CITY OF FLORENCE
PLANNING COMMISSION

RESOLUTION PC 16 15 CUP 05

A REQUEST FOR A CONDITIONAL USE PERMIT TO CONVERT A RESIDENCE TO AN OFFICE USE AT 1684 29TH STREET WITHIN THE MULTI-FAMILY RESIDENTIAL ZONING DISTRICT, ASSESSOR'S MAP 18-12-23-32 TAXLOT 01401.

WHEREAS, application was submitted by Larry Porter of SolvIT International for a conditional use permit, as required by FCC 10-1-1-5, and FCC 10-4; and

WHEREAS, the Planning Commission/Design Review Board met December 13, 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 10-4-6, after review of the application, testimony and evidence in the record, that the application meets the criteria; 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 conditional use permit may be approved subject to the following conditions of approval.

1. Approval for shall be shown on:

"A" Findings of Fact
"B" Land Use Application
"C" Site, Landscaping, Parking Plans
"D" Referral Comments from SVFR, Building, Public Works

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 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 Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees 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 Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

4. Conditional Use Permit/Design Review Requirements

4.1b. The applicant shall be issued a temporary approval for a conditional use permit, expiring two years from the date of approval (December 13, 2018). The use shall cease after this date and the applicant shall be required to relocate to a new facility.

4.2. Authorization of a conditional use permit shall be void one (1) year after the date of approval, December 13, 2017.

4.3. The approval for Design Review of the proposed facility shall expire on December 13, 2017.

4.4. The conditions of approval shall be completed by June 13, 2017.

5. Zoning Provisions

5.1. The applicant, through parking requirements or other building onsite, shall not surpass the 75% coverage maximum for the Multi-Family Residential zone.

6. Landscaping

6.1. The applicant shall provide a landscape plan including all information listed as part of FCC 10-34-3-2 for review by the Planning Department prior to the deadline for completion of conditions of approval.

6.2. The applicant shall provide a minimum of 15% of the lot area as landscaped area.

6.3. The applicant shall provide an additional three trees (for a total of six trees) located within the first 20 feet of street-abutting lot lines and which are listed on the Tree and Plant List for the City of Florence and meet the planting standards therein.

6.4. The applicant shall provide an additional 35 shrubs (for a total of 36 shrubs) located within the first 20 feet of street-abutting lot lines and which are listed on the Tree and

Plant List for the City of Florence and meet the planting standards therein.

6.5. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

6.6. Plants and tress shall be pocket-planted with a soil-compost blend to ensure healthy growth.

6.7. The applicant shall remove all invasive or noxious weeds from the site and shall not plant invasive or noxious species.

6.8. The applicant shall select all plants from the Tree and Plant List for the City of Florence.

6.9. Storm water facilities shall be reviewed by the Planning, Building, and Public Works Departments prior to approval and necessary permits shall be obtained for their construction.

6.10. Irrigation shall be installed for all landscaping, except existing native, preserved vegetation and new drought tolerant plants. Drought tolerant plants shall have temporary irrigation necessary for plant establishment.

6.11. The proposed screen shall meet the requirements of FCC 10-34-3-7-A and shall not intrude into a vision clearance area.

6.12. The trash/recycle containers for the office shall be enclosed by a solid fence or wall not less than five feet in height or stored out-of-view inside the building.

6.13. The applicant shall provide, in addition to required plantings within 20 feet of an adjacent street, a 15-foot vegetated buffer and no less than a six foot tall solid fence or wall to screen the office building and provide a buffer for abutting residences.

6.14. The applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

6.15. If the applicant proposes street trees as part of their landscaping plan, the applicant shall plant the proposed street trees with root guards to preserve the adjacent sidewalks, as well as pocket-plant the trees with a soil-compost blend in order to ensure healthy growth.

6.16. The applicant has not proposed fencing surrounding the office building. Fencing other than that required above as part of Condition 7.15 shall meet the requirements listed as part of FCC 10-34-5-B.

6.17. Any proposed fencing or walls shall comply with the vision clearance standards of FCC 10-35-2-14.

7. Lighting

7.1. Any additional lighting installed on the exterior of the building shall be evaluated by the Planning Department.

7.2. The applicant shall ensure that lighting fixtures do not project light onto adjacent or nearby property.

7.3. The applicant shall add lighting fixtures or reposition proposed fixtures to provide at least two foot-candles of illumination for all required parking spaces.

7.4. The applicant shall extinguish all exterior lighting other than the minimum needed for safety and security at the end of business hours. Motion-activated lights are encouraged.

Informational

1. Any parking area which is proposed by the applicant that will extend into the public right-of-way will require an agreement with the City.

2. The structure is in excess of the 280 feet from a fire hydrant. Typically, for non-sprinklered commercial structures, all portions of the building must be within 250 feet of a fire hydrant. The required footage from a fire hydrant can be increased to 500 feet by adding a fire sprinkler system. More details concerning fire suppression requirements can be addressed by the Fire Marshal.

3. Any access from the undeveloped Pine Street right-of-way will require a separate review and approval. Access from the undeveloped Pine Street right-of-way will require surface and drainage improvements along the lot frontage as a minimum.

4. Building permits are required. A ramp and pathway from an approved ADA parking space to the entry will be required. Any changes inside will need to address removing architectural barriers up to the 25% rule.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 13th day of December, 2016.

JOHN MURPHEY, Vice Chair
Florence Planning Commission

12-14-16
DATE