

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 07 CUP 01

A REQUEST FOR A CONDITIONAL USE PERMIT AND DESIGN REVIEW, to construct a convenience store and modify an existing fuel station, located at 1544 & 1570 Highway 10 Florence, OR, Assessor's Map 18-12-26-23 TL 400 & 402, in the Commercial District.

WHEREAS, application was made by Mike McAllister, Agent for Josh and Ron LaFranchi for a Conditional Use and Design Review as required by FCC 10-1-1-4, FCC 10-4-4, and FCC 10-6-6, and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on June 14, 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 10-4-10 and FCC 10-1-1-5-E, after review of the application, findings of fact, testimony and evidence in the record, as per FCC 10-6-6, 10-6-7, FCC 10-4-5, and FCC 10-4-6, that the application meets the criteria through compliance with certain Conditions of Approval; and

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 evidence in record:

The request for Conditional Use and Design Review Permits to change use to construct a convenience store and modify an existing fuel station meets or meets with conditions the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan. The Planning Commission approves the conditional use permit with the conditions listed below:

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:
 - "A" *Findings of Fact*
 - "B" Site Plan
 - "C" Drainage Plan
 - "D" Lighting & Utilities
 - "E" Elevation
 - "F" Building Colors
 - "G" Landscape Plan
 - "H" Specs
 - "I" Survey Map
 - "J" Application
 - "K" Applicant Response to 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. The bicycle parking area shall be reserved through signage or other demarcation mechanism and include racks or another system to secure three bicycles.
4. The sidewalk along 16th St. shall be extended to the most eastern edge of the site development.
5. Prior to building permit issuance the applicant shall receive approval from the Public Works Director for stormwater, sanitary sewer and water connections as applicable.
6. The landscape plan shall be revised to include 19 total trees within 20’ of a right of way. The trees shall be from the “Tree and Plant List for the City of Florence” or the Stormwater Design Guidelines.
7. The bio-swales shall meet the design criteria specified in the Stormwater Design Guidelines and FCC 9-5.
8. A backflow prevention device shall be installed as per FCC 9-2-3-5.
9. Any equipment, mechanical equipment, outdoor storage added in the future shall be screened from the streets in accordance with 10-34-3-7.
10. The applicant shall revise the building elevations and submit them to the Planning Dept. for approval, switching north to south and east to west and vice versa.
11. Existing lighting on the remainder of the site shall be replaced as needed to meet the criteria of 10-37.
12. The applicant shall submit to the Planning Dept. a revised site plan that modifies the 15th St. vehicular access to a minimum of 22’ width.

Informational

1. The applicant shall ensure Right-of-Way Construction permits are obtained prior to improvements within the public right-of-way.
2. The applicant shall obtain an ODOT access permit for the highway 101 access.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 14th day of June 2016.



CURT MUILENBURG, Chairperson
Florence Planning Commission

6-14-16
DATE