



FLORENCE PLANNING COMMISSION ITEM UPDATE/SUMMARY

MEMO DATE: March 17, 2016

MEETING DATE: March 22, 2016

STAFF: Glen Southerland, Assistant Planner

SUBJECT: 1st Draft Architectural Design Code

SUMMARY:

This memo serves as supplementary background for the Planning Commission Meeting Work Session Agenda item regarding draft Architectural Design code updates related to proposed Ministerial Code.

This work session is the third in a series of work sessions regarding proposed ministerial code. The attached code is a combination of DLCD model code and adapted Florence Downtown Architectural Guidelines. The Florence Downtown Architectural Guidelines were created in June 1999. Since their creation, the Architectural Guidelines have become outdated in some aspects such as permitted building materials and appear to have not been completed to impart guidelines to building types other than mixed-use storefronts. Code has been proposed which will close this gap by codifying possibly non-binding guidelines ratified by the Comprehensive Plan, permitting building materials other than those currently mandated, and addressing building types other than mixed-use storefronts.

Adjustments based on the Planning Commission's feedback and further adaptations of best practices will result in the creation of a second draft for review at the next work session on this topic, tentatively scheduled for April 12th.

ATTACHMENTS:

Attachments to Findings of Fact:

1st Draft Architectural Design Code