, the applicant shall submit to the Planning Department an updated dimensioned parking lot plan on Sheet C-5
5. Because the proposal calls for internal street parking within turnouts adjoining the private street, which will contain utilities, sidewalks and landscaping; the easements and maintenance plan for these shall be properly dedicated through the Conditions, Covenants and Restrictions. Additionally, these easements shall be noted on the Final Plat.
6. On-site signage indicating bicycle parking areas shall be required per Title 10, Chapter 3 with signage plans submitted and approved prior to permitting.

Chapter 6: Design Review

7. A Type II Design Review for the multi-family and attached residential units shall be applied for and associated fees paid so these standards may be better evaluated.
8. The applicant shall provide architectural details concurrently with the building permits for the single-family detached housing. An associated review fee shall be will be required unless determined otherwise by the Planning Director.

Chapter 10: Residential Districts

9. The applicant shall submit a draft statement that outlines the maintenance easements to the Planning Department with the Final PUD and Final Subdivision plat application. This agreement may be incorporated within the draft Conditions, Covenants, and Declarations document, which will also be required, per Chapter 23, Section 10-23-6 of this Title
10. All single-family attached units will have rear-loaded garages accessible from private alleyways. The porch areas shall be labeled and dimensioned within the Final PUD application.

Chapter 23: Planned Unit Developments

11. In conjunction with application for Final Plat for the second phase the TIA shall be updated using traffic projection methodology that accounts for this project's phases, other approved projects in the transportation corridors being reviewed and is consistent with the TSP methodology used.
12. The applicant shall provide staff with a Phase 1 Site Investigation which will explain the treatment of the Yaquina Soils, prior to grading. The applicant shall complete a wetlands delineation and obtain DSL concurrence prior to site disturbance.

Chapter 23: Planned Unit Developments

13. The applicant shall be required to obtain a Construction Permit in Right-of-Way prior to their construction of their access to and improvements Rhododendron Drive,

Chapter 36: Public Utilities:

14. Lot 22 shall be platted with street (Lane) frontage or reclassified as a Tract with no dwelling.
15. The applicant shall construct the cross-section standard for Rhododendron Dr. or as modified by the Public Works Director or enter into a non-remonstrance agreement for proportionate contribution to near future improvements to Rhododendron Dr. in conformance with the TSP.
16. With final plat applications the materials shall provide notation or easement illustrating access ownership and conveyance
17. Prior to submittal of construction plans for review and approval by the Public Works Director the applicant shall coordinate with the City on street cross-section proposals.
18. Final plat materials shall indicate the corner curb return radii meeting city code standards, unless modified by the Public Works Director.
19. In conjunction with utility construction plan review and approval by the Public Works Dept. the applicant shall provide a blow-off/air release valve assembly at the end of each line, if required.
20. Verification of existing and proposed water service mains and hydrant flow supporting the site will be required to be submitted for review and approval by the Building Official and Fire Marshall.
21. The applicant shall apply and receive required state permitting prior to the site disturbance.
22. Prior to construction of streets or utilities an engineered construction plan shall be submitted for review and approval by the Public Works Director.

Chapter 37: Lighting

- 23. A revised photometric plan shall be provided for review and approval in conjunction with applications for the first of either the Final PUD or building permits.
- 24. The lighting plan shall be revised to provide no greater than 5 foot-candles over parking spaces and walkways and no greater than 7-foot candles directly under light fixtures.
- 25. Light mounting heights shall be no greater than 20'.

Chapter 34: Landscaping

- 26. A final Landscape Plan shall be submitted with the Final PUD application indicating the number of trees, which trees they are, and where exactly they are going to be placed.
- 27. An Irrigation Plan shall be supplied with the Final PUD application.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 14th day of July, 2020.

John Murphey, Chairperson
Florence Planning Commission

Date