
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 5
Meeting Date: September 28, 2021

ITEM TITLE: Resolution PC 21 22 DR 01 – Shore Pines Multi-Family Housing

OVERVIEW:

Application: The applicant requests design review of a subsidized multi-family housing development containing a total of 68 units within two 3-story apartment buildings on a 2.45 acre site. Vehicular and pedestrian access is proposed from Highway 101 with additional pedestrian connectivity through the eastern edge of the Siuslaw Presbyterian Church property to the north. The eastern building will consist of 34 three-bedroom units and the western building will consist of 33 1-bedroom units and one three-bedroom unit for the apartment manager. 82-off street parking spaces are proposed. Other site improvement includes landscaping, stormwater management facilities, and open space and common areas. Related to this Land Use application is PC 21 23 VAR 02, requests for height and density variance requirements to be separately reviewed by the Planning Commission under Agenda Item 4.

Process and Review: This Design Review application is a Type III land use application requiring a quasi-judicial public hearing. The Florence Planning Commission is the review body as set out in the [Florence City Code Title 10 Chapter 6](#). The findings of fact and application materials are attached to this AIS. The applicable criteria are listed in the “Applicable Criteria” section of the findings. Only code sections and comprehensive plan policies and appendices are policy considerations that may be applied in the decision-making process. The design review application includes two requests that are outside the scope of an adjustment or variance process and are to be decided by the Design Review Board/Planning Commission during the process. It is for these two reasons that this application is not a Type 2 and is being processed as a Type 3. In addition to the Design Review the application includes two variance requests, one for density and one for building height that will be reviewed under separate findings, file number PC 21 23 VAR 02. Application materials, public testimony, previous approvals, and research that speak to the criteria may also be considered.

Discussion: Staff would like to highlight three aspects of the findings for the Commission’s attention. The first is the proposed number of parking spaces. The applicant is proposing a total of 82 parking spaces. The applicant is seeking a 10% reduction because there is a transit stop located within ¼ mile of the site. Per FCC standards, the required amount of off-street parking spaces required is 104, when taking into consideration the 10% reduction, this brings the total down to 93. The applicant is proposing 82. The applicant has completed and submitted a parking demand analysis, completed by a registered traffic engineer. In the analysis, the applicant’s traffic engineer lays out the rationale for proposing 82 parking spaces (see Exhibit D for the applicant’s parking demand analysis memo).

The second is the loading zone. The applicant is proposing one loading zone space, as required, however staff question the usability, suitability and practicality of the location. The space is located in the northeast corner of the parking lot between the east and west buildings. The location is such that it may be difficult for residents to maneuver a large moving truck or other large vehicle intended for moving furniture and other household belongings. Realistically, there may not be a more suitable location for the loading zone, due to other factors the applicant is taking into consideration with

respect to internal circulation and fire department access. Staff do not necessarily disagree with the proposed location, just that Planning Commission may want to discuss this particular item. The site would accommodate a smaller moving truck which may be suitable for apartment dwellings. Staff are not aware of alternate location. See Exhibit B1 for the proposed loading zone location.

The third is the lighting plan. In some areas, the applicant's lighting plan does provide for at least two-foot candles of illumination. Overall, the lighting plan provides for adequate and safe lighting, per the applicant's professional opinion and experience in designing lighting plans for similar developments. The Design Review Board must approve parking lot lighting that is less than 2-foot candles.

Testimony/Agency Referrals: No public testimony was received. Referral comments were received from ODOT and Public Works and are reflected in the Findings

ISSUES/DECISION POINTS:	Decreased parking and lighting exception requests, and loading zone location.
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ALTERNATIVES:

1. Approve the design review with conditions of approval and findings of fact as written;
2. Review and recommend changes to the design review findings and approve as amended;
3. Continue the Public Hearing to a date certain if more information is required; or
4. Do not approve the request, revising the findings and drafting a resolution stating how the application does not meet the criteria.

RECOMMENDATION:	Planning Staff: Option 1; Approve the Design Review with conditions of approval.
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AIS PREPARED BY:

Henry Oliver Hearley, Associate Planner, Lane Council of Governments

ITEMS ATTACHED:

Attachment 1

- Proposed Resolution PC 21 2 DR 01
 - Exhibit "A" Proposed Findings of Fact
 - Exhibit "B1" Cover, Site Plan & Narrative
 - Exhibit "B2" Erosion Control Plan Sheet C1.1
 - Exhibit "B3" Survey Control Map Sheet C2
 - Exhibit "B4" Storm Drainage Plan Sheet C3
 - Exhibit "B5" Water & Sewer Plans Sheet C4
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- Exhibit "B6" Vehicular Paving Plan Sheet C5
 - Exhibit "B7" Civil & Survey Legend Sheet C6
 - Exhibit "B8" Elevations Sheet A3
 - Exhibit "B9" Floor plans Sheet A2
 - Exhibit "B10" Retention, Landscape & Irrigation Plans
 - Exhibit "B11" Lighting Plans Sheet E1
 - Exhibit "C" TIA Scoping Letter
 - Exhibit "D" Parking Demand Analysis
 - Exhibit "E" Geotechnical Report
 - Exhibit "F" ODOT Hwy Approach Application
 - Exhibit "G" Title Report
 - Exhibit "H" Stormwater Management Report
 - Exhibit "I" Referral Comments
 - Exhibit "J" Aerial Map
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