



CITY OF MANZANITA

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planning@ci.manzanita.or.us

PLANNED UNIT DEVELOPMENT

Date: 11 / 26 / 24

File #:

Pre-App. File #: 24040 (Date - 10/01/2024)

PRE-APPLICATION CONFERENCE REQUIRED PRIOR TO SUBMITTING APPLICATION

Once submitted, application materials and applicant information become public record.

APPLICANT INFORMATION:

Project Contact Name: Keith Daily	Company: Polyphon Architecture & Design, LLC
Mailing Address: 4103 NE Tillamook Street, Portland, OR	Zip: 97212
Phone(s): 503-327-8679	Email: keith@polyphon.com
City Limits: Yes	Urban Growth: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

SITE INFORMATION:

Site Address:	
Map & Tax Lot(s): Tax Map - 03N10W28 / Tax Lot - 1401	Zone: SR/R

PROPOSAL (brief description):

Develop 60 units of affordable, multifamily housing on a 4.62 acre site. Development includes fourteen 1-bedroom apartments, twenty-three 2-bedroom apartments and twenty-three 3-bedroom apartments distributed across 5 residential buildings. The cluster development reserves permanent open space and also includes a common clubhouse building, outdoor plaza, playground and on-site parking.

REQUIRED DOCUMENTS

(Please submit electronic copies of all documents as a PDF to building@ci.manzanita.or.us)

Planned Unit Development- \$2,250 +5% Tech Fee

1. Completed Request Form (An invoice with payment instructions will be emailed once all required documents have been received)
2. Email a PDF Copy of all documents to building@ci.manzanita.or.us. Provide Three (3) paper copies of all submittal documents. Drawings must be to scale.
3. Approval letters from the following:
 - a. Public Works, 503-368-5343
 - b. Nehalem Bay Wastewater, 503-368-5125
 - c. Nehalem Bay Fire & Rescue, 503-368-7590
 - d. Tillamook County Environmental Health Program Manager, 503-842-3909 (When required)
4. Wetland Delineation Study (When required)
5. Stormwater Retention
6. Traffic impact Analysis (When required)
7. Narrative: A detailed description of your proposal. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.

July 1, 2024

8. The design plan must identify: **(Manzanita Zoning Ordinance 95-4, Section 4.136 3. (a))**
 - a. A map of existing conditions showing contour lines, major vegetation, natural drainage, streams, water bodies and wetlands.
 - b. Proposed land uses, lot overages, building locations and housing unit densities.
 - c. Proposed circulation pattern indicating the status of street ownership.
 - d. Proposed open space uses.
 - e. Proposed grading and drainage pattern.
 - f. Geologic hazards study where required.
 - g. Proposed method of water supply and sewage disposal.
 - h. Relation of the proposed development to the surrounding area and the Comprehensive Plan.
9. **See Section 4.136 3. (c) for additional information**