

# 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

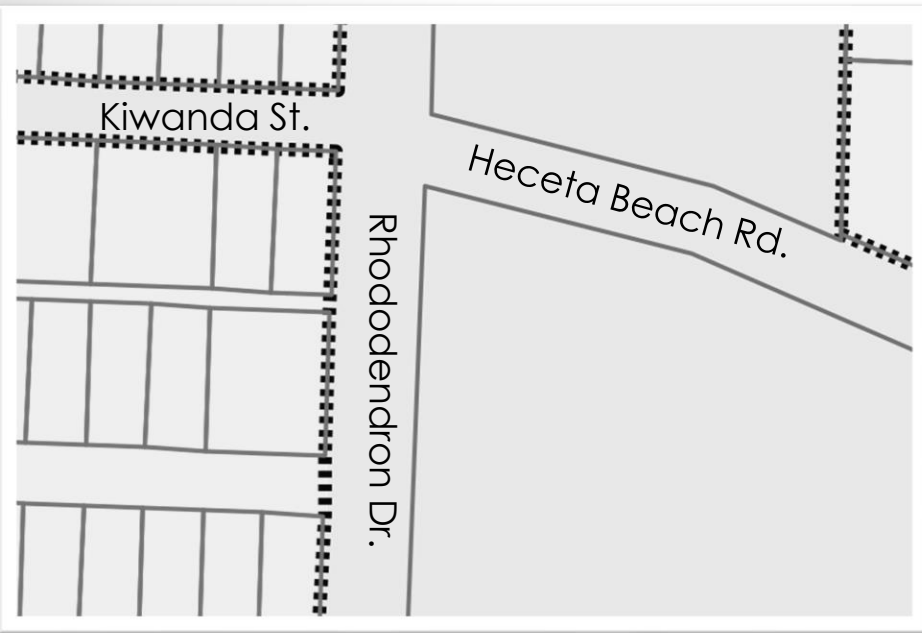
## **Florence City Code (FCC):**

- 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

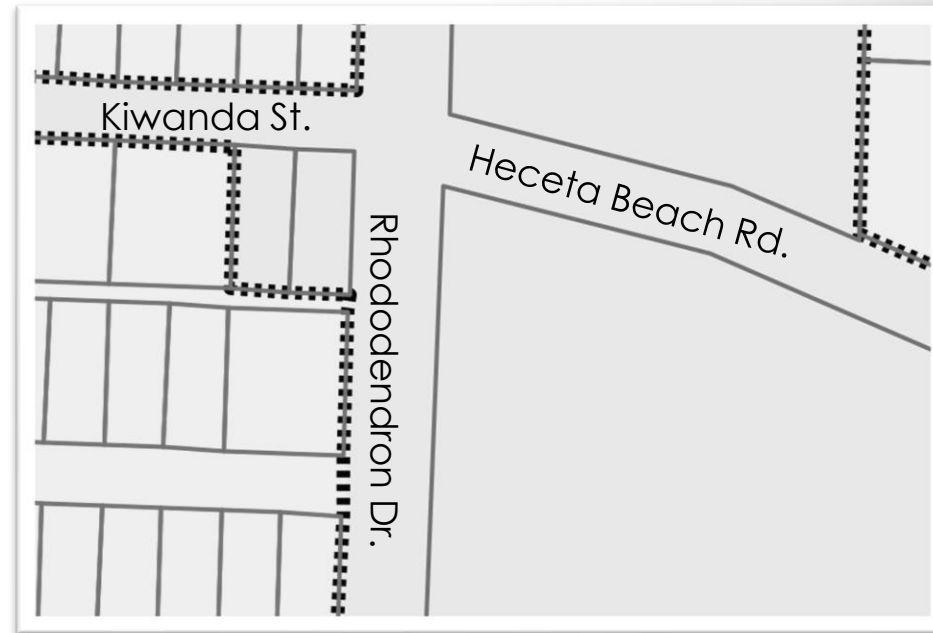
## **Oregon Land Use Planning Goals:**

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

# Annexation Map



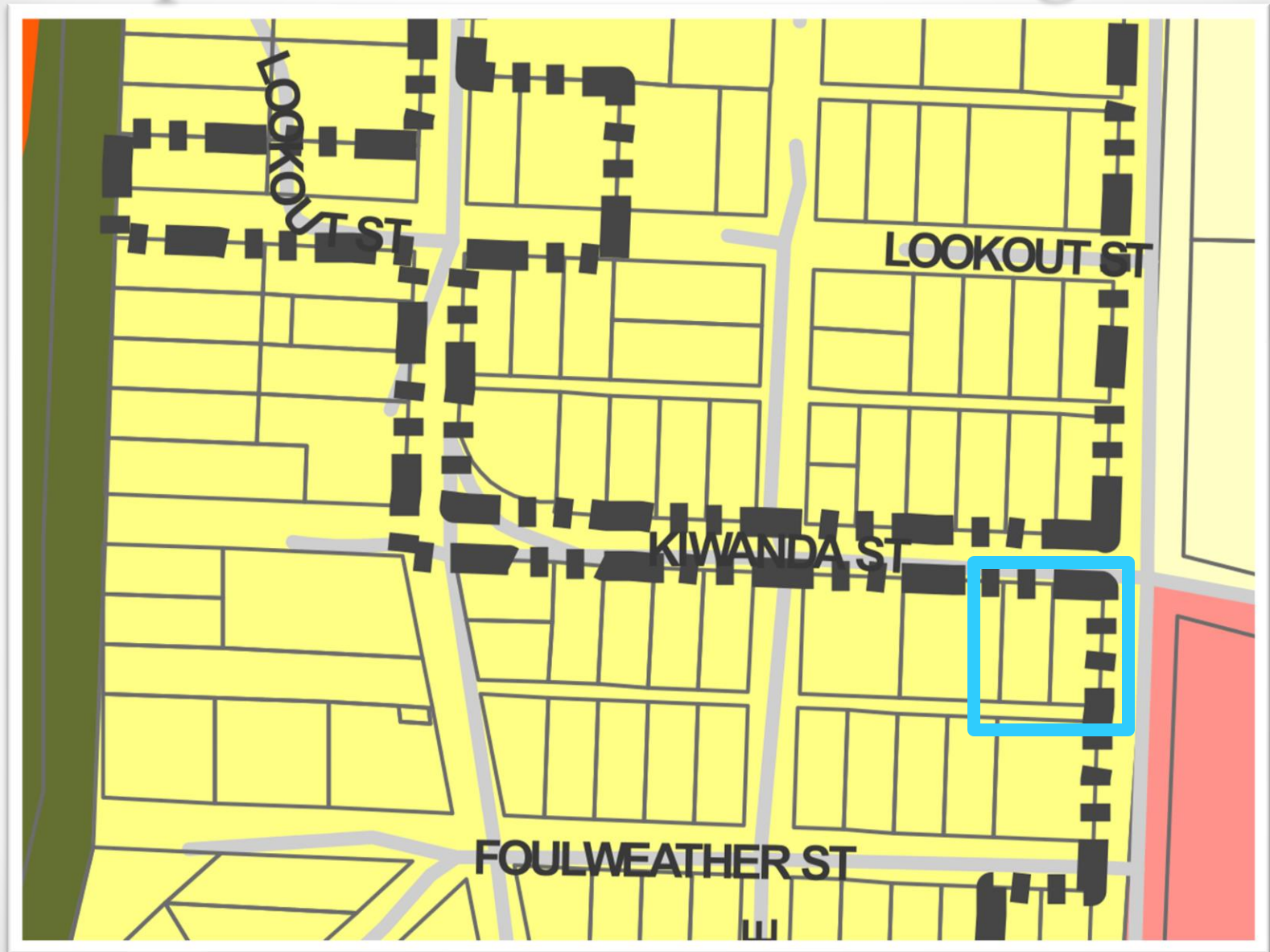
Before Annexation



After Annexation



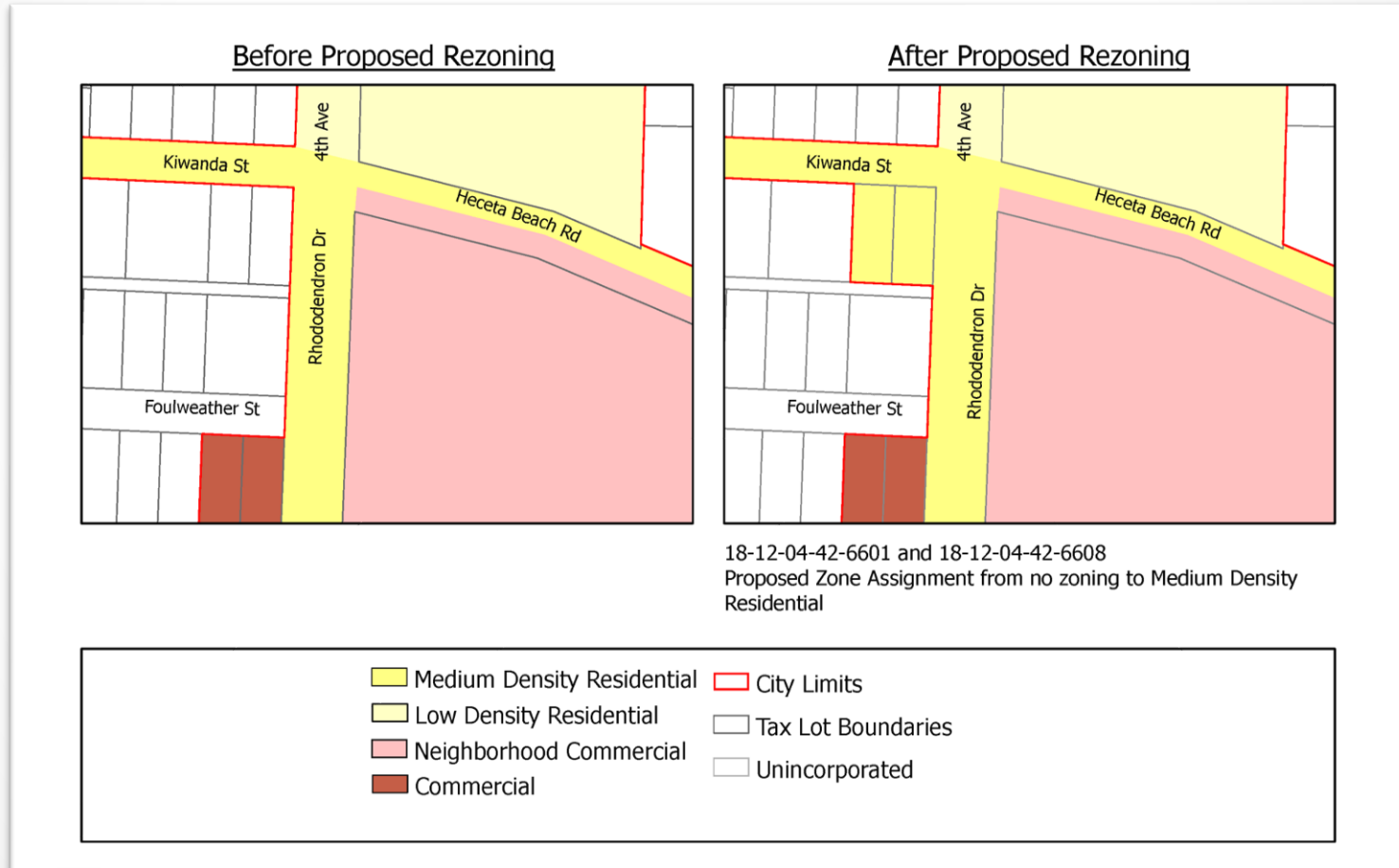
# Comprehensive Plan Designation



# 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.

# Questions?

