

Heron's Rest – Manzanita Project Overview

The proposed application is for a cottage cluster planned unit development in line with Manzanita Zoning Ordinance Section 4.136 Planned Unit Development (PD) and Manzanita's Comprehensive plan.

Project Team:

Developer of this project is Nate Palmer, President of City Center Development Partners, located in Lake Oswego as well as an owner of a 2nd home in Manzanita.

General contractor and partner of City Center Development Partners is Scott Imholt, resident of Nehalem OR. Licensed since 1992. Scott has worked on over 50 homes in Manzanita.

Architect and lead presenter of the project is James Fanjoy, president of Viridian Architecture.

Civil Engineer is Andrey Chernishov, Principal Engineer of HBH Consulting Engineers.

Traffic Engineer is Brent Ahrend, Associate Principal of Mackenzie Consulting.

Legal Counsel is Gregory Hathaway, Partner of Hathaway Larson.

High level points:

- Site Size: 1.83 acres, or 79,700 sqft – rectangular parcel - 285 x 280'
 - Unique parcel located on S 3rd and Hallie Lane, one block from Laneda Ave
 - The only remaining large parcels within the R3 residential zoned in Manzanita
- Zoning – parcel is both in R2, and R3 zoning. Majority is R3 – High Density Residential
- Density – The proposed development contains 26 units, less than allowed per density standards. Zoning standards would indicate 1 unit per 2500 sqft, and therefore, 31.92 units. But after factoring in right-of-way access according to planned unit development subdivision standards, the maximum density for this parcel would be 27 units.
 - Units will be smaller, roughly 650 sqft – one and two bedroom.
 - Actual subdivided lot sizes to be between 1,500-2,500, thereby allowing significantly more open space.
 - Open spaces – 2 larger open space areas as well as a community shared space gathering building. See siteplan provided.
- Lot Coverage - Building lot coverage is ~22% as opposed to maximum allowed of 55%.
- Style - A mix of single-story and two-story homes - Cabin-like, cottage, clustered homes
- Parking is provided at 2.0 spaces per unit – 52 spaces in total. Parking for homes will be located on-development, with a shared parking arrangement. A parking/traffic study was completed in accordance with the scoping standards required by city staff and Lancaster Mobley.
 - 11 of the homes to have garages. 15 to have on-development site parking dedicated spaces.
- Setbacks in relation to existing neighboring homes will meet or exceed zoning standards. Front and rear yard setbacks between the new homes themselves may be less than 20/10 ft, as is typical with clustered home developments.
- Property access – a private one-way drive with entry on S 3rd will flow through the middle of the lot, with parking along this central private driveway. Exiting the private

drive will flow onto Hallie Lane. Traffic will increase on Hallie due to this but be far less than a 2-way public road. A 2-way public road would also change the character of the development, and a cottage cluster would become less attractive. The developers have had many collaborative discussions with the neighbors of the property. The neighbors are in support of a small, cottage-style development, rather than large-scale homes (similar to the development recently completed to the north of the site).

- HOA - The rules of the HOA will be included in the CC&Rs. Final CC&Rs are not complete at this time, but HOA will maintain garbage, common picnic shelter, landscaping, and exterior home maintenance (such as paint). Timeshares will not be allowed.
- Wetlands – Previously on site. A long process with Oregon State Division of Lands and Army Corps of Engineers has been completed. Wetlands have been mitigated.
- Stormwater management has been preliminarily designed with a civil engineer to appropriately handle water on site. See preliminary storm water design plan provided. Final engineering to be completed.
- Senate Bill 406, passed in 2023, states that municipalities in Tillamook county are to promote cottage cluster development and work with developers to provide incentives to build “middle housing”
- The final product presented was carefully crafted after years of work, over 30 siteplan revisions, and many meetings with the neighboring community to propose a cottage cluster housing project that ensures it meets the criteria established within the Manzanita Zoning Ordinance provisions, is in line with the goals and objectives outlines in Manzanita’s Comprehensive Plan, and responds to the needs and character of the surrounding community..