

Mantzouranis Kiwanda/Rhody Annexation and Zone Assignment

PC 21 15 ANN 05

PC 21 16 ZC 05



Introduction

- Melissa and Shiloh Mantzouranis submitted a petition for annexation on June 2, 2021, attaining consent from 100% of the property owners.

Vicinity Map

Kiwanda St.

Proposed Annexation

Foulweather St.



Rhododendron Dr.

Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, 222.170

Florence Realization 2020 Comprehensive Plan:

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations
- Chapter 14: Urbanization, Annexation section, Policies 1 through 7

Florence City Code (FCC):

- Title 10: Zoning Regulations, Sections 10-1-1-6-3, 10-1-1-6-4, and 10-1-3

Zone Assignment Criteria

Florence Realization 2020 Comprehensive Plan:

- Chapter 1: Citizen Involvement, Policy 4
- Chapter 2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations

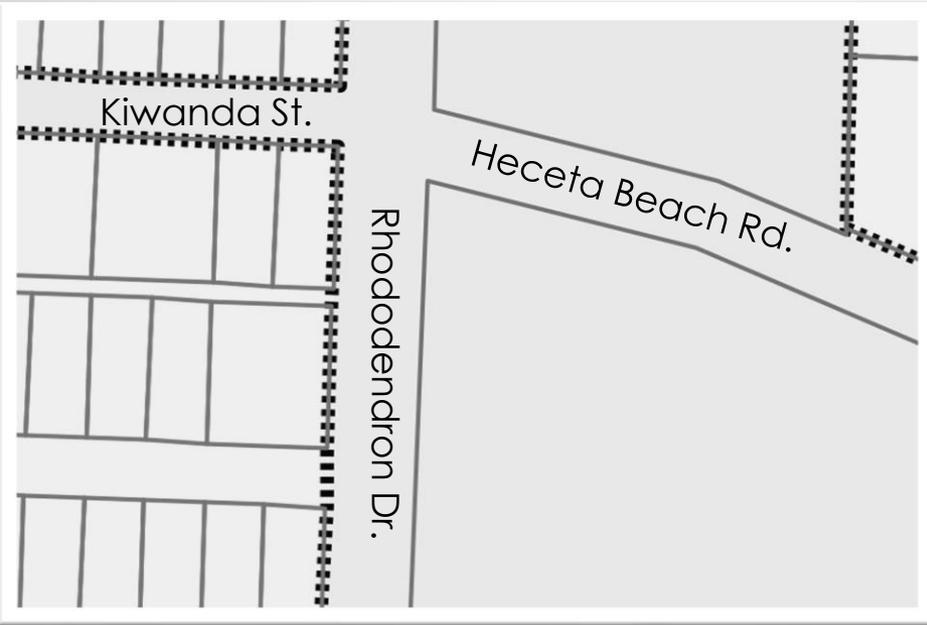
Florence City Code (FCC):

- Title 10 Chapter 1: Sections 10-1-1-6-3, 10-1-1-6-3, 10-1-2-3, and 10-1-3
- Title 10 Chapter 10: Section 1

Oregon Land Use Planning Goals:

- Goal 10: Housing (OAR 660-015-0000)

Annexation Map

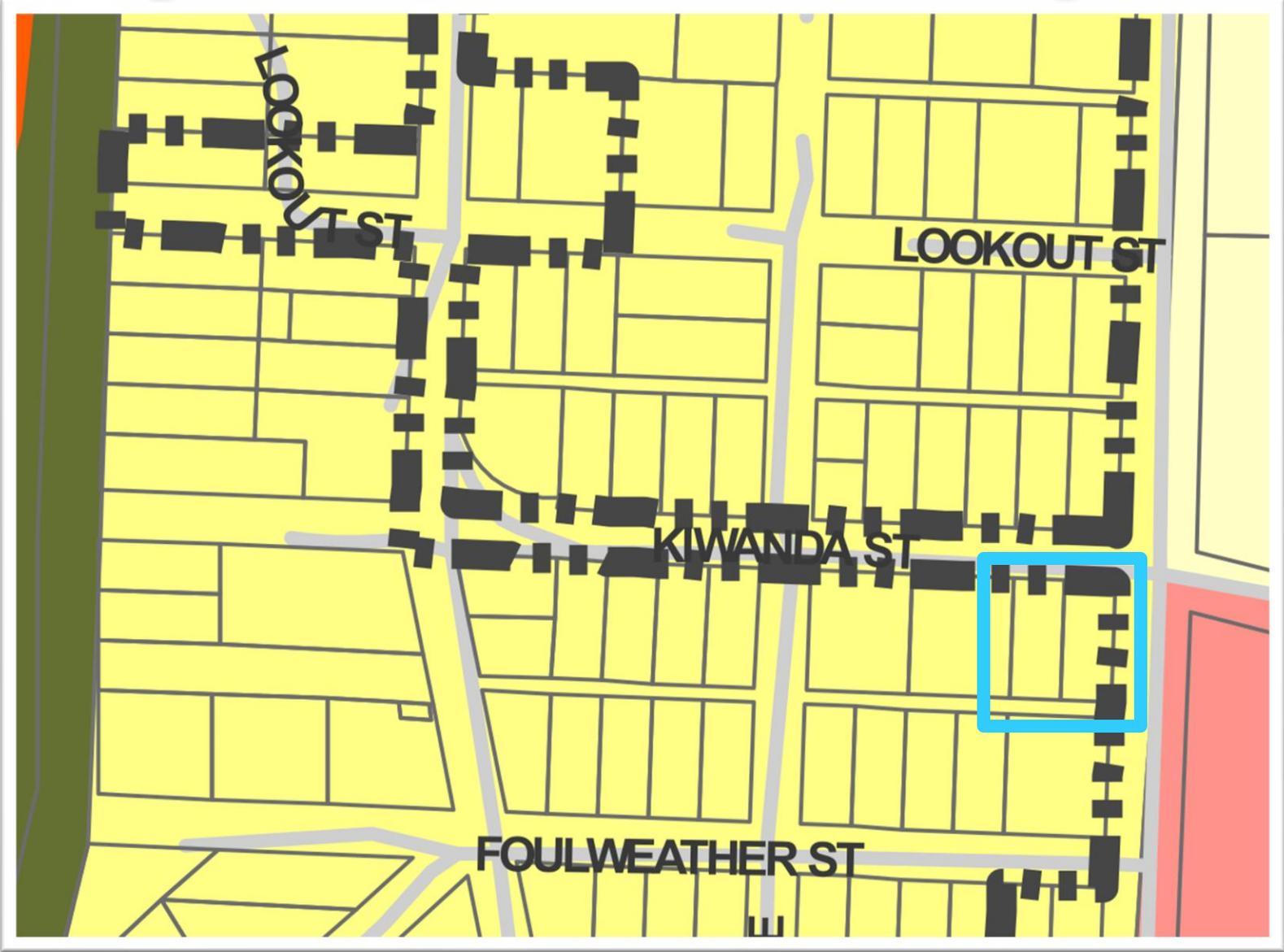


Before Annexation



After Annexation

Comprehensive Plan Designation



Zoning Map

Before Zone Assignment

After Zone Assignment



Referral Comments

- Public Works Dept.:
 - Sewer provision, streets, stormwater, and water information
- Lane County Transportation Planning:
 - Kiwanda St. is classified as an Urban Local Road.
 - Rhododendron Dr. is classified as an Urban Major Collector
 - Until jurisdictional transfer occurs, development must comply with Lane County road requirements.
 - Stormwater runoff must not be directed to LC roads or drainage facilities.

Utilities, Services, & Access

- Water: Connect to HWPUD
- Access: New street access via Kiwanda St.
- Police: Add to Florence Police Dept. service area
- Sewer: Connect to pressure sewer line in Kiwanda St. via a private pump system

Consents

- Both Double and Triple Majority methods are met (100% of owners and 100% of electors consent to annexation).

Public Testimony

- Comments received from Bruce Hadley:
 - The City of Florence should assume maintenance responsibility for all annexed streets

Conditions of Approval

None

Alternatives

1. Recommend approval the annexation and zone assignment as presented or with modifications;
2. Recommend denial of the annexation based on the Commission's findings;
3. Recommend approval of the annexation but recommend a different zoning district; or
4. Continue the Public Hearing to a date certain if more information is needed.

Staff Recommendation

Staff finds that the proposed application can meet the requirements of City Code with conditions of approval as presented, including modifications as discussed.

Staff recommends approving a recommendation to the City Council supporting annexation and a zoning assignment of Medium Density Residential.

