

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 16 09 DR 02**

A REQUEST FOR A DESIGN REVIEW TO CONSTRUCT A 4,165 SQUARE FOOT OFFICE BUILDING IN THE MAINSTREET DISTRICT AT 1457 8TH STREET.

**WHEREAS**, application was made by Tracy Bacon, of Johnson Broderick Engineering, representing Adam Falk, for a Design Review as required by FCC 10-1-1-5, and FCC 10-6-1; and

**WHEREAS**, the Planning Commission/Design Review Board met in a public hearing on August 9, 2016 as outlined in Florence City Code 10-1-1-5, to consider the application, evidence in the record, and testimony received, and

**WHEREAS**, the Planning Commission/Design Review Board determined per FCC 10-6, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

**WHEREAS**, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

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

The request for a Design Review to construct a 4,165 sq. ft. office building and associated site improvements at 1457 8<sup>th</sup> Street meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

1. Approval shall be shown on:

"A" Findings of Fact
"B" Site Plans
"C" Elevations
"C2" Colors & Materials
"D" Stormwater Plan
"D2" Stormwater Details
"E" Landscaping Plan
"F" Lighting Plan
"F2" Lighting Details
"G" Floor Plan
"H" Application

## "I" Utility Improvements

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. **Any modifications to the approved plans** or changes of use, except those changes relating to the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this approval, including application text and exhibits, staff reports, testimony and/or discussions, the property owner/applicant agree 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 action as documented by the records of this decision and/or the associated Conditions of Approval. The property owner and applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of building permits.
3. Accessible parking spaces shall meet the requirements of FCC 10-3-5 and shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities. Signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.
4. A curb of not less than six inches in height shall be placed along the eastern property line abutting the turn-around area to prevent motor vehicle encroachment onto the adjacent private property
5. The applicant shall apply for and receive a private use of a public right-of-way permit for the bicycle parking encroaching into the 8th St. right-of-way prior to issuance of a building permit.
6. If required by Public Works the ADA accessible pathway will require a private use of the public right-of-way permit. Its maintenance like that of the abutting sidewalks will be the ongoing obligation of the property owner.
7. The parking lot lights shall reflect a lighting style that captures elements, shape or design representative of an architectural style found in neighboring area from a period between 1890 and 1940. A photometric plan with site plan shall be provided for the pedestrian door lamps with the building permit application. The parking lot lighting shall be reduced to a maximum of 16' in height and a revised photometric plan shall be submitted for review and approval.
8. If the gates to the trash enclosure are chain link they shall be slatted. Masonry shall be a minimum of 8" nominal thickness with a finished top course, cap or other compatible termination.

9. Prior to building permit issuance or construction of utilities the applicant shall apply for and receive approval of right-of-way permits from the Public Works Director for the stormwater, sanitary sewer and water improvement and connection plans. A private use of a public right-of-way permit is required for the stormwater infiltrators within the 8th St. right-of-way.
10. The native preservation credit area shall be taped or fenced off prior to building permit issuance and any noxious vegetation shall be removed prior to issuance of a certificate of occupancy.
11. The applicant shall apply for and receive approval of a right-of-way permit for driveway apron construction prior to construction of the driveway apron onto the alley.
12. All vision clearance areas shall be free of visual obstructions from 2' 6" to 8' in height. The landscaping proposed adjacent to the alley entrances shall meet this criterion.
13. The applicant shall apply for and receive right of way permits for construction and improvement of sidewalks and ADA transitions, meeting the City Standards and Specifications connecting to those existing on 8th Street prior to the issuance of a Certificate of Occupancy.
14. The shingle style shall be modified to have a maximum of 6" to the weather.
15. Gutters shall be round or ogee profile. Leaders shall be round or square.

#### **Informational**

1. The applicant shall obtain all applicable building permits as part of this proposal.
2. The applicant shall provide landscaping and lighting plans for the office site, as well as a parking plan demonstrating the location of ADA accessible parking space and the number of parking spaces at the time of submittal of building permit applications.
3. Prior to commencement of alley improvements an application for a right-of-way permit improvement to the alley shall be applied for and approval received. The alley shall be improved in accordance with 10-36-2-1-D & 10-36-2-7 and requisite City of Florence Standard Drawing.
4. The applicant shall obtain permission from Public Works for curb installation along the alley prior to their installation.
5. The alley directional sign shall be installed by the developer after applying for and receiving approval from the Public Works Dept.
6. The Maple St. Phase 2 elevation proposes a 4:12 pitch on the north side, making the gable symmetrical. Minimum pitch allowed for a symmetrical gable is 5:12. The plans submitted for building permits shall clarify the eave overhang width.

7. This criteria review presumes the use of the conference rooms will be exclusively for the use of the counseling tenant and not rented out or made available for other public, agency, commercial or non-profit use. That type of use of the conference spaces, when operating concurrent with the regular building use, requires 10 additional vehicular parking spaces plus 1 space for each 200 sq. ft. of floor area.
8. The applicant shall either obtain a private use of public right-of-way permit or an easement for the roof extension into the 8<sup>th</sup> St. right-of-way, whichever is found to be the correct mechanism.
9. In conjunction with Phase 2 development an analysis specific to the associated uses shall be performed in accordance with Florence City Code Title 10, Chapter 3 Section 6.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 9<sup>th</sup> day of August, 2016.

  
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JOHN MURPHEY, Vice Chairperson  
Florence Planning Commission

8-12-16  
DATE