

**SUPPLEMENTAL FINDINGS OF FACT
FLORENCE PLANNING COMMISSION
Exhibit “A-1”**

Public Hearing Date: September 8, 2020, meeting continued from August 25, 2020
Planner: Roxanne Johnston, CFM
Original Date of Report: August 18, 2020; amended September 1, 2020
Application: PC 20 07 PUD 01
PC 20 08 SUB 01

I. PROPOSAL DESCRIPTION

Proposal: Application approvals for a Preliminary Planned Unit Development (PUD) and a Tentative Subdivision (SUB) in order to develop an approximately 9.28 acre residential Planned Unit Development. This proposal includes 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units. Amenities to support this PUD include a pavilion, picnic areas, seating, a children’s play area, walking trails, dog park, and pocket garden. Access to the development is proposed via a private internal drive with two entrances from Rhododendron Dr., alleyways providing rear access to single-family attached unit garages and lanes providing access to single-family detached units.

Applicant: Mercedes Serra with 3J Consulting, representing APIC Florence Holdings, LLC

Property Owners: APIC Florence Holdings, LLC

Location: Northeast intersection of Rhododendron Dr. and 35th St.

Site: Assessor’s Map # 18-12-15-33, Tax Lot 0700; Map # 18-12-15-34, Lots 3800, 3900, 4000, 4100 & 4200; & Map # 18-12-22-21, Lot 1900

Comprehensive Plan Map Designation: Medium Density Residential

Zone Map Classification: Mobile Home/Manufactured Home Residential (RMH)

Surrounding Land Use / Zoning:

Site: Vacant / (RMH)
North: Single-family residences/ (RMH)
South: Single-family residences/ (RMH)
East: Single-family residences/ (RMH)
West: Single-family residences/ Low Density Residential (LDR)

Streets / Classification:

West - Rhododendron Drive / Minor Arterial; South - 35th St. / Collector; East - Siano Loop / Local;
North - None

II. SUPPLEMENTAL NARRATIVE:

The Planning and Zoning Commission held a public hearing on August 25, 2020. After hearing the staff report, testimony, and conferring with staff and the applicant team, the Commission closed the public hearing leaving the written record open until September 4, 2020 and set a date certain for meeting continuance to September 8, 2020. Staff was directed to amend Condition 11 of Exhibit A, (the Staff Report) which addresses the applicant's Transportation Impact Study. The Planning Commission also directed staff to work with the applicant team towards resolving stormwater issues and also to see if staff could get legal counsel on regulations regarding the limitation of short-term rentals within the development. In short, staff was advised that there is no City Code presently regulating short term rental use. Any condition placing limits on short term rentals needs to relate to the FCC 10-23-4 PUD criteria related to "location, design, or size". On August 26th, the applicant team held a Zoom meeting with staff to address the Planning Commission requests as well as other comments and questions. It was confirmed that the applicant team agreed with all conditions with exception to Condition 11 as it relates to the timing of new traffic impact study information and the consideration of prior traffic impact studies that have been done for area subdivisions. The applicant's traffic engineering consultant has since conducted traffic counts on Thursday, August 27, 2020 and has been in contact with the City's traffic engineering consultant Jim Hanks, PE for result consensus. The results of the traffic counts may be found in Exhibit G2, which also explains the methodology used in the TIA. Jim Hanks comments to the revised traffic analysis documents can be found in Exhibit K1.

The original version of Condition 11 is shown in red, below, with the revised version in black italics:

"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.~~

Prior to start of the second construction phase, the TIA shall be updated using traffic projection methodology that accounts for this project's construction phases, other approved projects in the transportation corridors being reviewed and is consistent with the TSP methodology used as of the effective date of this approval."

Additional Exhibits are available which include new Testimony (Exhibit L34), Exhibit C3 which is a letter from the Applicant to the Planning Commission requesting removal of Condition 11, and Exhibit R which is Resolution PC 07 21 MOD 01. This Resolution illustrates previous turn lanes warranted and approved for the intersection of 35th and Rhododendron Dr for Sandpines.