

**Manzanita SR-R Development  
Planned Development**

Date: January 15, 2022

To: City Manager City of Manzanita

Application: Planned Development – Dorcas Lane + Classic St.

City of Manzanita –

Thank you for taking the time to review the proposed plans for the design of the property at the intersection of Dorcas Lane and Classic St.

Tax Lot: 3N 10W TAX LOT 2600 + 2100

Applicant: Vito Cerelli

Owner: Manzanita Lofts LLC

Zoning: SR-R

Section 4.136 Planned Unit Development (PD)

*2. Standards and Requirements. The following standards and requirements shall govern the application of a planned development in an area in which it is permitted.*

**The subject property zoned SS-R is designed for the use permitted outright per Section 3.030 (2h) Motel, hotel, including an eating and drinking establishment in conjunction therewith. The proposed plan is for a combination of hotel accommodations ranging from studio rooms to cabins. Parking requirements are designed to follow the City of Manzanita zoning codes related to use (as noted / shown on the exhibits to follow).**

*3. Planned Development Procedure. The following procedures shall be observed in applying for and acting on a planned development:*

*(1) A map of existing conditions showing contour lines, major vegetation, natural drainage, streams, water bodies and wetlands.*

**The existing tax map showing the contours is provided along with the existing vegetation and approved wetlands report (as noted / shown in the exhibit to follow)**

*(2) Proposed land uses, lot overages, building locations and housing unit densities.*

**The design consists of (19) studio rooms all +/- 350 SF, (9) cabins all +/- 1,000 SF, as well as (6) micro cabins all +/- 350 SF. The studio rooms are a two-story building with stacked units. The cabins each separate per similar layout as single-family residences. The micro cabins are clustered with no common party wall. Amenities to the design are shown within the design set to adhere to the SR-R zoning (Motel, hotel, including an eating and drinking establishment in conjunction therewith). The lot coverage of the build structures and hardscape is +/- 33% of the area. (The layout can be seen in the provided exhibits to follow).**

(3) Proposed circulation pattern indicating the status of street ownership. Manzanita Zoning Ordinance – Adopted March 6, 1996 Page 77 of 115 Including all Ordinance Amendments through August 31, 2018

**The Circulation pattern / access to the site has been reviewed by the Fire Department, Planning Department, and Public Works.**

(4)) Proposed open space uses.

**The proposed open spaces are a combination of shared patios and natural landscape as well as private areas within the natural environment.**

(5) *Proposed grading and drainage pattern*

**The grading and drainage will follow the natural contours of the land as outlined by the topographical survey. The access road and stormwater catchment will follow the City of Manzanita's requirements and be engineered to standards.**

(6) *Geologic hazards study where required.*

**Not applicable to this site**

(7) *Proposed method of water supply and sewage disposal.*

**Water and Sewer will be provided by the local districts. Pre-app meetings with the agencies have outlined the use per the current design. All utilities will be provided from the intersection of Dorcas Lane and Classic Street.**

(8) Relation of the proposed development to the surrounding area and the Comprehensive Plan.

**The proposed design is similar in nature and design to the surrounding development. As shown in the exhibits to follow the plans have a similar use and characteristic as the following: Classic Street Cottages, Coast Cabins, San Dune Inn, and the Manzanita Links. As noted in the Comprehensive Plan this proposed plan will follow the permitted use of the SR-R zone which includes single-family dwellings, or multi-family dwellings and commercial uses developed to serve the development.**

#### **Design Notes + Outline of Site**

**SS-R – Motel / Hotel Use**

**Lot Coverage: +/- 33%**

#### **Studio Units**

- **(19) Units +/- 350 SF**
  - **Parking (Section 4.090 / (c) Motel, Hotel)**
  - **Required Spaces = 19**
  - **Spaces Provided = 24**
- **(9) Cabins +/- 1,000 SF**
  - **Parking (Section 4.090 / (b) Dwellings)**
  - **Required Spaces = 18 (two per unit)**

- Spaces Provided = 18
- (6) Micro cabins +/- 350 SF
  - Parking (Section 4.090 / (c) Motel, Hotel)
  - Required Parking = 6
  - Spaces Provided = 7
- Note – An additional 14 parking spaces are provided in the design for overflow.

**The Construction is outlined in (3) Phases**

1. Year 1
  - a. Utilities / Road through entire property
  - b. (19) North units
2. Year 2
  - a. (9) Cabins
    - i. Platted / designed to meet residential zoning code for setbacks / heights.
3. Year 3
  - a. (6) Cabins

**Landscape / Lighting**

- Landscaping is designed to be consistent with with the natural surroundings. A combination of shore pines and grasses with some accent areas.
- Lighting will be kept to a minimum with all fixtures down light for a dark skies.