



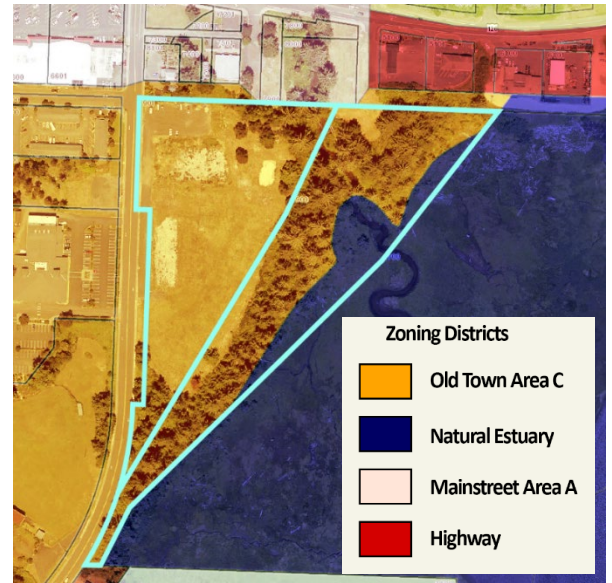
## Quince Street Property Zoning Information & Utility Improvements

MR 18-12-26-33 TL 00900 & 00901  
 Taxlot 900 = 7.06 acres (307,534 square feet)  
 Taxlot 901 = 6.35 acres (276,600 square feet)

*Below is a summary of the zoning and utilities for the Quince Street properties as it relates to the Florence Urban Renewal Agency's Request for Expressions of Interest, for more detailed information on zoning for the properties, consult the City of Florence [zoning code \(FCC 10\)](#) or the many links throughout this document.*

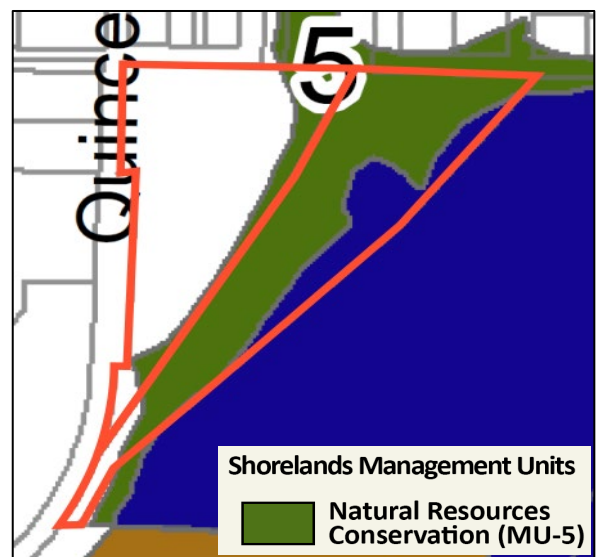
**Base Zoning:** The site consists of two tax lots (TL 900 & 901), both zoned **Old Town Area C**.

- **Permitted Uses Summary:** (see [FCC 10-17](#) for full list of permitted, conditional, and prohibited uses)
  - Lodging, motels and hotels
  - Restaurants and cafes, without drive-thru
  - Residential: above ground floor commercial
  - Residential: multi-family, townhouses, duplexes
  - Indoor entertainment and recreational facilities
  - Retail sales and service (sale, rental and repair of new or used products, supplies, goods and foodstuffs. Includes personal services such as banking, real estate and personal care. Excludes vehicle-related uses.)
- **Old Town Area C Design Regulation Summary:**
  - Maximum building height = 4 stories or 55 feet
  - Setbacks:
    - Front = 15 feet
    - Side and Rear = 5 feet (zero lot line side spacing is possible)
    - No individual, non-residential, single-use structure may have a footprint greater than 15,000 square feet



**Overlay Zoning:**

- **Natural Estuary (FCC 10-19-2):** The eastern taxlot (TL 900) contains a portion of estuary below the mean high-tide which is zoned Natural Estuary, approximately 1.37 acres.
- **Natural Resource Conservation Shoreland Management Unit (NRC) (FCC 10-19-10):** The majority of the eastern taxlot (TL 900) and the eastern fringe of the western taxlot (TL 901) are within the NRC zoning, approximately 7.73 acres.
  - Zone allows for low-intensity recreation as a permitted use.
  - All uses allowed in the base zoning are allowed with a special use permit (Type II 'administrative' review) or Conditional Use permit (Type III 'Planning Commission' review) provided the use will not adversely affect the aesthetic and biological characteristics of the site, and that



surface, subsurface, and aquifer waters are protected from pollution and sediment runoff.

- Development Regulation Summary:
  - No more of a parcel's existing vegetation can be cleared than is necessary for the permitted use, accessory buildings, necessary access, and fire safety requirements.
  - To the maximum degree possible, building sites must be located on portions of the site which exhibit the least vegetative cover
  - Construction activities must avoid excavation or removal of vegetation, and removed vegetation must be replanted
  - Structures must be sited or screened with native vegetation to preserve aesthetic qualities of the site
  - Exterior building materials must blend with the surrounding vegetation and landscape as much as is feasible
- Buffer Zone from Mean High Tide: A 50-foot buffer zone extends from the mean high tide line. Within this buffer, no topographic modifications are permitted, all mature trees must be retained, native vegetation may only be removed if it is replaced with native plants, and only the following modifications are allowable: foot paths, removal of hazardous vegetation, and replanting of areas previously cleared.

**Prior Land Use Approvals:** Resolution [PC 08 15 DR 04](#), signed July 11, 2008, approved a major design review to construct a 120-unit time share resort applied for by Wyndham Vacation Ownership. [Ordinance 1, Series 2010](#), signed January 4, 2010, effective February 3, 2010, approved a two-year extension to Wyndham's design review approval. The extension expired February 3, 2012. No further extension application was received by the City of Florence.

**Utilities:** The Florence Urban Renewal Agency completed a series of infrastructure improvements in 2012 and 2013 that improved water, wastewater, and stormwater management within the Urban Renewal District.

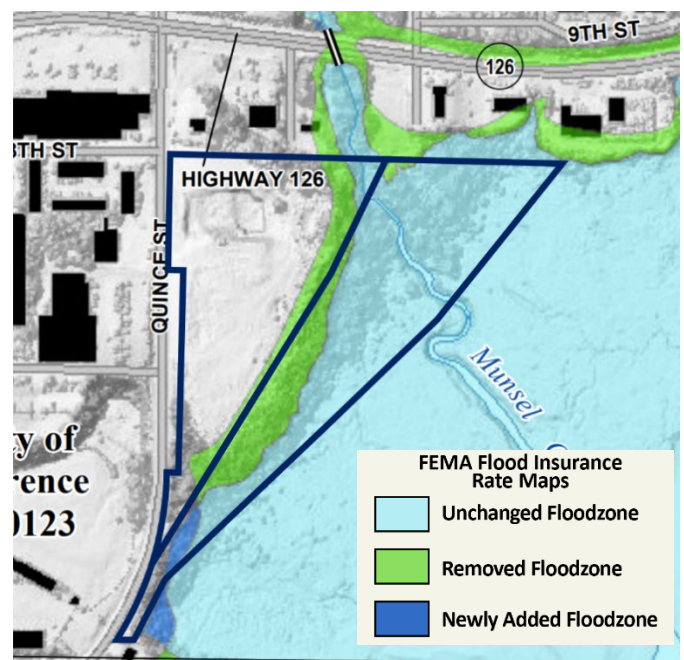
A 16-inch water main extends from Hwy 126 south along Quince Street to the intersection of 2<sup>nd</sup> Street and Kingwood Street. This recently upgraded water main provides tremendously increased fire suppression and domestic water capacity to the area. A 12-inch water main was extended from the new 16-inch water main to the east side of Quince, just north of 6<sup>th</sup> Street. The 12-inch water main is capable of delivering over 3,500 gpm under fire flow conditions.

In addition, recent projects installed new sanitary sewer line on Quince Street from just north of 6<sup>th</sup> Street to Harbor Street. A 6-inch sewer service lateral was stubbed to the subject property approximately at 6<sup>th</sup> Street. Additionally, an 8-inch sewer line extends across Quince Street within the 8<sup>th</sup> Street right-of-way that is available to provide service to properties east of Quince.

The infrastructure improvements within this area of Quince Street (from Hwy 126 to 2<sup>nd</sup> and Harbor), including the reconstruction of the street section were completed at a cost of \$560,244.50 (construction costs only). These are off-site costs that a developer will not have to bear.

**Florence Comprehensive Plan:** The [Florence Realization 2020 Comprehensive Plan](#) reiterates the 50' buffer from the estuary for any approved development in Natural Resources Conservation Management Units.

**Flood Zones:** Recent changes to the [Federal Emergency Management Agency's Flood Insurance Rate Maps \(FIRM\)](#) affect this property. Much of TL 901 previously affected by FIRM flooding impacts will be removed when the updated maps become active in May 2020. The majority of TL 00900 is still affected by the flood maps, although some area will be removed. A small area at the southern tip of the property will be added to the area affected by the flood maps.



**Tsunami Hazard Overlay:** In 2018, a [Tsunami Hazard Overlay](#) was applied to properties in the city which could potentially be affected by a tsunami. Portions of TL 900 are included in this overlay. The overlay places restrictions on certain types of development in these areas, such as hospitals, schools, emergency facilities, high-density residential developments, and hotels with more than 50 units. To be developed, these uses must demonstrate that no alternative location is available, evacuation measures will be provided, and sound construction methods will be used.

**Transportation Plans:** The [City of Florence Transportation Systems Plan \(TSP\)](#) establishes a future project on or near this property. The Estuary Trail (project MU-3 in the TSP) would involve construction of a roughly 4,700-foot trail to connect the Old Town Boardwalk with the Munsel Creek Path at Hwy 126. The exact orientation and construction of the trail will be decided when the project progresses. The TSP sets a project timeline from 2018 to 2025.

