



City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

Type of Request

Design Review (DR) (See FCC 10-6) **Conditional Use Permit (CUP)** (See FCC 10-4)

Applicant Information

Name: Tracy Bacon, Johnson Broderick Engineering LLC Phone 1: [REDACTED]
E-mail Address: [REDACTED] Phone 2: [REDACTED]
Address: [REDACTED]
Signature: [REDACTED] Date: June 13, 2016
Applicant's Representative (if any): _____

Property Owner Information

Name: Adam Falk Phone 1: [REDACTED]
E-mail Address: [REDACTED] Phone 2: _____
Address: [REDACTED]
Signature: [REDACTED] Date: 6-10-2016
Applicant's Representative (if any): Tracy Bacon, Johnson Broderick Engineering, LLC

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

RECEIVED
City of Florence

JUN 13 2016

By: GMS

Approved

Exhibit

Property Description

Site Address: 1457 8th Street, Florence OR 97439

General Description: Tax Lots 8900, 9000, & 9200 have been legally consolidated into one lot through a Property Line Adjustment (Lane County Record # 2016-025997). A revised tax lot number is forthcoming but has not yet been assigned.

Assessor's Map No.: 18 - 12 - 27 - 41 Tax lot(s): 8900, 9000, 9200

Zoning District: Main Street Area B

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): _____

Project Description

Square feet of new: 4165 SF Square feet of existing: 2700 SF to be demolished

Hours of operation: Mon-Fri 8:30 -5 Existing parking spaces: 5 on street spaces

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: Phase 2 construction to begin within 18 to 24 months of Phase 1 completion

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: _____

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Options Counseling Services of Oregon is a private, not-for-profit corporation that provides mental health, family preservation, life skills and domestic violence interventions to at-risk rural, urban and homeless children, adolescents, individuals and families throughout Lane County. Options has outgrown its current facility, and as such will be constructing a new 4165 sf office building to meet the needs of their staff and clients. The 4165 sf building will be constructed during Phase 1, along with the parking and associated site development needed to meet both the needs of the Phase 1 construction as well as that of the second Phase of construction, which will include a 2970 sf addition to the Phase 1 building to support the projected growth of staff and support services provided.

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

Other Information Required

Below is a check list of the required information to determine if an application is complete. The Florence City Code is available at City Hall or online at www.ci.florence.or.us (click on "City Code" which is located on the main page). You will also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, *Highway 101 Access Management Plans*, *Stormwater Design Manual*, and *Stormwater Management Plan* available on the City's website or at the City Hall for review or purchase.

Site Plan existing and proposed drawn to scale, showing the following:

- Existing and proposed site boundaries and proposed lot boundaries
- Existing and proposed structures
- Existing and proposed roads, streets, rights-of-way, pedestrian walks (widths and types), names, grades, radii
- Existing and proposed utility services – location of water and sewer lines, drainage routes and facilities, manholes, meters, fire hydrants, etc...
- Areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, or other areas of special significance

Note: Please submit an electronic copy of any plans submitted larger than 11" x 17"

A title report from a title company showing:

- Existing liens
- Access and/or utility easements
- Legal description

A current Title Report is forthcoming once the Property Line Adjustment becomes available to the Title Company

Utility Plan:

List all utilities currently available to the site AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).

Note: For help identifying the location of utilities, please call Dig Safely Oregon at 1-800-332-2344 or dial 811. Call Public Works (541-997-4106) to determine the size of utility lines. Call the Fire Marshal (541-997-3212) to determine fire flows.

Water Supply: NEW 8 INCH - inch line available from 8TH (Street)
Sanitary Sewer: 8 INCH - inch line available from 8TH (Street)
Storm Sewer: 10 INCH - inch line available from 8TH (Street)

Check if available: Telephone Cable TV Electrical Other (Such as fiber optics)

Please provide a plan drawn to common scale showing the location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows, and 2' contours.

Lighting Plan:

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-37.

Access Permits:

For properties along State or County roads (see FCC 10-35-2-4), a state or county access permit or application is required. For properties on Highway 101 located between Highway 126 and the Siuslaw River Bridge, please also refer to the *Highway 101 Access Management Plan*.

■ Proposed:

Are new streets planned or needed? (Please refer to the Transportation System Plan)

Yes No If yes, please describe: _____

Are utility upgrades or extensions planned or needed?

Yes No If yes, please describe: A new 8 inch water line is being installed on 8th street to replace the existing 4 inch line

If you answered yes to either question above, how will these improvements be funded?

See C3.0 Civil Utilities Plan and supplemental water line improvement information herein. The portion of the new water line from the connection at Maple Street over to the new fire hydrant at the intersection of 8th & Highway 101 will be privately funded by Options Counseling. The portion of the new new water line extending east from and including the new fire hydrant at 8th & Highway 101 to be constructed and funded by City of Florence Public Works.

■ Stormwater Plan:

Per FCC 9-5-2-4, a drainage plan is required for projects which add **500 SQUARE FEET OR GREATER** of impervious surface area or clearing vegetation from **10,000 SQUARE FEET OR GREATER** (single family homes are excluded). Please refer to FCC 9-5 and the Florence Stormwater Design Manual for requirements.

Traffic Impact Study:

Per FCC 10-1-1-4-D, larger projects may require a Traffic Impact Study. Please attach a TIA if needed.

■ Design & Architectural Drawings:

Per FCC 10-6-6-C, if applying for a design review, please attach or describe colors and materials being used as well as elevations of the proposed building.

See Elevation Drawings B3 1 & B3 2 as well as supplemental Exterior Siding Colors attached

■ Landscaping Plan:

Per FCC 10-34-3-2, the location, size and species of newly proposed plant materials, location(s) of area where existing vegetation will be cleared and/or preserved, irrigation and anticipated planting schedule, and location of existing and proposed fences and walls including buffering and screening materials.

Erosion Control:

Projects of over 1 acre of land disturbance over a period of time (please see FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System permit from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

Site Investigation Report:

Refer to FCC 10-7-3 for the list of hazard areas within the City Limits which will require a SIR.

Old Town District:

Survey: Properties within the Old Town District require a recent survey per FCC 10-17 for all new development, redevelopment, and additions which show property lines, easements, 2' contours, existing structures, floodplain, and highest observed tide.

Visual Aids: New construction or story additions require visual aids. Please refer to FCC 10-17.