

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 14 16 DR 01

A REQUEST FOR DESIGN REVIEW FOR A 24 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, ASSESSOR'S MAP 18-12-27-42, TAXLOT 300, 400, & 500.

WHEREAS, application was made by Jerry Prater Construction for a Design Review as required by FCC 10-1-1-4, and FCC 10-6-1; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on October 28, 2014 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 continued the hearing to November 10, 2014, January 13, 2015, and February 10, 2015 to permit the applicant to address testimony received; and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-6-5, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; 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 Design Review to approve for a design review for a 24 unit multi-family residential development, meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval for shall be shown on:

“A” Findings of Fact

“B” Site Plan (Revision #6)

“C” Elevations

“D” Floor Plans

“E1 & E2” Landscape Plans Phases 2 & 3

“F” Street Utility Plan

“G” Applicant Letter 10-1

“H” Applicant Letter 9-12

“I” Application

“J” Lighting Plan

“K” Airport Overlay Compliance Diagrams

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 Planning 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 applicant shall apply and receive approval of a Private Use of Public Right-Of-Way Permit for the Block 6 ADA access aisle encroachment into the Ivy Street right-of-way and for the access aisle extension needed to serve parking space Number 73. The width and depth of the extension shall be approved by the Public Works Director.
4. To meet the 5’ landscape parking buffer requirement the applicant shall indicate and reserve 570 sq. ft. of landscaped area on the landscape plan not otherwise required to meet the landscape or open space requirements.
5. All lighting shall meet 10-3-8-G. All outdoor lighting shall be shielded so that illumination is located below the horizontal plan of the lowest part of the blub. Lighting shall be directed downward and away from adjoining property, streets, and alleys. There will be no illumination beyond the site boundaries.
6. Construction plans for public improvements shall meet city design standards and shall be submitted to Public Works for review and approval prior to any site work being started. Sidewalks along the Ivy St. turn-around are required. The Ivy St. pedestrian path shall be constructed along the portions of the project abutting the Jerry Prater Apartment development and provide connection to the 12th St. pedestrian path. Construction of the public improvements shall be completed prior to final inspection and issuance of a certificate of occupancy for the first building permit.
7. Stormwater infiltration chambers shall not be located within the public right-of-ways. The applicant shall incorporate the comments from Public Works regarding utilities into the development to the greatest extent possible.
8. The applicant shall install 2 additional trees along Ivy St. within Block 6/Phase 3 and two additional trees along Ivy St. for Block 7/Phase 2. Twelve additional shrubs are required on-site along each side of Ivy St.
9. Trash enclosures shall not be located or constructed in the public right of way. In accordance with state and city code recycling containers shall be furnished and stored in the trash enclosure. The trash enclosure located in the northern portion of Phase 2 shall be signed for use of Whispering Pines residents and the enclosure in the southern portion of Phase 2 (Block 7) shall be signed for use of Jerry Prater Apartments (or whatever name is given to the development).
10. Building permit applications shall include the storage unit building height. The storage units shall be painted to coordinate with the units.

11. The applicant shall ensure during development that all mechanical and telecommunications equipment are screened and communicate this requirement in lease agreements and to unit purchasers.
12. A declaration of anticipated noise levels shall be attached to any deed and CCR's. A noise abatement strategy must be included within the development. Prior to issuance of a building permit, the applicant shall be required to demonstrate that a noise abatement strategy will be incorporated into the building design that will achieve an indoor noise level of equal to or less than 55 DNL. Additionally the applicant shall ensure the use does not imitate airport lighting or impede the ability of pilots to distinguish between airport lighting and other lighting. The building materials shall not include any exposed glare producing materials. The applicant shall ensure the proposed use complies with FCC 10-21-2-7.
13. The applicant as a condition of obtaining approval of permits shall dedicate an aviation easement to the airport sponsor. The aviation easement shall be in a form acceptable to the airport sponsor and shall be signed and recorded in the deed records of the County. The aviation easement shall allow unobstructed passage for aircraft and ensure safety and use of the airport public. Property owners or their representatives are responsible for providing the recorded instrument prior to issuance of building permits.
14. The easterly chain link fence shall be removed or relocated to accommodate vehicular ingress and egress for parking space 73.

Informational

1. It shall be confirmed there is enough water flow and all new buildings must meet new building code requiring sprinklers for multi-family residences.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 10th day of February, 2015.

CHERYL HOILE, Chairperson
Florence Planning Commission

DATE