

Cannery Station

PUD Phase 1 Final Subdivision Plat

PC 21 20 SUB 01



Phase 1- Final

Subdivision Criteria

Florence City Code, Title 10:

- Ch.1: Zoning Administration, Sections 1-4, 1-5 & 1-6-3
- Ch. 30: North Commercial, Sections 5 G & H
- Ch. 36: Public Facilities, Sections 2 through 9

Final SUB Criteria, cont.

Florence City Code, Title 9: Utilities

Chapter 5: Stormwater Management
Requirements, Sections 1 through 7

Florence City Code, Title 11: Subdivision Regulations

Chapter 1: Subdivision Administration, General
Provision, Sections 1 through 4

Chapter 4: Partition and Subdivision Final Plat,
Sections 1 through 7

Chapter 5: Platting and Mapping Standards,
Sections 1 through 5

Introduction

- **Jul. 14** – Application submitted
- **Aug. 4** – Notice of Hearing, property posted
- **Aug. 14** – Notice posted in Siuslaw News
- **Aug. 24** – Planning Commission public hearing

Proposal

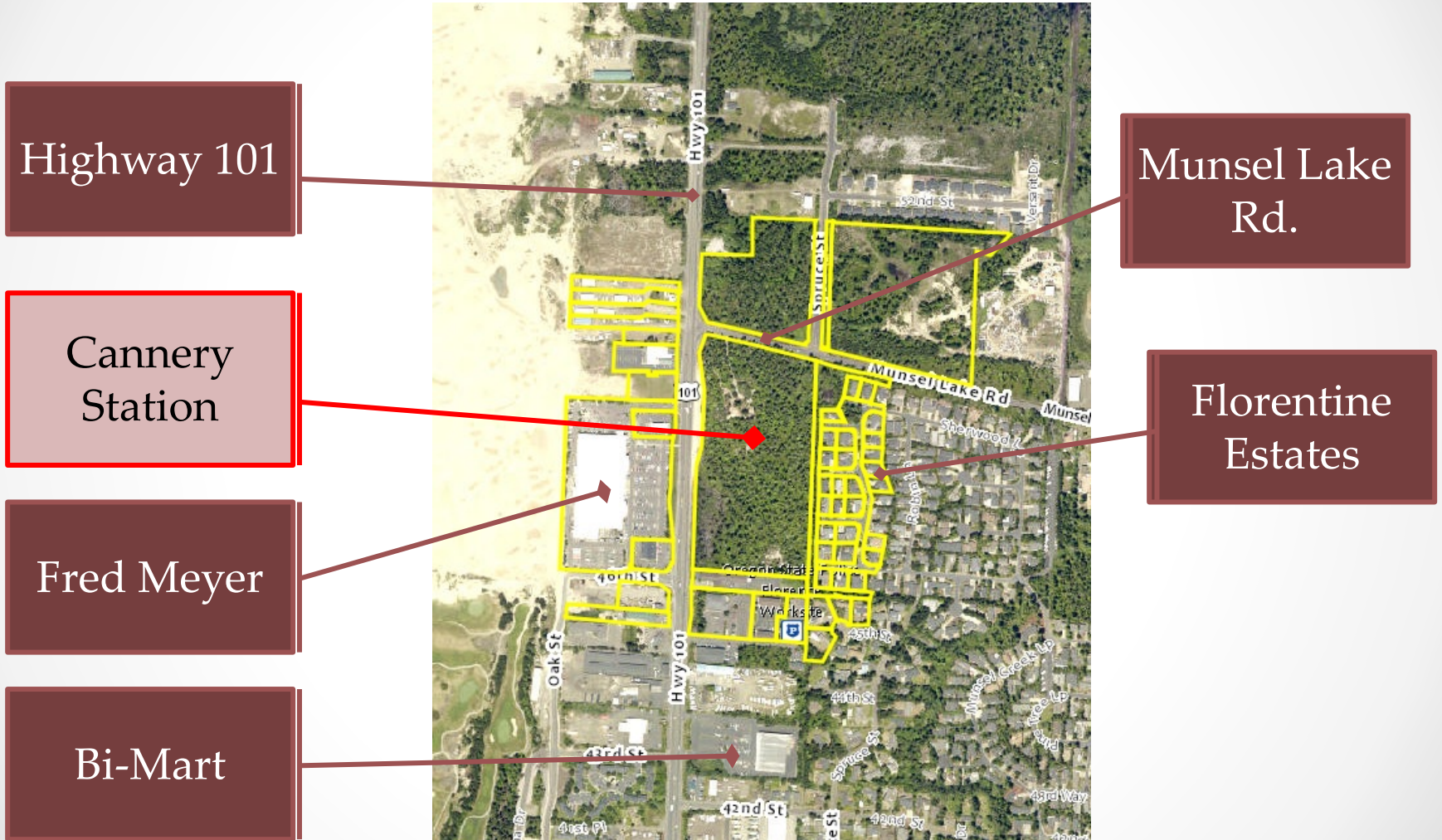
Cannery Station PUD Mixed Use Dev. - Phase 1 Final Subdivision

- First of 8 phases
- Overall Site: +/-16.873 acres
- Six of 31 lots, 4 tracts, & 3 street segments:
 - Redwood, Spruce & 47th

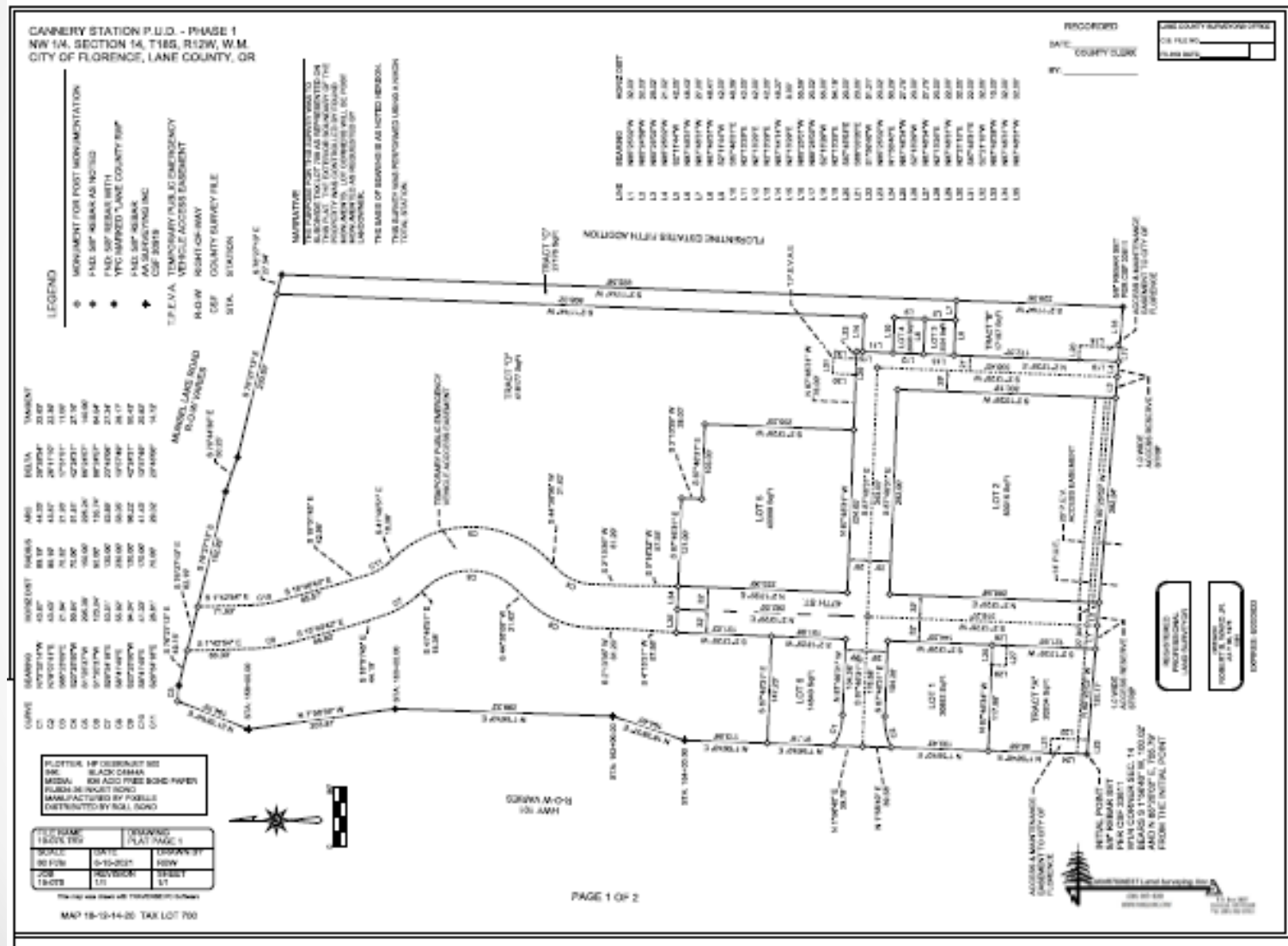
Target development timeline:

- Upon Plat Filing: Start Construction
- 1st Quarter 2022: ~~Completion~~ Begin construction of Assisted Living Facility

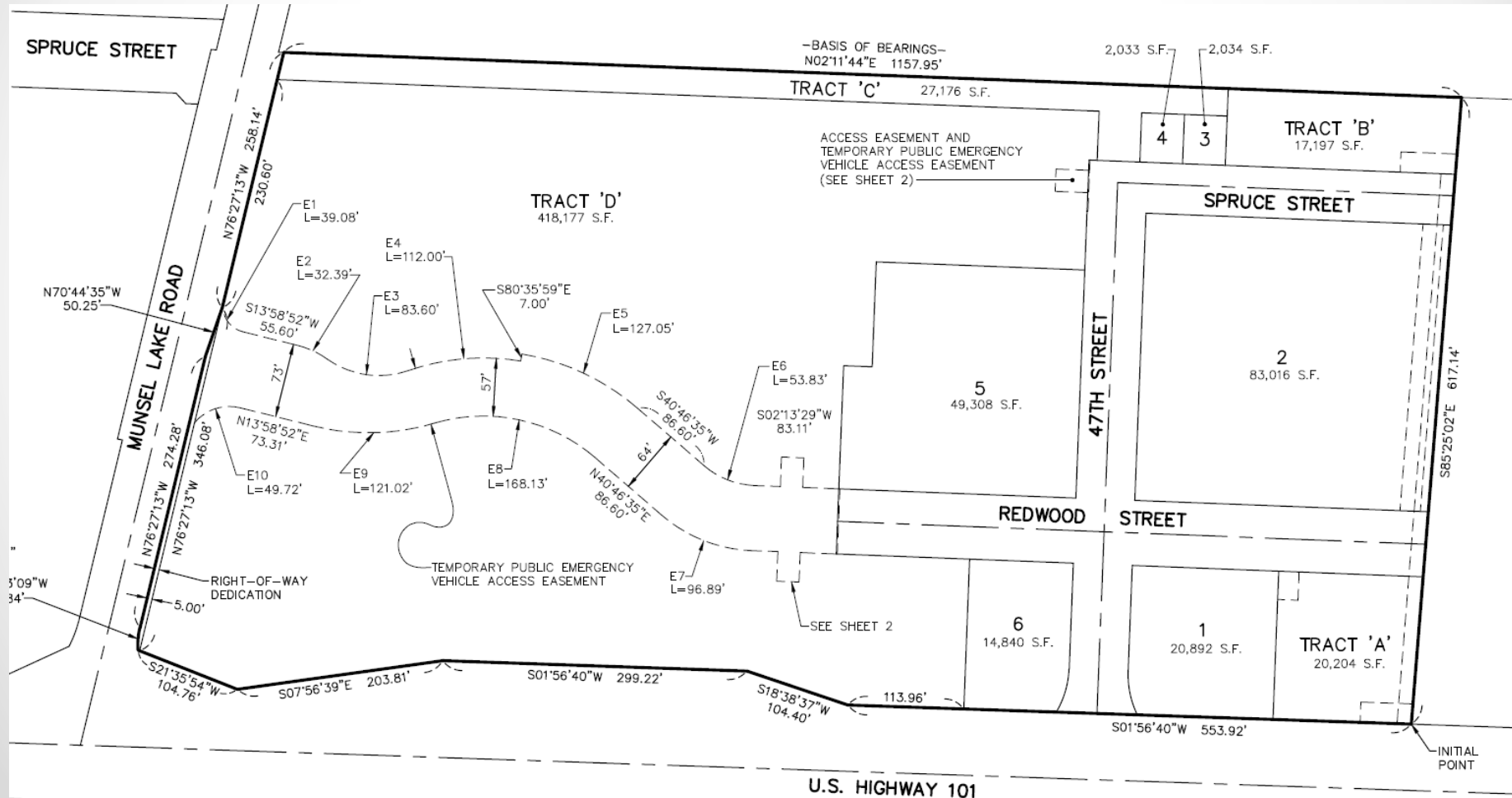
Aerial of Site



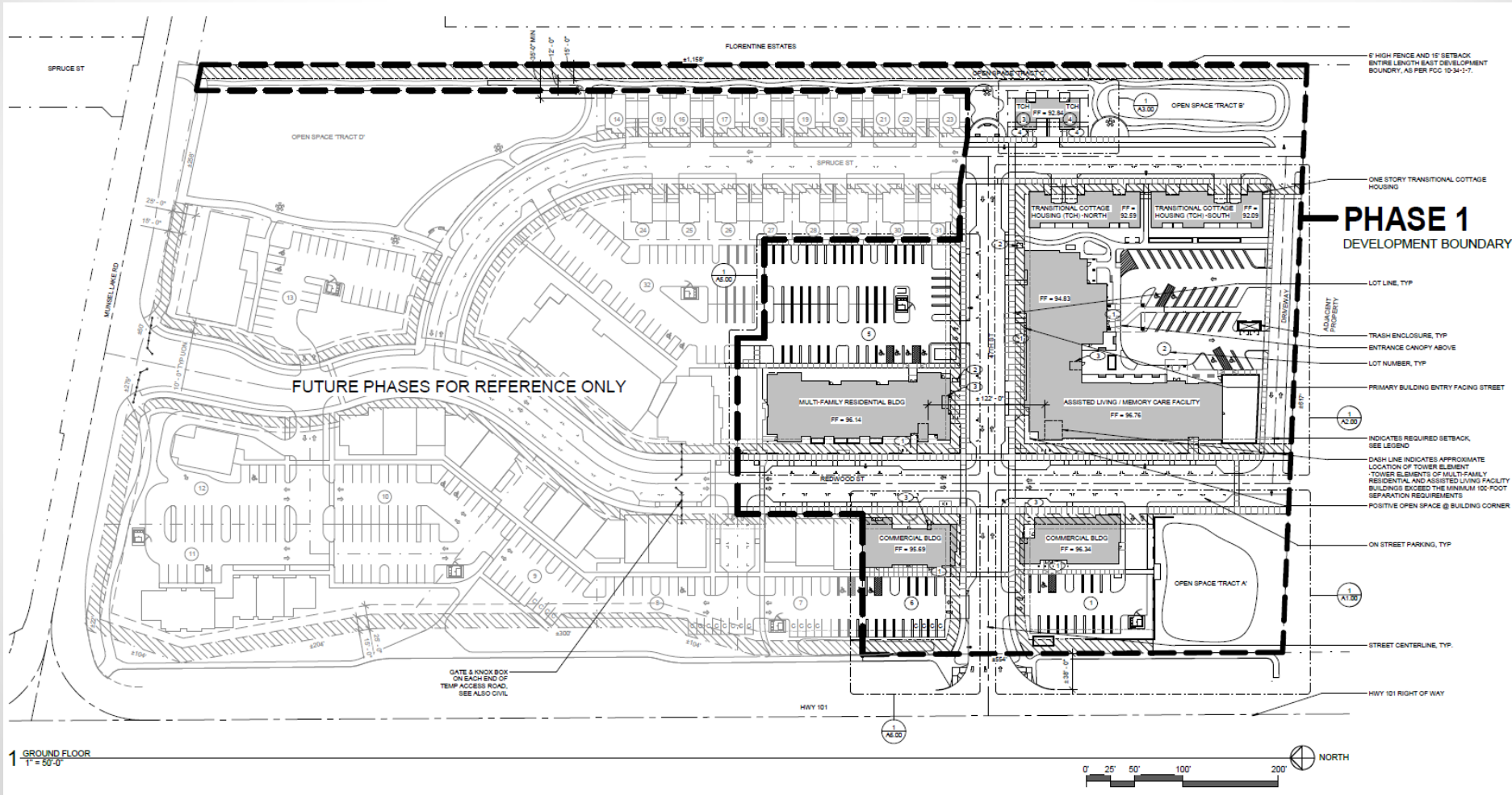
Proposed Phase 1 Final Plat



Approved Phase 1 Tentative Plan for Comparison



Approved Phase 1 Site Plan



Testimony

3 Public Testimonies Received:

Ann Kilgore, Dane Base & Doris Business
(Shared email)

1. Replant areas at N end of site cleared w/out permit
2. Cover acres of open sand w/ bark or other material
3. Construct 8' fence at lot line

Testimony (cont.)

Staff Response (paraphrased):

Resolutions PC 18 22 PUD 02 & PC 13 34 SUB 01, Conditions of Approval # 3 & #20:

#3 c.– Exposed soils shall be covered with root matte.

#20. – Construct fence prior to final plat approval...(Tract C) to be fenced upon clearing of area...

Supplemental Comments

- City will sign Final Plat once applicable conditions have been met.
- Amendments: Resolution PC 21 20 SUB 01

Staff Recommendation

Staff finds that the applicant meets the criteria provided by Florence City Code and the Florence Realization 2020 Comp Plan and can be approved with the conditions of approval as listed...

Btw: Prior approved conditions still apply

Final SUB Proposed Conditions

Final SUB Proposed Conditions

4. Streets are mislabeled and need to be labeled on plat.
5. Show all public utility easements on plat
6. Correct plat notes – not consistent with what is shown.
7. Submit letters of approval from ODOT and County approving temporary access point.

Final SUB Proposed Conditions

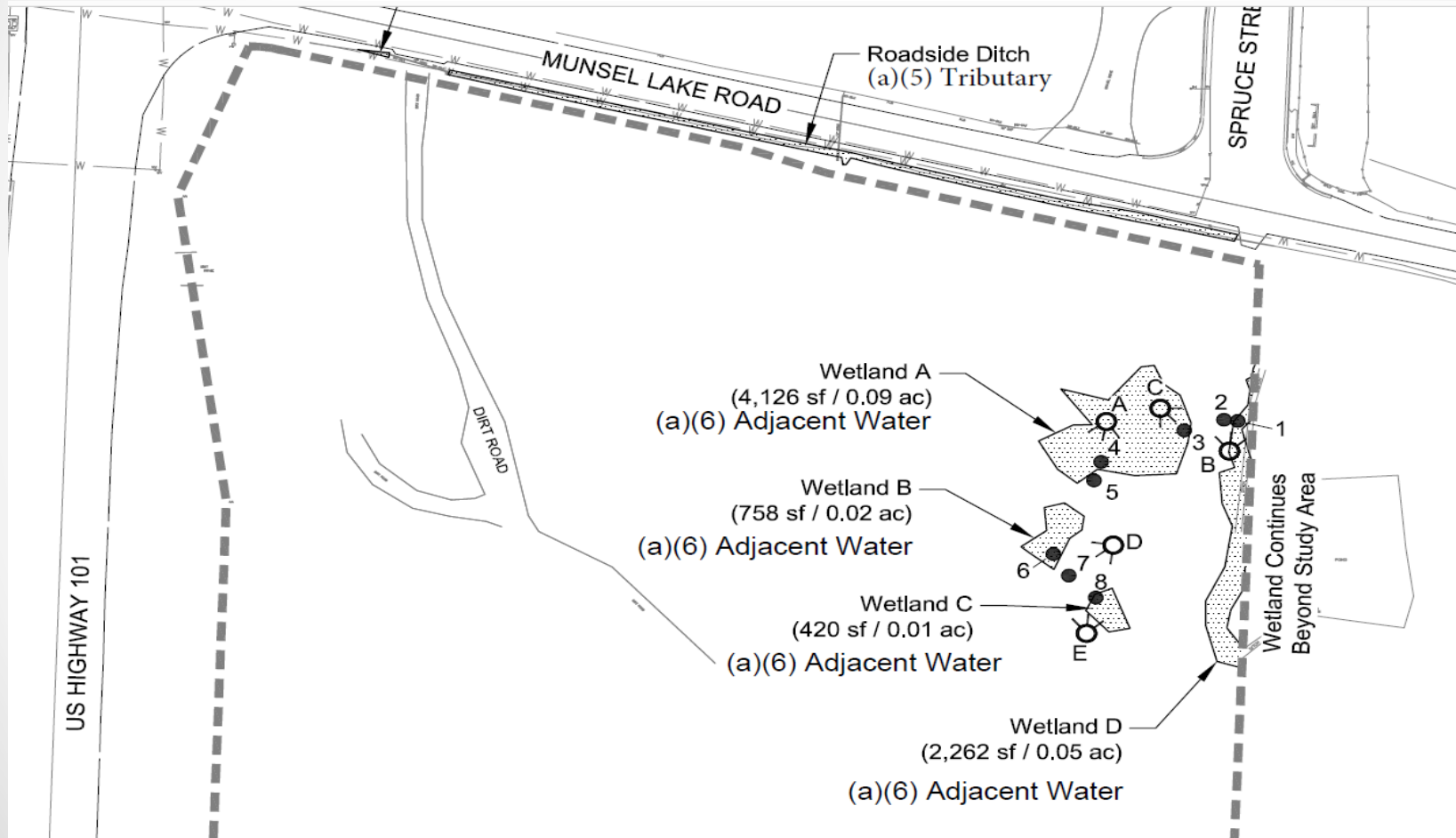
8. Costs to provide water, sewer to each lot by developer – includes materials, fees, etc.
9. Provide a bond, cash deposit, or combo of both, for construction of public improvements.
10. CC & R copies – Provided 8/23.
11. Provide final drainage plans.

Final SUB Proposed (New) Conditions

12. Per FCC 11-4-4 D, the Final Plat shall be consistent in design with the approved tentative plan and all conditions of approval have been satisfied. This includes the location of the temporary access easement that runs N/S from Redwood St. to Munsel Lake Road.

Decision Point: Time Frame of Temp. Access?

Wetlands on Site



Final SUB Proposed (New) Conditions

13. Per FCC 10-36-2-9-B and Condition 31 of Resolution PC 18 33 PUD 02 & PC 18 34 SUB 01, provide the required Temporary Public Emergency Vehicle Access Easement (*hammerhead*) at northern terminus of Spruce St. extension. Current length insufficient to meet requirement.

Final SUB Proposed (New) Conditions

14. All previously approved Resolutions for the Cannery Station PUD continue to be applicable, except those that have expired.

- Conditions Check--

**Resolution PC 18 33 PUD 02 & PC 18 34 SUB 01
(Attachment 2 of Pkt)**

Conditions Check-2018 Approval

3. The applicant, for any cleared areas within Phase 1 of Cannery Station, shall:

a) Monitor cleared areas for noxious weeds

b) Manage noxious weeds thru mechanical means & only use herbicides as a last resort

c) Manage erosion & soil stabilization BMPs – where not included in BMPs, use root mat. **Applicable** to Final Plat

Conditions Check-2018 Approval

4. Finished foundation elevations- **Not applicable** to the Final Plat.

5. Re: Slope clearance between storm basin in Tract A & church -: Either a Phase 2 Site Investigation Report required addressing slope clearance in storm basin in Tract A & church building to the south, or provide appropriately engineered final stormwater infrastructure plans – **Applicable**.

Conditions Check-2018 Approval

7. Construct pedestrian activated crossing near 47th Hwy 101 intersection – Marking, signs, islands and/or curb extensions - *May be done in 2 phases with Beacon in Phase 2* – **Partially applicable** with Final Plat
8. Hwy 101 ped crossing to Fred Meyer to be ADA accessible. See Cond. #7
10. Bonding of utilities, storm, street lights. **Applicable** with Final Plat.

Conditions Check-2018 Approval

12. Hardscape colors & other design elements. **Not applicable** with Final Plat.

13. Construction to enter property from Munsel Lake Rd, not Hwy 101. Coordinate paving with Public Works. After paving, provide bond at 120% total public imp. Costs w/in Phase 1. **Applicable** with Final Plat.

14. Trip distribution formula, costs & signal warrant. **Not applicable** with Final Plat.

Conditions Check-2018 Approval

15. Remove Munsel Lake Rd. existing curbcut-blend ROW to match existing ROW design (Storm ditch). **Applicable** with Final Plat.

16. Continuity Plan for Tract C. **Not applicable** to Final Plat.

18. Final infrastructure construction plan review to be coordinated with applicable agencies. Bonding **applicable** with Final Plat.

Conditions Check-2018 Approval

19. New change in land use impacts TIA.
Applicable with future phase approvals.

20. Fence required prior to final plat recording. **Applicable** to final plat.

21. Covenant of Release outlining hazards, restrictions and/or conditions – **Condition met as of 11/09/19.**

Conditions Check-2018 Approval

- 22.** Dedication of all streets as public right-of-way. For Phase I, this includes the southern-most sections of Spruce and Redwood Streets and 47th Street. The applicant shall include the ownership of the street rights-of-way on the final plat.
Applicable to Final Plat – streets not shown to be dedicated.

Conditions Check-2018 Approval

- 23.** There is no numerical naming of contour intervals proposed or existing other than those within Phase 1. The data provided is incomplete. A grading plan shall be resubmitted that includes the required information in 11-3-2-C-7. **Applicable** to Final Plat. Coordinate w/ Public Works.

Conditions Check-2018 Approval

- 24. Need approved timing plan prior to the issuing of any building permits. **Applicable**
- 25. Requires extensions, if needed, and submission of Final Plats according to extension allowances. **Applicable** to this review and subsequent reviews.
- 26. Crosswalk and street markings. **Applicant to ensure continued coordination with Public Works.**

Conditions Check-2018 Approval

- 30. Coordinate with ODOT if additional ROW is needed. **Ongoing – no more ROW needed for Phase 1, but could be needed for future phases.**
- 31. Redwood and Spruce Sts. shall extend to the northern edge of the phase and include turnarounds either hammerhead or bulb-shaped constructed to Oregon Fire Code. **Applicable** to Final Plat- Condition #13 proposed Resolution PC 21 12 SUB 01

Conditions Check-2018 Approval

- 32.** Final construction plans and utility facility specifications are required to be submitted for City review and approval prior to commencing construction. Stamped approval will be shown on the utility plans. **Draft Plans submitted to City.**
- 33.** Notification of CTCLUSI if cultural or historic resources encountered during construction. **Standard requirement.** Re-listed as Cond. 3 for Final Plat.

Conditions Check-2018 Approval

34. Any fence, wall, or hedge installed for screening/buffering to be well-kept.

Standard requirement.

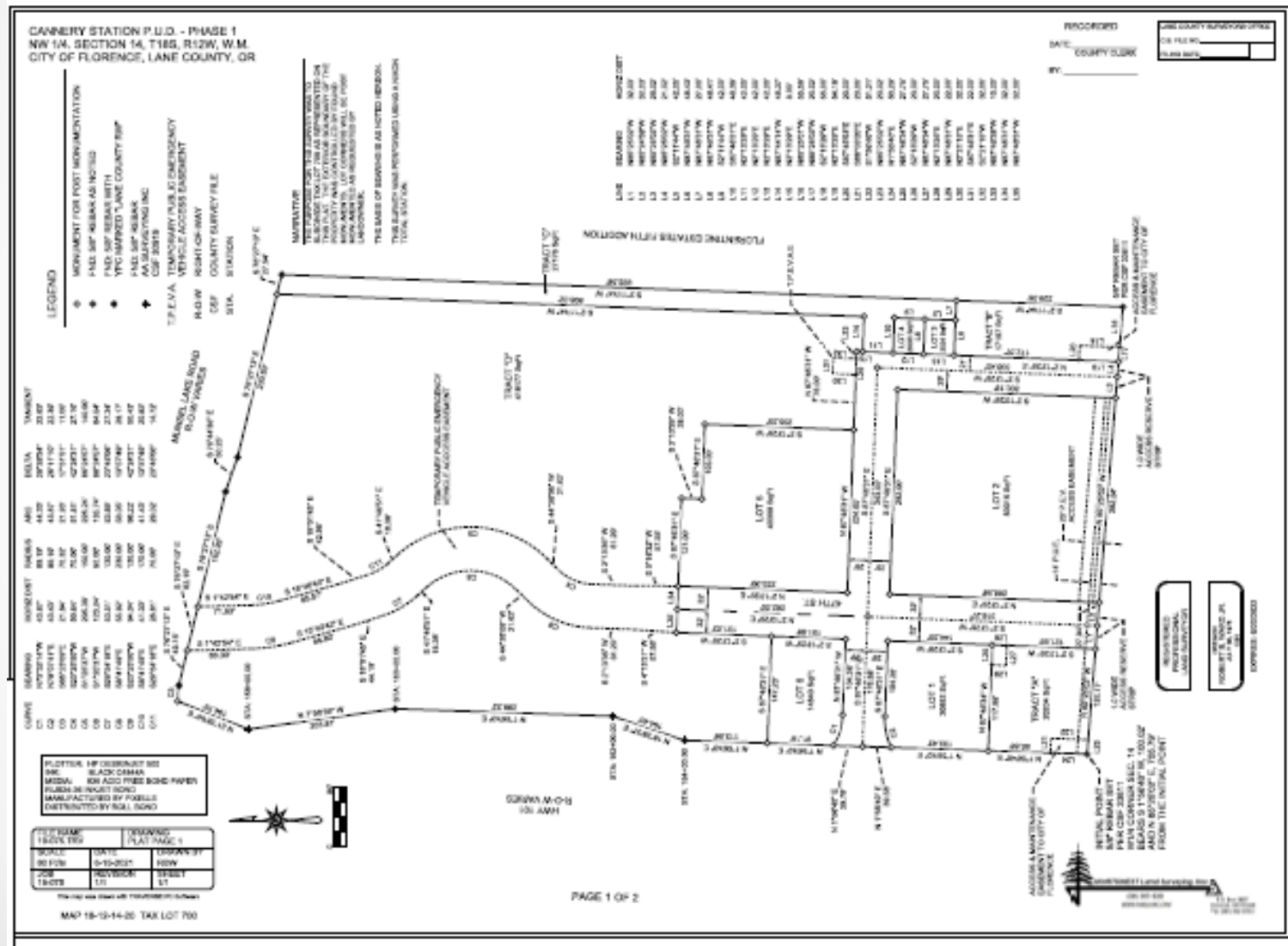
35. Berm construction & materials(drainage).

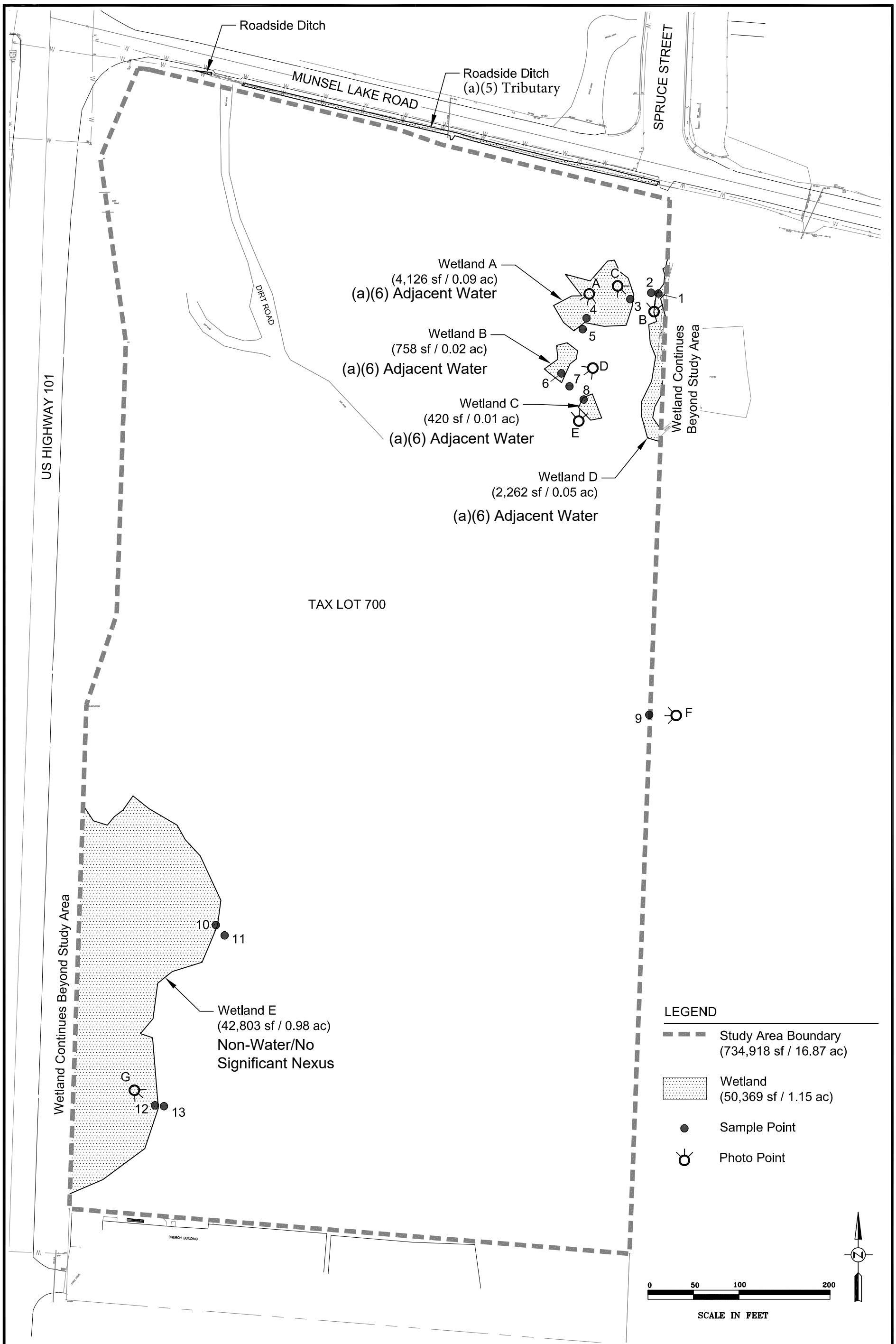
Not Applicable to Final Plat.

Alternatives

1. **Approve** the application;
2. **Deny** the application;
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.

Questions?





Survey provided by
TerraCalc Land Surveying, Inc.
Survey and Sample point accuracy
is \pm 1-foot.

Wetland Delineation
Cannery Station - Florence, OR

FIGURE
6

3-29-2018