

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 20 13 DR 01 & PC 20 14 DR 02

A REQUEST FOR DESIGN REVIEW OF A DRIVE- THRU COFFE KIOSK AND DRIVE-THRU CARWASH ON TWO ADJOINING LOTS WITH SHARED LANDSCAPING, UTILITIES, PARKING AND ACCESS EAST OF HIGHWAY 101, BETWEEN 5TH AND 6TH STREETS AND WEST OF OLD SCHOOL FURNITURE.

WHEREAS, application was made by Sean Randall, Owner, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on August 11, 2020 as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-6, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a design review of a drive-thru coffee kiosk and drive- thru carwash on two adjoining lots with shared landscaping, utilities, driveway, parkway and access east of Hwy 101 between 5th and 6th Streets, and west of Old School Furniture 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:

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

Approval shall be shown on conditions of approval as supported by the following record:

"A" Findings of Fact
"B" Land Use Application and Supplemental
"C" Kiosk Plans
"D" Carwash Plans
"E" Coffee Kiosk Narrative
"F" Carwash Narrative
"G" Traffic Impact Study
"H" Stormwater Memorandum
"I" Resolutions for Prior Approvals

"J" Referral Comments

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision.

1. 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. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. The applicant shall provide one ADA accessible parking space, van accessible, meeting all the applicable requirements of FCC 10-3-5 including aisle access prior to issuance of Certificate of Occupancy
5. Pedestrian access to the internal site is provided; however, a recorded deed or easement, and covenant shall be required to use any off-site parking facilities.
6. A detailed and dimensioned signage plan that meets requirements outlined in FCC Title 4, Chapter 7 shall be submitted and approved by the Planning Department. The properties are located in the Commercial Sign District.
7. A detailed bicycle plan shall be submitted for review and approval prior to permitting to ensure short-term size, marking, and storage is compliant with subsections G and H of this Chapter.
8. The plans provided do not clearly illustrate or note the approved variances on the site plan. These variance setbacks shall be dimensioned and noted on the final plans prior to permitting.

9. The applicant proposes the carwash facility operates 24 hours a day. Given the nearby residential uses south of 5th St., hours of operation shall not be allowed from the hours of 10 pm to 7 am as outlined in Title 6, Chapter 1.
10. Approximately 100 feet of 5th St. will be reconstructed as part of the proposed development. This is required to address the increased vehicular traffic generated on the street with the increase in uses. The applicant shall provide final construction plans for review and approval by Public Works prior to commencement of construction.
11. The applicants request any required performance bonds as a condition of approval for Building Permit issuance.
12. The proposed landscape shall not interfere with pedestrian and bicycle access.
13. The applicant is proposing both a new driveway approach and installation of sidewalks along public right-of-way. Construction plans for these improvements will be required to be submitted in conjunction with a building permit. Additionally, per this Section, the applicant shall obtain a Construction Permit in the Right-of-way to install driveway approaches and sidewalks.
14. Prior to issuance of a building permit for this site the applicant is required to sign a non-remonstrance agreement with the City regarding improvements to the driveway access on 6th Street. In accordance with the Access Management Plan, the shared driveway along 6th Street must be located further to the east (at least 50 feet from Hwy 101), and widened to at least 8 feet. Non-remonstrance will be executed in conjunction with the development of the property to the east and include financial participation and easements as needed for the shared access reconstruction at 6th Street.

Resolution PC 19 11 CUP 04 expires on Oct. 22 of this year. As such, the above shall be re-conditioned with this application, as well.

15. The City of Florence Public Works Department has determined that, due to the increased amount of traffic on 5th St. the development will trigger, the roadway will need to be reconstructed in order to handle the increased traffic.
16. Easements are required to implement the Access Management Plan shared access between this development site and the Old School Furniture Site to the east. Once cross easements are made by the eastern property owner, a maintenance agreement would be required. The applicant shall obtain and have this agreement recorded and a copy provided to the Planning Department prior to permitting.

17. The employee entrance to the kiosk does not provide connection to the sidewalk systems. Such connection shall be demonstrated.
18. In order to extend a sewer lateral to the carwash from 5th St., a private utility easement for the sewer line shall be required because the line would cross the lot lines.
19. Sheet C-3.0 in Exhibit D indicates the new proposed wastewater line in the drawing as a 6". The drawing notes state that this line is an 8". This discrepancy shall be rectified in the Civils during the permitting process.
20. Stormwater is proposed to be collected and treated through infiltration processes in planting areas. The Narrative for these applications express that the above Condition 8 has been covered in this Design Review application; however, designs for catch basins continue to remain on the updated plans (Exhibit D, Sheet C-3.0 & Sheet 5.0) Additionally, the 8" stormwater line is shown in the drawings is indicated in the Legends of those sheets as being 12". A new manhole is proposed to be located in 5th St, near the SE corner of the kiosk property. The applicant shall submit final plans to the Public Works Department for approval prior to permitting.
21. Additionally, cross access and maintenance easements between the property owners of the carwash and coffee kiosk are required to be drafted and recorded with the County prior to issuance of a Certificate of Occupancy for either use.
22. The lighting plan does not factor current existing conditions of newly installed ODOT lighting along Hwy 101. The applicant shall re-submit the lighting plan prior to permitting.
23. The applicant shall provide a photometric report for each type of luminaire illustrating that the design is full-cut off because the lighting plans provided do not specifically state they are. Parking Areas: The two parking areas on site do not include illumination within the stated ranges. The applicant shall supplement the parking areas to meet the illumination of parking areas criterion.
24. Lighting shall be extinguished at the end of business hours except as needed for safety.
25. The design of a stormwater planter, taken from Sheet C-2 (Utility Plan) in Exhibit D, is not an option included in the Stormwater Design Manual. The applicant shall either revise the proposal to provide an approved system from the Stormwater Design Manual or apply and receive stamped approval from the Public Works Director for this alternative infiltration planter design.

- 26. The proposal also includes catch basins. These catch basin facilities shall also be designed and installed using the approved design in the Stormwater Design Manual.
- 27. The applicant shall resubmit a dimensioned landscaping plan that indicates require shrubbery and trees and further addresses plantings in the SW stormwater planter.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 11^h day of August, 2020.



Phil Tarvin, Vice Chairperson
Florence Planning Commission

8/14/2020
DATE