

4627 Sebastian St.
Annexation Petition &
Zoning Request

Resolution PC 20 32 ANN 02

&

Resolution PC 20 33 ZC 03



City of Florence
A City in Motion

Application Timeline

- Dec. 21, 2020–Petition/Application received
- Dec. 21, 2020–Deemed complete
- Jan. 19th–DLCD Notice
- Feb. 3rd -Property Owner notices mailed
- Feb. 23rd--First evidentiary hearing (PC)

PC 20 32 ANN 02

Annexation Request



Annexation Request

Before Proposed Annexation



After Proposed Annexation



Annexation Criteria

Oregon Revised Statutes:

ORS 222.111, 222.120, 222.125, and 222.170 (2)

Florence Realization 2020 Comprehensive Plan:

1: Citizen Involvement, Policy 4

2: Land Use, Policy 6; Residential Policies 2, 7, 8 & 10; and Section on Residential Plan Designations

14: Urbanization, Annexation Section Policies 1 & 3
- 7

Annexation Criteria (Cont')

Florence City Code (FCC), Chapters

1: Zoning Regulations; Sections 10-1-1-6-4, 10-1-2-3
& 10-1-3

10: Residential Districts: Section 1

Oregon Land Use Planning Goals

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

Consents & Election

- **ORS 222.111**: Both Double and Triple Majority methods are met
- **Resolution 28, Series 2010**: Council dispensed with placing annexation on a ballot

Utilities & Access

- Water: Existing Heceta Water PUD, Capacity- Residence in place and will continued to be served by Heceta.
- Sewer: Treatment Plant has capacity & existing pressure sewer line in Rhody
- Stormwater: No change – any redevelopment triggers stormwater study and on-site retention for post build calcs.
- Garbage & Recycling: Existing haulers
- Electricity & Communications: Continue to serve area

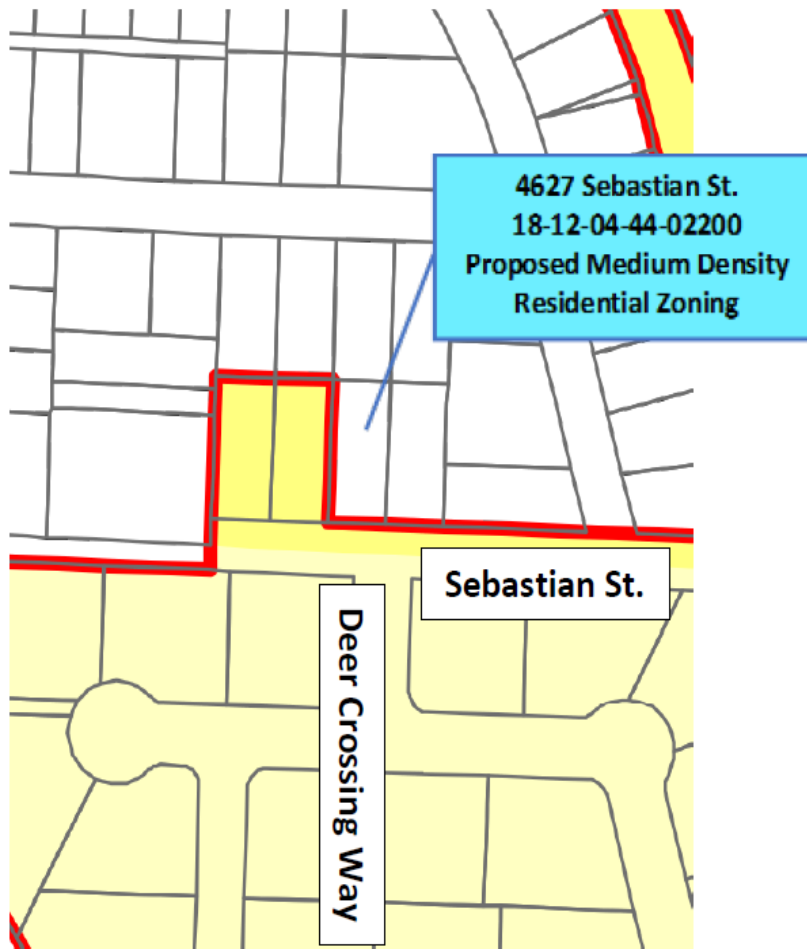
Utilities & Access

- Access: Sebastian Street is already platted and connects to Minor Arterial (Rhododendron Dr)
- Police: Capacity to expand police response from current emergency response levels is available
- Fire & Life Safety: No change: Current service in place will continue, SVFR & Western Lane

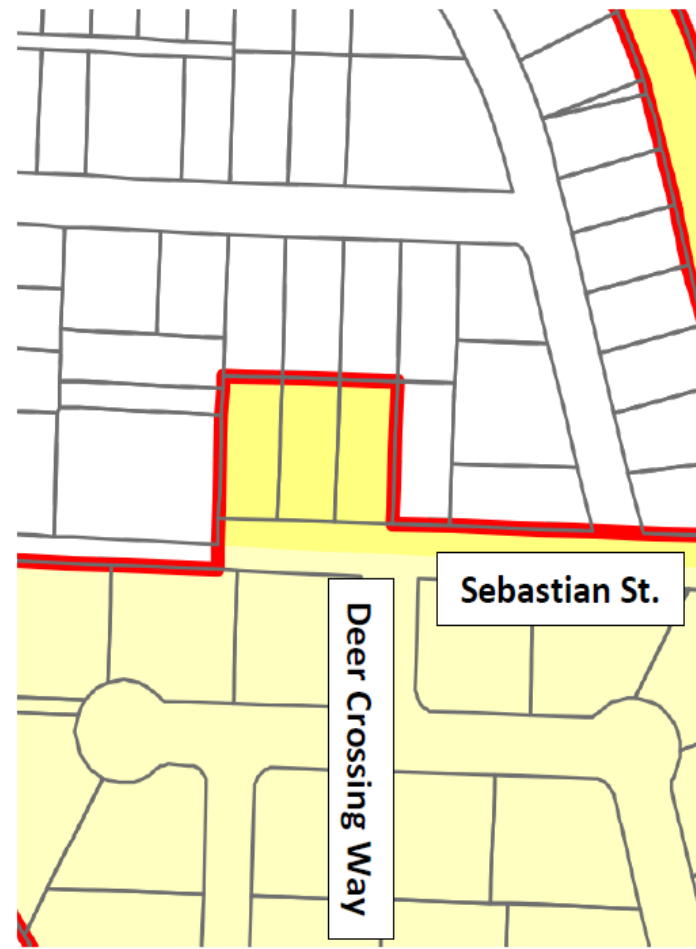
PC 20 33 ZC 03

Proposed Zoning Assignment

Before Proposed Rezoning



After Proposed Rezoning



Aerial of Application Area



Zone Assignment Criteria

Florence City Code, Title 10:

1: Zoning Regulations, Sections 10-1-1-6-4, 10-1-2-3, & 10-1-3
10 – Residential Districts, Section 1

Florence Realization 2020 Comprehensive Plan:

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

Oregon Land Use Planning Goals:

Goal 10 Housing--Oregon Administrative Rules – 660-015-
0000

Alternatives

1. Continue the Public Hearing to a date certain if more information is needed.
2. Recommend annexation and zoning assignment to City Council, as presented or with modifications.
3. Recommend denial of the petition for annexation and/or zone assignment through resolution based on the PC findings to support denial; or

Alternatives

4. Recommend approval of the annexation but apply a different zoning district for the rezoning
5. Close the public hearing but leave the written record open for a specified period of time and continue deliberations on a date certain.

Staff Recommendation

Recommend approval of annexation and zoning assignment to Medium Density Residential

Questions?

