

**CITY OF FLORENCE  
ORDINANCE NO. 2, SERIES 2019**

**An Ordinance approving a zone change from Main Street Area B to Commercial District for properties located at 920 Maple Street, Map 18-12-27-41 Taxlots 04300, 04400, and 04500, in accordance with the Florence Realization 2020 Comprehensive Plan.**

**RECITALS:**

1. Pastor R. Dale Edwards, agent for Cross Road Assembly, initiated amendments to revise code and change zoning by application on September 18, 2018.
2. On January 18, 2019 notice of the proposed code amendments and zone change was sent to the Department of Land Conservation and Development, not less than 35 days prior to the first evidentiary hearing.
3. On February 5, 2019, the City sent notice to Referral Agencies about the proposed amendments and the public hearing.
4. On February 16, 2019 notice of hearing was published in the Siuslaw News prior to the Planning Commission hearing of February 26, 2019.
5. Planning Commission opened their public hearing February 26, 2019 and then closed it and deliberated to a decision for a recommendation to the City Council on February 26, 2019.
6. On March 13, 2019, notice of hearing was published in the Siuslaw News prior to the City Council hearing of March 18, 2019.
7. City Council conducted a public hearing on March 18, 2019 and found the amendments consistent with applicable criteria in Florence City Code, Realization 2020 Florence Comprehensive Plan, Oregon Administrative Rules and Oregon Revised Statutes.

Based on these findings,

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

1. The City of Florence Zoning Map, is amended as explained in Exhibit A, as shown in Exhibit C, and initiated through citizen application provided as Exhibit B.
2. This ordinance shall become effective thirty days following adoption. (April 17, 2019).
3. The City Recorder is authorized to administratively correct any reference errors contained herein or in other provisions of the Florence City Code to the provisions added, amended, or repealed herein.

ADOPTION:

First Reading on the 18<sup>th</sup> day of March, 2019.

Second Reading on the 18<sup>th</sup> day of March, 2019

This Ordinance is passed and adopted on the 18<sup>th</sup> day of March, 2019.

AYES	5	Councilors Woodbury, Preisler, Greene, Lucio and Mayor Henry
NAYS	0	
ABSTAIN	0	
ABSENT	0	

  
\_\_\_\_\_  
Joe Henry, Mayor

Attest:

  
\_\_\_\_\_  
Kelli Weese, City Recorder

**FINDINGS OF FACT  
Florence City Council  
Florence Community Development Department  
Exhibit "A"**

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**Public Hearing Date:** March 18, 2019  
**Application:** CC 18 16 ZC 06 | Ordinance No. 2, Series 2019

**I. PROPOSAL DESCRIPTION**

**Proposal:** A request for a zoning change from Main Street Area B to Commercial.

**Applicant:** Pastor R. Dale Edwards, Cross Road Assembly

**Property Owners:** Cross Road Assembly (Siuslaw Valley Christian Center)

**Location:** 920 Maple Street  
Northeast corner of intersection of 9<sup>th</sup> Street and Maple Street

**Site:** Map # 18-12-27-41 Taxlots 04300, 04400, and 04500

**Comprehensive Plan Map Designation:** Commercial

**Zone Map Classification:** Main Street Area B

**Surrounding Land Use / Zoning:**

**Site:** Metal garage building, vacant lot, parking lot | MSB  
**North:** Residences | Multi-Family Residential (RM)  
**South:** Siuslaw Library | MSB  
**East:** Residences | MSB  
**West:** Church | RM

**Streets / Classification:**

East – Nopal / Local; North – 10<sup>th</sup> / Local; West – Maple / Local; South – 9<sup>th</sup> / Minor Arterial

**II. NARRATIVE:**

The lone structure on the properties proposed for zone change, addressed at 920 Maple Street on Taxlot 04300, is a metal garage structure. The companion residence for the garage structure was damaged by fire in 2016. The 1,362 square foot home and additional 576 square foot detached garage were demolished through a "Burn to Learn" exercise by Siuslaw Valley Fire and Rescue in 2016.

Taxlot 04500 is an existing parking lot accessory use for the Cross Road Assembly. Access is gained from Maple Street, mid-block, and 10<sup>th</sup> Street, approximately 25 feet from the intersection.

The applicant intends to develop the property as expanded parking for their church. The Main Street District requires eight-foot wide sidewalks. The Commercial District requires only five-foot sidewalks, which currently surround much of the property. Additionally, because of requirements for pedestrian-scale lighting within the Main Street District, the applicant's parking lot would require additional lighting. Zoned as Commercial, the property would be permitted to have lighting up to a maximum of 20 feet in height (FCC 10-37-4-C), due to its proximity to residences and a residential zoning district. This combination of logistical and financial factors encouraged the applicant to seek a zone change of the property to change the zoning to its Comprehensive Plan-designated Commercial District.

The applicant applied for zone change for their associated properties on September 18, 2018. The application was deemed complete on November 1, 2018.

The Florence Planning Commission approved Resolution PC 18 30 ZC 06, recommending approval of

### III. NOTICES & REFERRALS:

**Notice:** On February 5, 2019 notice was mailed to surrounding property owners within 300 feet of the property. The property was posted on February 5, 2019. Notice was published in the Siuslaw News on February 16, 2019. Notice was mailed and the property posted again in advance of the City Council public hearing on the subject on March 8, 2019.

At the time of this report, the City had received no written public comments.

**Referral:** On February 5, 2019, a request for referral comments was sent to the Florence Public Works, Police, and Building Departments; Siuslaw Valley Fire and Rescue; Northwest Code Professionals; Department of Land Conservation and Development; and Florence Urban Renewal Agency. Notice was submitted to the Department of Land Conservation and Development via PAPA Online on January 18, 2019.

At the time of this report, the City had not received referral comments on the proposed zone change.

### IV. APPLICABLE REVIEW CRITERIA

#### **Florence City Code, Title 10:**

Chapter 1: Zoning Administration, Sections 1-1-6-3 and 1-3

Chapter 15: Commercial District, Sections 1 through 6

#### **Florence Realization 2020 Comprehensive Plan**

Chapter 1: Citizen Involvement, Policies 4 through 6, and 8

Chapter 2: Land Use, Policies 1, 4, and 7

Commercial Section, Policy 1, Commercial Zone Description

Other Section, Policy 1, Downtown Designation

Florence Realization 2020 Comprehensive Plan Map

## V. FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

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### FLORENCE CITY CODE

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#### TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

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##### 10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:

- A. **Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:**

**12. Quasi-Judicial Zone Changes**

The applicant has proposed a zone change to a zone designated by the Florence Realization 2020 Comprehensive Plan. This zone change requires a Type III land use process with public hearing before the Planning Commission, but no Comprehensive Plan Amendment.

- B. **Notification of Hearing:**

1. **At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.**
  - b. **For a zone change application with two or more evidentiary hearings, notice of hearing shall be mailed no less than ten (10) days prior to the date of the Planning Commission hearing and no less than ten (10) days prior to the date of the City Council hearing.**
  - c. **For an ordinance that proposes to rezone property, a notice shall be prepared in conformance with ORS 227.186 and ORS 227.175(8).**
  - d. **Notice shall be mailed to any person who submits a written request to receive notice.**
2. **Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.**

Notice of the public hearing was posted on the subject property on February 5, 2019. On this same date, notice was mailed to all property owners within 300 feet of the property. Notice was also published within the Siuslaw News one time on February 16, 2019. These criteria are met.

**C. Notice Mailed to Surrounding Property Owners - Information provided:**

**1. The notice shall:**

- a. Explain the nature of the application and the proposed use or uses which could be authorized;
- b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;
- c. Set forth the street address or other easily understood geographical reference to the subject property;
- d. State the date, time and location of the hearing;
- e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;
- f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;
- g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;
- h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.
- i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.

Notices mailed on February 5 and March 8, 2019 notice contained all of the information listed in FCC 10-1-1-6-3-C. These criteria are met.

**D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.**

**E. Action by the Planning Commission:**

1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the

record what it found to be the facts supported by reliable, probative and substantive evidence.

2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
3. **In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.**
4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission held a public hearing on February 26, 2019 which met the standards of FCC 2-3 and FCC 2-10. The Planning Commission approved a recommendation to the Florence City Council via Resolution PC 18 30 ZC 06. These criteria are met.

#### **10-1-2: USE DISTRICTS AND BOUNDARIES:**

**10-1-2-1: DISTRICTS ESTABLISHED:** For the purpose of this Title, the City is hereby divided into the zoning districts, as established within this Title 10.

**10-1-2-2: CHANGE OF BOUNDARIES ON ZONING MAP:** The basic purpose of this Title is to indicate the zoning districts into which the City is divided and to set forth the uses permitted in each zone. The zoning districts are shown on the Zoning Map which is an integral part of this Title. The map shall be prepared from base maps which clearly indicate property lines as well as lot, block and street lines. Once adopted, one copy of the Zoning Map shall be filed with the City Recorder and never destroyed or altered in any way. Amendments to the map (zone boundary changes) shall be indicated on subsequent maps, dated and filed with the map originally adopted. Each map shall bear the signature of the Planning Commission chairman who shall testify to their authenticity. (Amd. by Ord. 30, 1990).

Planning Commission recommended approval of the change proposed by the applicant and will be completed 30 days following approval of the Florence City Council of an Ordinance stating as such.

#### **10-1-3: AMENDMENTS AND CHANGES:**

- A. **Purpose:** As the Comprehensive Plan for the City is periodically reviewed and revised, there will be a need for changes of the zoning district boundaries and the various regulations of this Title. Such changes or amendments shall be made in accordance with the procedures in this Section.

The proposed change is in keeping with the Comprehensive designation of the properties. In 2002, when the new Comprehensive Plan Map was adopted, various properties were designated inconsistently with their development, but rather with the needs of the community. It was anticipated and expected that individual properties would rezone when development occurred in order to conform with their planning designation.

**B. Type III (Quasi-Judicial) Changes:**

- 1. Initiation: A quasi-judicial zoning change and related Comprehensive Plan changes may be initiated by application of a property owner within the affected area, by a person having substantial ownership interest in the property, by resolution of the Planning Commission or motion of the City Council, and also by individual citizens or citizen groups during Plan update as provided in The Comprehensive Plan.**

The application for this zone change was brought to the Planning Commission by the representative of a property-owning organization. This initiation meets this criterion.

- 2. Application Fees: When proceedings are initiated by a property owner, filing fees shall be collected. The schedule of application fees shall be established by the City Council by resolution. The fee charged shall be no more than the average cost of providing service.**
- 3. Notice and Public Hearing: Notice and public hearing for quasi-judicial changes to this Code and the Comprehensive Plan shall be in accordance with Code Section 10-1-1-6.**

Application and fees have been collected according to normal procedures. Public hearing notice has been issued in accordance with code requirements. These criteria have been met.

- 4. Planning Commission Review: The Planning Commission shall review the application for quasi-judicial changes and shall receive pertinent evidence and testimony as to why or how the proposed change is consistent or inconsistent with and promotes the objectives of the Florence Comprehensive Plan and Zoning Ordinance and is or is not contrary to the public interest. The applicant shall demonstrate that the requested change is consistent with the Comprehensive Plan and Zoning Ordinance and is not contrary to the public interest.**

The Planning Commission discussed the proposed zone change on February 26, 2019. The proposed zone change is consistent with the Florence Realization 2020 Comprehensive Plan and is not contrary to any portion of the zoning code or public interest.



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**TITLE 10: CHAPTER 15: COMMERCIAL DISTRICT (C)**

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**10-15-1: PURPOSE:** The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.

**10-15-2: PERMITTED BUILDINGS AND USES:** The following uses shall be permitted only upon affirmative findings by the Planning Commission that the proposed use meets the general criteria in Section 10-15-4 herein. Accessory buildings and uses normal and incidental to the buildings and uses permitted in this Chapter.

The existing parking lot accessory use for the church property to the west is an appropriate and permitted use for the proposed district. The proposed parking lot accessory use will also be an appropriate and permitted use for the Commercial district.

**10-15-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:** The Planning Commission, subject to the procedures and conditions set forth in Chapters 1 and 4 of this Title, may grant a conditional use permit for the following:

**Churches, excluding rescue missions or temporary revivals**

The applicant has proposed a parking lot for the affected properties, but should the applicant wish to expand their church use, a conditional use permit would be required. This is consistent both with the Commercial zoning district and the Main Street zoning district.

**10-15-4: LOT AND YARD REQUIREMENTS:**

- A. **Minimum Lot Dimensions:** The minimum lot width shall be twenty five feet (25').
- B. **Minimum Lot Area:** The minimum lot area shall be two thousand five hundred (2,500) square feet.
- C. **Lot Coverage:** Eighty-five percent (85%) lot coverage, unless a preservation credit is achieved in accordance with FCC 10-34-2-4.
- D. **Yard Regulations:**
  - 1. **Front yards** are not required except where setbacks have been established for road widening or other purposes.
  - 2. **Side and rear yards** are not required except:
    - a. Where setbacks have been established for road widening or other purposes.
    - b. Where the commercial use abuts a residential use, see FCC 10-34-3-7-D.

The platted lots meet all of the above requirements. The proposed parking lot will be required to meet the 85% lot coverage requirement when approved. As part of that approval, the existing parking lot has been proposed to be retrofit to meet the 85% coverage requirement while providing stormwater treatment. These criteria are met.

**10-15-5: SITE AND DEVELOPMENT PROVISIONS:**

- B. Fences, Hedges, Walls and Landscaping: Refer to 10-34 of this Title for requirements.**
- C. Parking and Loading Space: Refer to Chapter 3 of this Title for specific parking requirements.**
- D. Vision Clearance: Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions, and requirements.**
- E. Signs shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)**
- F. Access and circulation: Refer to Section 10-35 of this Title for requirements.**
- G. Public Facilities: Refer to Section 10-36 of this Title for requirements.**

No use has yet been proposed other than an accessory parking use. The proposed use, when built will be required to meet all requirements of the Commercial district, including, but not limited to those outlined above.

The existing parking lot on Taxlot 04500 will meet all requirements of City Code upon completion of the proposed parking lot improvements.

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**FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN**

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**CHAPTER 1: CITIZEN INVOLVEMENT**

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- POLICY 4. Official City meetings shall be well publicized and held at regular times. Agendas will provide the opportunity for citizen comment.**
- POLICY 5. Records of all meetings where official action is taken shall be kept at City Hall and made available on request to the public.**
- POLICY 6. Planning documents and background data shall be available to interested citizens.**
- POLICY 8. Citizen involvement shall be assured in the review and update of the Comprehensive Plan.**

Citizen involvement was encouraged and facilitated during the public notice portion of the land use process. The Planning Commission public hearing was well publicized and

held at a regular time. The agenda provided the opportunity for comment both on this item and for general comment. Records of the meeting where an official action will take place will be kept at City Hall and made available on request. Documents are available to the public upon request. Policies 4 through 6 have been satisfied.

Policy 8 requires that citizen involvement be completed as part of the review and update of the Comprehensive Plan. That process is outlined in the text of the Comprehensive Plan. This process also allows for citizen comment and involvement through the land use and public notice process. This Policy has been satisfied.

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## **CHAPTER 2: LAND USE**

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**POLICY 1. Designation and location of land uses shall be made based on an analysis of documented need for land uses of various types, physical suitability of the lands for the uses proposed, adequacy of existing or planned public facilities and the existing or planned transportation network to serve the proposed land use, and potential impacts on environmental, economic, social and energy factors.**

The zone change proposed is in accordance with the Comprehensive Plan designation for this area, having been part of a previous analysis during periodic review of documented need for land uses based on the physical suitability of the land and adequacy of existing and planned public facilities within the area.

**POLICY 4. Landowner requests for Plan amendments shall meet the following criteria in order for action to be initiated:**

- a. Be based on new information that was either unavailable or overlooked at the time of Comprehensive Plan adoption;**
- b. Include any changes necessary to maintain consistency with City, County, and regional goals, objectives, and functional plans; and**
- c. Be of such a nature that action is required prior to the next scheduled major revision of the Plan.**

The property owner has proposed a change consistent with the City's regional goals, objectives, and implemented functional plans.

**POLICY 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports.**

The proposed use following a zone change will not require any additional usage of water or sewer systems. Stormwater will be generally eliminated on-site. Further review of system impacts will occur closer to the time of development.

### **Commercial Section**

**POLICY 1.                   The City shall maintain an adequate inventory of commercial lands for the planning period to accommodate a sustainable level of commercial goods, services and trade to Florence and surrounding area residents, tourists, and to a limited extent, regional markets.**

The proposed zone change involves the change of a zoning designation from a commercial district to a commercial district. The overall inventory of commercial lands has not been proposed to change.

### **COMMERCIAL ZONE DESCRIPTION**

Three areas are designated Commercial in the Plan Map. The Commercial designations at Driftwood Shores and the adjacent parking area and the tavern located at 88274 Rhododendron Drive are retained in this Plan. Another of these areas is between approximately Highway 126/9th Streets and 21st Street, straddling the east and west side of Highway 101 and varying in depth from one to two blocks. Retail and service commercial uses are appropriate for this area, as are professional offices and motels. Residential, in the form of second-story apartments over ground floor commercial, is also an appropriate accessory use. Commercial uses should be conducted primarily within a building, facilitate both vehicular and pedestrian access, and relate to surrounding buildings in terms of scale and street orientation. Architectural and site design guidelines are appropriate for both new development and redevelopment.

The third area designated Commercial are lands north and south of Highway 126 and east of Quince Street. These lands were designated Highway Commercial in the 1988 Comprehensive Plan Map and zoned for commercial use by Lane County. Retail and service commercial, professional offices, lodging and restaurant establishments are appropriate uses for this area. Upper story residences are encouraged where they can be protected from highway impacts.

The implementing zoning district for the Commercial Plan designation is the Commercial District.

The Commercial-designation extends to all properties proposed for zone change. Those lands are within the area pronounced within the description above. No changes are proposed or required within the Comprehensive Plan.

### **OTHER PLAN DESIGNATION CATEGORIES AND BACKGROUND**

#### **Downtown**

The Comprehensive Plan designation Downtown applies to the area identified as Downtown in the Comprehensive Plan Map. This designation applies to the area bounded by Highway 126/9th Street on the north, Kingwood Street on the west, and the Siuslaw River on the south and east. On the north boundary, the area loops north to include the Quince Street area north of Highway 126 including its intersection with Highway 101.

The area designated Downtown on the Realization 2020 Comprehensive Plan Map has three implementing zoning districts: Old Town District, Mainstreet District, and Waterfront-Marine (for the area west of the Marine designation in the Downtown area). Policy guidance for development in this Plan designation is presented below and is further discussed in the Specific Plans section of this chapter and in the Downtown Implementation Plan which has been incorporated by reference into this Comprehensive Plan and is physically located in Appendix 2.

Under the guidance of the Downtown Implementation Plan, the Waterfront Zoning District has been expanded and renamed “Old Town District,” and the language in the implementing Zoning District has been revised to provide for: building alignment at the rear of sidewalks, wider sidewalks, interior parking lots, and architectural guidelines. No changes are proposed to the Port of Siuslaw property zoned Waterfront-Marine, consistent with the ESWD amendments adopted by the City and County in 1996 and later acknowledged by DLCD. This action increased the area now zoned Waterfront-Marine. Lands zoned Old Town on the Zoning Map are suitable for retail, office, and service commercial uses, hotels, bed and breakfast uses, and other tourist-oriented establishments. Residential use of lands in the form of second story apartments over ground floor commercial uses is strongly encouraged. During the early part of the 20-year planning period, the Port of Siuslaw’s boardwalk project near Nopal Street should be completed Chapter 2: Land Use Page II-21 and have very positive effects on the Old Town area, while providing convenient access to views of the Siuslaw River estuary.

[...]

Also under the guidance of the Downtown Implementation Plan, a new commercial zoning district, the Mainstreet District, is established. This zoning district applies to lands previously designated Commercial lying between the Siuslaw River Bridge and Highway 126 along both sides of Highway 101. The purpose of this District is to encourage the redevelopment of this section of Highways 101 and 126 as a more traditional downtown commercial area, rather than as a highway-oriented commercial center. Retail and service uses, restaurants, lodging facilities, community buildings and other similar uses are appropriate uses in this District. As properties redevelop, the goal is to relocate buildings to the rear of the sidewalks, provide for wider sidewalks and pedestrian amenities, provide for on-street parking and shared interior parking lots, and establish architectural guidelines. Residential use of upper stories is encouraged.

The property has been designated Commercial. All properties with the Downtown designation are located south of 9<sup>th</sup> Street. The properties proposed for zone change are located north of 9<sup>th</sup> Street, within an area appropriate for general Commercial development.

### **Downtown Planning Area**

The Downtown Planning Area is shown on the Comprehensive Plan Map as the Downtown Plan designation. The policies guiding development of this area are described in this section, in the section titled, Downtown under “Other Plan

Designations,” and in the Downtown Implementation Plan, adopted into Appendix 2 of this Comprehensive Plan.

The Downtown is an important part of the community historically, culturally and economically. Historically, it is the site of the earliest settlement in the Florence area. Oriented to the river, the Old Town area was a thriving community related to the logging and fishing industries. Many of the original buildings are still in use. Their design sets a character within which newer buildings have been placed generally in a compatible manner. Culturally, the Florence Downtown is still the center of the community. Besides the attractions of Old Town, the Downtown area contains major grocery stores, the Events Center, the post office, financial institutions, the Chamber of Commerce, a mix of commercial uses and City Hall. Economically, it is still an important area of commerce, and the Downtown Implementation Plan seeks to strengthen this commercial core by creating a pedestrian friendly character to the area and by providing safer pedestrian connections across Highway 101.

The long term goal is to create a “mainstreet” character for the area, with streets designed to encourage pedestrian use by: widening sidewalks and providing safer pedestrian crossings, providing for on-street parking, locating building fronts at the back of the sidewalk, providing for parking in the interior of blocks, encouraging two, three and sometimes four story buildings, encouraging mixed use development with residential units on the upper stories, retaining key public uses in the downtown, providing design guidelines to assist property owners in designing new or redeveloped structures in the historic character of the community, and developing a Downtown Green and other landscaping appropriate to a mainstreet character.

[...]

The applicant proposed to remove the Main Street zoning from the properties to assign a Comprehensive Plan-designated Commercial zoning to the properties. This area was also not included within the Downtown Implementation Plan, which addressed properties to the south and a block east of the site.

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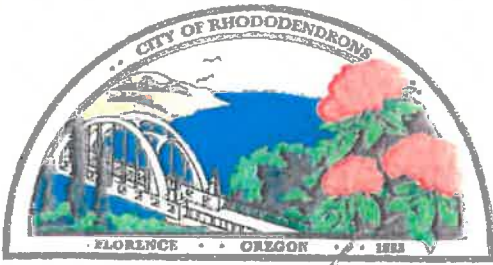
## VI. CONCLUSION

The application meets the requirements of City Code and the Florence Comprehensive Plan.

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## VII. EXHIBITS

“A” Findings of Fact
“B” Land Use Application & Supplemental Letter
“C” Current and Proposed Zoning and Comprehensive Plan Designation



*City of Florence*  
 Community Development Department  
 250 Highway 101  
 Florence, OR 97439  
 Phone: (541) 997-8237  
 Fax: (541) 997-4109  
 www.ci.florence.or.us

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I    Type II    Type III    Type IV

Proposal:

PC18 30 ZC06 - Crossroad  
 Zoning Change

Applicant Information

Name: Richard Dale Edwards Phone 1:   
 E-mail Address:  Phone 2:   
 Address:   
 Signature:  Date: 9-18-18  
 Applicant's Representative (if any): \_\_\_\_\_

Property Owner Information

Name: Cross Road Assembly of God Phone 1:   
 E-mail Address: \_\_\_\_\_ Phone 2: \_\_\_\_\_  
 Address: 1380 10<sup>th</sup> Street Florence, Or 97439  
 Signature: \_\_\_\_\_ Date: 9-18-18  
 Applicant's Representative (if any):  \_\_\_\_\_

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received  
 City of Florence  
 SEP 18 2018  
 By: \_\_\_\_\_

Approved

Exhibit

Exhibit B

Site Address: 920 Maple Street ; 1380 10<sup>th</sup> Street

General Description: \_\_\_\_\_

Assessor's Map No.: 18-12-27 Tax lot(s): 18-12-27-41-04300

Zoning District: MSB MAIN STREET / AREA B

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Description**

Square feet of new: \_\_\_\_\_ Square feet of existing: \_\_\_\_\_

Hours of operation: \_\_\_\_\_ Existing parking spaces: \_\_\_\_\_

Is any project phasing anticipated? (Check One): Yes  No

Timetable of proposed improvements: \_\_\_\_\_

Will there be impacts such as noise, dust, or outdoor storage? Yes  No

If yes, please describe: \_\_\_\_\_

\_\_\_\_\_

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

Zone Change for properties on Maple St. between 9<sup>th</sup> & 10<sup>th</sup> Both Sides.  
At present the property is zoned main street. We are asking  
it to be rezoned to commercial. The project on the East  
Side of Maple is being used & developed for parking.

\_\_\_\_\_  
\_\_\_\_\_

**For Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_  
Received by: \_\_\_\_\_

Paid



City Council of Florence, Oregon  
Community Development Department

Cross Road Assembly (Siulslaw Christian Center), is asking for a zone change for both the church property at 1380 10th Street and property to be used for parking at 920 Maple Street.

The current zoning for both of these is "Main Street/area B. The proposal for zone change is as follows:

First, we are on the fringe of the Main Street zone on the North side of 9th Street. In our process of working through the permits for the development of a parking lot on the 920 Maple Street site, we have run into some issues that would be mitigated by rezoning the property to commercial. The cost factors seem a bit unreasonable for both the use and the traffic and walking flow of this site. We have been told that in the Main Street zoning we will have to put in eight foot wide walks which is inconsistent with present sidewalk in this area. The foot traffic would never demand this kind of side walk as there are no more than 20 to 30 people walking on those sidewalks in a day, by our count on three separate days.

Second, the lighting requirements are almost doubled and again the cost seems a bit much. We want to be a good neighbor to the residents in the area and this much lighting seems to be such that it could and would cause complaints from the neighborhood.

Third, the existing properties are on the edge of the Main Street zone and Commercial zone it would not be unreasonable to make such a change, as it would not impose precedent to other properties in either Main Street or Commercial.

Please find attached Exhibit A detailed property report for 920 Maple and Exhibit B a site map of both properties.

Respectfully Yours,



R. Dale Edwards  
Pastor, Cross Road Assembly



**Current Zoning Map (Mainstreet B):**

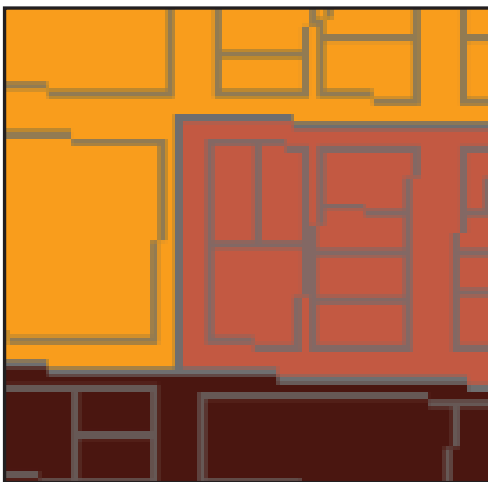


**Proposed Zoning Map (Commercial):**









Location: 920 Maple Street, Map 18-12-27-41 TL 04300, 04400, 04500

**Current Comprehensive Plan Designation (Commercial):**








**Zoning Districts**

**Commercial**

-  Neighborhood (NA)
-  Mainstreet Area A
-  Mainstreet Area B
-  North Commercial
-  Commercial
-  Highway

**Comprehensive Plan Designations**

**Commercial**

-  Neighborhood Commercial Gateway
-  Recreational Commercial
-  Commercial
-  N Commercial Node
-  Highway