

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION AR 24 04 DR 03

A REQUEST FOR DESIGN REVIEW OF A 32-UNIT APARTMENT COMPLEX LOCATED ON A 1.10-ACRE SITE WITHIN THE ELM PARK PLANNED UNIT DEVELOPMENT, AS SHOWN ON ASSESSOR'S MAP # 18-12-27-31, TL 01300 & 01400, LOCATED WEST OF GREENWOOD STREET AND NORTH OF 10TH STREET.

WHEREAS, Our Coastal Village, Inc made an application for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

WHEREAS, the Planning Commission met in a duly advertised public hearing on December 17, 2024, as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received. The hearing was continued to January 28, 2025. The hearing was closed, and final deliberation was held on January 28, 2025, and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, FCC 10-6, and FCC 10-7 finds, based on the Findings of Fact, application, staff recommendation, evidence, and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in the record, that:

The request for a Design Review for the Elm Park Apartments meets the applicable criteria in the Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

Approval shall be shown on conditions of approval as supported by the following record:

Findings of Fact attached as **Exhibit AA3** are incorporated by reference and adopted in support of this decision.

ALL EXHIBIT ID NUMBERS		
ID No.	Description	Application
6	Lane County Property Info	All Applications

13	Pre Application Site Plan	All Applications
14	PUD and Replat Application Form	PUD & Replat
15	Narrative PUD/Replat App	PUD & Replat
18	Title Reports on Apartment Lots and Early Learning Lots	Apartments and Early Learning
26	2021 Parking study used for Shore Pines	Apartments and Early Learning
28	Open Space and Recreational Space	PC 24 27 PUD 01 (PUD)
29	Design Review Applications Form	Apartments and Early Learning
30	Narrative for Design review applications	Apartments and Early Learning
38	NOIC PUD	PC 24 27 PUD 01 (PUD)
39	Response to NOIC PUD	PC 24 27 PUD 01 (PUD)
40	Response to NOIC PUD/replat	PUD & Replat
41	Parcel Map with existing twenty lot	PUD & Replat
44	Survey on EPA Lots and Elf Lot (Rev)	Apartments and Early Learning
46	EPA Dimensioned Site Plan (Rev)	AR 24 04 DR 03 (Apartments)
47	ELF Dimensioned Site Plan	PC 24 38 DR 12 (Early Learning)
48	EPA Preliminary Architectural	AR 24 04 DR 03 (Apartments)
49	ELF Preliminary Architectural	PC 24 38 DR 12 (Early Learning)
51	Clemow Parking Demand Study	All Applications
52	Apartments parking calculations compared with Shore pines	AR 24 04 DR 03 (Apartments)
54	Traffic Impact Study	All Applications
55	Dept. Env. Qlty LUCS	All Applications
56	Preliminary Eng. Plans for EPA	AR 24 04 DR 03 (Apartments)
57	Preliminary Eng. Plans for ELF	PC 24 38 DR 12 (Early Learning)
58	Staff issued NOIC for Replat	PC 24 28 SUB 01 (Replat)
59	Staff issued NOIC for Apartments	AR 24 04 DR 03 (Apartments)
60	Staff issued NOIC for Early Learning	PC 24 38 DR 12 (Early Learning)
61	Applicant's response to NOIC - Replat	PC 24 28 SUB 01 (Replat)
62	Applicants response to NOIC - Apartments	AR 24 04 DR 03 (Apartments)
63	Applicants response to NOIC - Early Learning	PC 24 38 DR 12 (Early Learning)
65	Tentative Replat Plans	PC 24 28 SUB 01 (Replat)
66	50% Plans for City Infrastructure	All Applications
67	Landscape Plans	All Applications
69	Apartments Civil plans	AR 24 04 DR 03 (Apartments)
70	EPA Architectural	AR 24 04 DR 03 (Apartments)
71	Apartments Stormwater Report	AR 24 04 DR 03 (Apartments)
72	Apartments Lighting Plan	AR 24 04 DR 03 (Apartments)
73	Early Learning Civil plans	PC 24 38 DR 12 (Early Learning)
75	Early Learning Stormwater Report	PC 24 38 DR 12 (Early Learning)
76	Early Learning Lighting Plan	PC 24 38 DR 12 (Early Learning)
78	Florence Streets Wetland Delineation Report	All Applications
79	Mike Miller Email Chain 12-5-24 and 12-6-24	All Applications

80	State Historic Preservation Letter	All Applications
81	Email from Mike Miller regarding 8 ELF parallel parking spaces	PC 24 38 DR 12 (Early Learning)
82	Applicant's response to Dec 17th Meeting for PUD/replat	PUD & Replat
83	Various Coverage Calculations	All Applications
84	Applicant's response to Dec 17th Meeting for Early Learning	PC 24 38 DR 12 (Early Learning)
85	Early Learning Site Plan after Dec 17	PC 24 38 DR 12 (Early Learning)
86	Applicant's Response to Dec 17th Meeting for Apartments	AR 24 04 DR 03 (Apartments)
87	Enhanced North Elevations Blding A & B	AR 24 04 DR 03 (Apartments)
88	Applicant response to Dec 17th meeting for open space	All Applications
89	Open Space and Recreation Space Diagram with Calculations	All Applications
90	Coverage Calculations	All Applications
91	Letter Regarding PUD and Replat	PUD & Replat
92	Percentage of 65-foot setback preserved	AR 24 04 DR 03 (Apartments)
93	Streets application Wetland Minimization	All Applications
94	Applicants Record Tracker	All Applications
95	1.7.25 Katie Nalore Comment Letter	All Applications
96	1.17.25 Katie Nalore Comment Letter(2)	All Applications
97	Mike Miller Referral Comments	All Applications
98	Civil West Review of Stormwater	All Applications

Conditions of Approval:

1. Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted to support this decision. Any modifications to the approved plans or changes of use, except those relating to the structural integrity or ADA access regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of the material presented, including application text and exhibits, staff reports, testimony, and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all approval conditions before issuing a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease

- immediately and not continue until a SHPO or CTCLUSI representative permits.
4. The applicant shall submit a plan to the Florence Building Department showing the bicycle parking spaces to be provided are at least two feet by six feet.
 5. The bicycle parking room shall be secure through locked doors or racks shall be provided within the room to provide the ability to secure the bicycles.
 6. Bicycle storage is located within the community building in its own bicycle storage room. The doors shall be signed that the space is for bicycle parking only.
 7. Any area within the landscape plan that does not include shrubs and/or trees meeting the street frontage landscape requirement shall be supplemented on the landscape plan and reviewed and approved with the Final PUD approval or building permits for the associated structures.
 8. The proposed trash enclosure for EPA includes construction using split face CMU with vinyl coated black slatted chain link gates. The buildings do not include any masonry fascia. The chain link gates are not acceptable. The trash enclosure shall be modified to meet the criteria in FCC 10-25-4-I.
 9. Sidewalk plans shall be submitted for review and approval and shall be constructed along all streets prior to issuance of any certificate of occupancy for the apartments.
 10. The pedestrian crossing across the alley shall have contrasting paving materials or be painted or include thermos-plastic striping.
 11. The TSP includes project C6 which involves installing an enhanced crossing treatment at the PeaceHealth access road. Since the applicant is utilizing the transit parking reduction criteria, if the Rhody Express is not a flag stop and riders are required to board at designated stops, then the applicant shall contribute to installation of the enhanced crossing a proportionate amount for installation of this crossing.
 12. If a bench is not provided for the bus shelter at Peace Harbor Hospital, then the applicant shall add one prior to the issuance of the certificate of occupancy.
 13. Prior to the issuance of certificates of occupancy, the applicant shall submit evidence to the Florence Community Development Director that the local post office authority having jurisdiction over the area has reviewed and approved the plan for mailboxes to serve the future residents of Shore Pines.
 14. NPDES permits must be obtained and provided to the City of Florence Building Department prior to any development occurring on the subject property.
 15. Final stormwater drainage, treatment and facility plans shall meet the requirements of the Stormwater Design Manual (SWDM) and the City of Portland Erosion and Sediment Control Manual unless the findings specifically state the parts of the systems and/or

design aspects which have been granted an exemption and such exceptions are permitted in accordance with the city code and/or SWDM.

16. In conjunction with Final Plat, the applicant shall resubmit stormwater facility typical drawings and other materials to reflect conformance with City of Florence SWDM standards.
17. The EPA storm treatment and infiltration facilities are not labeled on sheet C2.0. Drainage plans shall be resubmitted with all systems labeled. Additionally, the plans shall illustrate the trench drain and catch basin outfalls to show which systems the parking lot runoff is going to.
18. In conjunction with the Final PUD application, the applicant shall submit and obtain City approval of a completed Operations and Maintenance Agreement. The agreement shall be recorded prior to the issuance of a certificate of occupancy. The applicant shall bear the costs associated with having the Agreement recorded with Lane County.

Informationals:

1. Planning Commission should consider the applicant's request for a 10% transit-related parking reduction. Staff have no issues with approving the reduction based on the applicant's rationale and analysis. However, the applicant, if providing bus tickets or reimbursements to residents, should do so for anyone using the bus, not just commuters. Since transportation is used for medical appointments and errands such as shopping.
2. 4" Kinnikinnic Point Reyes and Vancouver Jade are proposed for ground cover. Prior to issuance of building permits, the final planting list shall be submitted to the Florence Planning Director, or their designee for review and final approval of the planting sizes.
 - 2.1: The applicant is proposing two shrubs that are not on the suggested Tree and Plant List for the City of Florence, Sumak Fineline and Goldflame Spirea. Prior to issuance of building permits, the final planting list shall be submitted to the Florence Planning Director, or their designee for review and final approval of the planting sizes.
 - 2.2: The applicant is proposing a Weeping Alaska Cedar, which is not on the suggested Tree List. Prior to issuance of building permits, the final planting list shall be submitted to the Florence Planning Director, or their designee for review and final approval of the planting sizes.
3. The applicant proposes a fence or wall adjacent to the parking spaces along Greenwood and Fir Sts. So, the criteria appear to be met as proposed. These spaces are adjacent and parallel to the streets. Screening of these parking spaces is required through the placement of the proposed fences or walls or by another means such as a

hedge at a height not less than 36” at maturity. Vegetative ground cover is required between the screening and the street/driveway line.

4. FCC10-34-3-8, requires maintenance of plantings and replacement of dead or dying plantings in perpetuity.
5. As seen on the site plans, walkways will conform to ADA dimensioning standards. The location of ADA parking stalls is convenient and close to the main entrances of buildings on the north side, and provide direct routes, as feasible. The ADA requirements may require ADA parking adjacent to the southern apartment building.
6. The applicant must apply for public infrastructure permits and submit plans for review and approval with the Public Works Dept. prior to commencement of construction.
7. As part of the building permit review process, fire flow analyses, hydrant plans, and water service details shall be subject to review and approval by the Building Official and Fire Marshal.
8. The applicant has provided a drainage plan prepared by a licensed engineer. The plan submittal is being reviewed against the requirements in the Stormwater Design Manual. Prior to land disturbance the developer will need to certify the proposed activities will be accomplished pursuant to the approved plan.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 28th day of January 2025.

Debbie Ubnoske, Chairperson
Florence Planning Commission

DATE