

Florence Golf Links

Final Planned Unit Development (PUD) & Phase 1 Site Investigation Report(SIR)

PC 21 28 PUD 01

AR 21 21 SIR 14





Zoning: RMH

Comp Plan

Designation: MDR

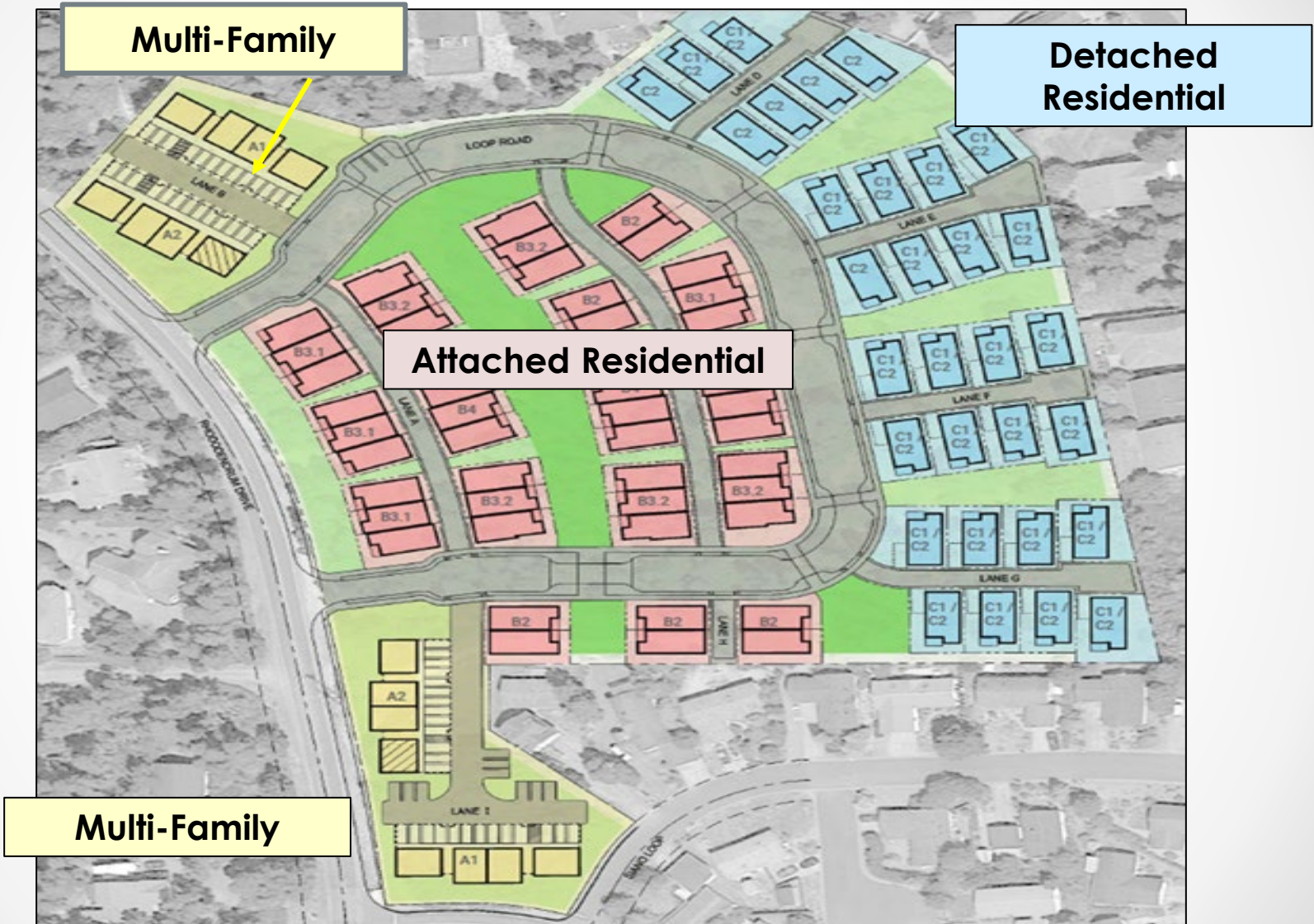
Map & Tax:

Map #: 18-12-15-33, Tax Lot 0700;
Tax Lots: 8900, 9000, 9200

Map #: 18-12-15-34, Lots 3800, 3900, 4000, 4100 & 4200

Map #: 18-12-22-21, Lot 1900

Proposed Site



APPLICABLE REVIEW CRITERIA

- **Florence City Code**

Title 10: Zoning Regulations

Ch. 1: Zoning Administration,
 Sections 1-4, 1-5; 1-6-3

Ch. 3: Off-Street Parking and Loading,
 Sections 4 & 9

Ch. 7: Special Development Standards,
 Sections 1, 2B & E, 3H, 6 & 7

APPLICABLE REVIEW CRITERIA (cont.)

- Ch. 23: Planned Unit Development,
Sections 5 & 11 thru 14
- Ch. 34: Landscaping, Sections 3 thru 5
- Ch. 35: Access and Circulation, Sections
2-2 thru 2-14, 3-1 thru 3-4
- Ch. 36: Public Facilities, Sections 2-1 thru
2-5; 2-7, 2-8; 2-10 thru 2-19; 2-
22, 2-23; & Sections 3 thru 9
- Ch. 37: Lighting, Sections 2 thru 6

APPLICABLE REVIEW CRITERIA (cont.)

Title 9: Utilities

Ch. 5: Stormwater Management Requirements,
Sections 1 thru 6

- Florence Transportation Systems Plan
- Realization 2020 Florence Comprehensive Plan
- Florence Stormwater Management Plan & Master Plan Update
- Conditions of Approval for Res. No. 28, Series 2020
- Conditions of Approval for Resolution PC 20 07 PUD 01 & PC 20 08 SUB 01

Overview

- Applicant and staff met multiple times to discuss conditions from 2020 preliminary PUD approval.
- Staff reviewed application materials to review conditions from prior approval while drafting FOF.

Overview

- Applicant amended materials after reading FOF and resolution drafts in order to meet new conditions. Materials have not yet been reviewed.

Overview

- Nov. 23rd hearing postponed to Dec. 14th at applicant's request & provided 120-day waiver to Feb. 14th 2022
- Sept. 24-29th. Application received & deemed "Complete"
- Nov. 3rd. NOH mailed to property owners w/in 300 ft and signage posted
- Nov. 13th Notice published in Siuslaw News

Testimony Exhibit Q Series

Multiple Testimonies – Concerns:

- Traffic Safety
- Stormwater – hydrologist review
- Density
- Quality of life
- Vegetation buffer

Apartment Parking

North Apartments:

Unit Types:

(17) Two-bedroom apartments

Required Parking Calculation:

17 (2-bed) x 1.5 spaces/unit = 25.5 spaces

26 spaces required

Provided Parking:

26 spaces

South Apartments

Unit Types:

(12) One-bedroom apartments

(11) Two-bedroom apartments

Required Parking Calculation:

12 (1-bed) x 1 spaces/unit = 12 p spaces

11 (1-bed) x 1.5 spaces/unit = 16.5 p spaces

29 spaces required

Provided Parking:

35 spaces provided

Should be 11 (2-bed)

Stormwater Submittals & Review

Exhibits:

- H & L1- Phase 1 SIR, 4/13/21 & Geotech, 1/28/20
- I – Pacific Habitat Wetland Delineation Memo, 12/19
- J – DSL Wetland Delineation Concurrence, May 2021
- K Series – Army Corps Determination, Jul. 12, 2021
- L- Stormwater Geotech, Jul. 6, 2021
- M – GSI Review (Hydrogeologist) Jul. 21, 2021
- N – Updated Stormwater Report – Sept. 16, 2021
- O – Nov. 15, 2021 Civil West Peer Review of Exhibit N

Stormwater Submittals & Review cont'

New materials not yet reviewed:

- Dec. 10 - Branch Engineering response to mapped Yaquina Soils
- Dec. 10 - Updated Storm Report

Hydrants & Review

- Exhibit P – SVFR Flow Tests
- Nov. 29 SVFR comments on hydrants, fire suppression

New materials not yet reviewed:

- Dec. 10 - fire flow and hydrant spacing worksheet

Landscape/Open Space/Irrigation

- Exhibit G – Open Space, Materials, Planting Irrigation Plans

Materials not yet reviewed:

- Exhibit G1 – Dec. 10th revision
- Exhibit G2 – Dec. 12th final revision

Street & Utility Permit Set

- Exhibit W Series
- Exhibit X – Peer review comments by Civil West

Materials not yet reviewed:

- Dec. 10th revisions of permit sets – Sheets C5 Parking & Circulation, C210 Typical Sections, and other “C” sheets.

Conditions Review--General

- #1 Supply dimensioned parking plans.
- #2 Memo needed addressing Phase 2 submittal items
- #3 References responsibility of site prep and follow-thru.
- #4 Demonstrate amenities from Master Park Plan are offered, proportionally.



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM EAST

Conditions Review--General

#5. Provide pet waste station dog park.

#6. Provide revised landscape plan showing buffer on site – include native plantings.

#7 Landscape islands for MF parking areas to be reviewed with design review.

#8 Rename cross section in utility plans.



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

Conditions Review--General



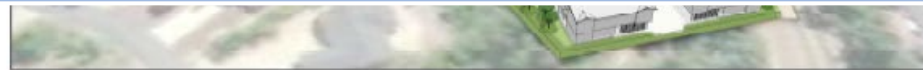
VIEW FROM WEST



VIEW FROM EAST

#9. Supply lighting info
#10. Address each of 8 comments made by Civil West supplemental storm report.

#11 Any mods to approvals or changes of use require approvals.



VIEW FROM NORTHEAST

Conditions Review--General



VIEW FROM WEST



VIEW FROM EAST

#12 Sign Agreement of Acceptance.

#13. Provide updated Master Plan and phasing plan w/in 30 days of final PUD approval.

#14 Resolution PC 20 07 PUD 01 & PC 20 08 SUB 01 and Resolution No. 28, Series 2020 continue to be applicable.