

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

PC 22 17 DR 07

Type of Request

THIS SECTION FOR OFFICE USE ONLY

☐ Type I ☐ Type II ☒ Type III ☐ Type IV

Proposal: _____

Applicant Information

Name: P&B Holman, LLC (Matthew Holman)

Phone 1: _____

E-mail Address: _____

Phone: _____

Address: _____

Signature: *Matthew Holman*

Date: _____

Applicant's Representative (if any): _____

Property Owner Information

Name: P&B Holman, LLC

Phone 1: _____

E-mail Address: _____

Phone 2: _____

Address: _____

Signature: *Matthew Holman*

Date: 08/11/2022

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:



Approved

Exhibit

Property Description

Site Address: Nopal Street, between 1st & Bay St (unassigned address)

General Description: Vacant lot, currently used for parking

Assessor's Map No.: - 18 - 12 - 34.1.1

Tax lot(s): 18-12-34-11-07500

Zoning District: Old Town Zone A

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: Approx. 5,500 SF Square feet of existing: N/A

Hours of operation: TBD Existing parking spaces: N/A

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

Timetable of proposed improvements: Approx. Q2 2023 - Q1 2024

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

If yes, please describe: Typical noise associated with construction, with all appropriate noise and dust mitigations planned to be taken.

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

Please see attached proposal & schematic design on following pages

For Office Use Only:

Date Submitted: _____ Fee: _____

Received by: _____

Paid

This request is for a partial design review, in accordance with [FCC 10-6-8](#) in accordance with [FCC 10-6-5-1-A](#) that specifically relates to height within Old Town Zone A building height requirements ([10-17-2](#), [10-17A-4-A](#), [10-6-6-6-B and H and K](#)).

The proposed project is a new construction mixed use building that will include 1-2 commercial spaces on the ground floor, plus 4 residential units on the second level (two 1-bedroom, two 2-bedroom). The building has been designed carefully, in consultation with the Florence Planning Director and Urban Renewal Agency, to conform with overall 30-foot height limitations and to align with design style and development objectives for Old Town district. According to [FCC 10-17A-1](#) the purpose Old Town Area A is *“intended as the primary tourist destination, which provides for shopping, entertainment and water-related activities for visitors and residents of Florence”*. We have worked diligently to design a building that contributes toward these objectives in supporting the energy and vitality of this critical district of the city.

We have run into a roadblock with the design and development of this project due to interpretation of the two-story limit for Old Town District A ([10-17-2](#), [10-17A-4-A](#)) and whether an interior mezzanine (not defined as a story in the Building Code) is in conformance with the requirements and intent of the Planning Code. The project has been carefully designed to comply with the 30' height limit and we strongly believe that it meets the intended community character and neighborhood scale. Further, it is the interpretation of our design partner, Studio.e Architecture, that an architectural design that includes a loft is in conformance with the OSSC building standards for a two-story building based on multiple projects they have designed in other localities in Lane County with similar height and story limitations.

P&B Holman, LLC has expended a significant amount on design fees to develop a design that is economically viable based on commercial and residential market rate analysis conducted in consultation with Jim Hoberg and others locally. The design cannot be easily adjusted without a total redesign of the project at this stage. Eliminating the mezzanine will not change the overall height of the building, nor the external appearance and massing, yet it will challenge the economic viability of this project to the point where moving forward with construction cannot be justified at this time.

We believe that that Planning Commission should consider an interpretation of the mezzanine level that is consistent with OSSC or should otherwise make exception for this design on the following basis:

1. It does not exceed the 30' height limit and does not manipulate the topography in any way to increase the scale. The current exterior building envelope is in compliance with code, and could likely be approved, yet it is the internal utility of the building that is being challenged by the current interpretation.
2. Our proposal includes a commercial ground floor that engages the street front with residential living above – both highly consistent with city code and urban renewal objectives for the Old Town district.
3. Additionally, we closely followed the articulation provisions set forth in the Florence Code 10-17-A to include broken roof planes, sloped roofs, offsets, a public plaza, creative exterior finishes, and many other attractive amenities and features that we believe will contribute to the “first impression” of the Old Town district for tourists arriving via Nopal Street.
4. Finally, the loft space results in a visually articulated and appealing building massing that emphasizes a pedestrian-friendly scale, while adhering to the intent of the Planning Code. In the Oregon Structural Specialty Code (OSSC) a *loft* and *mezzanine* are synonymous. The OSSC considers a loft/mezzanine as a

level within a story -but not a story itself- as long as it is no larger than one-third of the area of the story level it serves (OSSC code excerpt below):

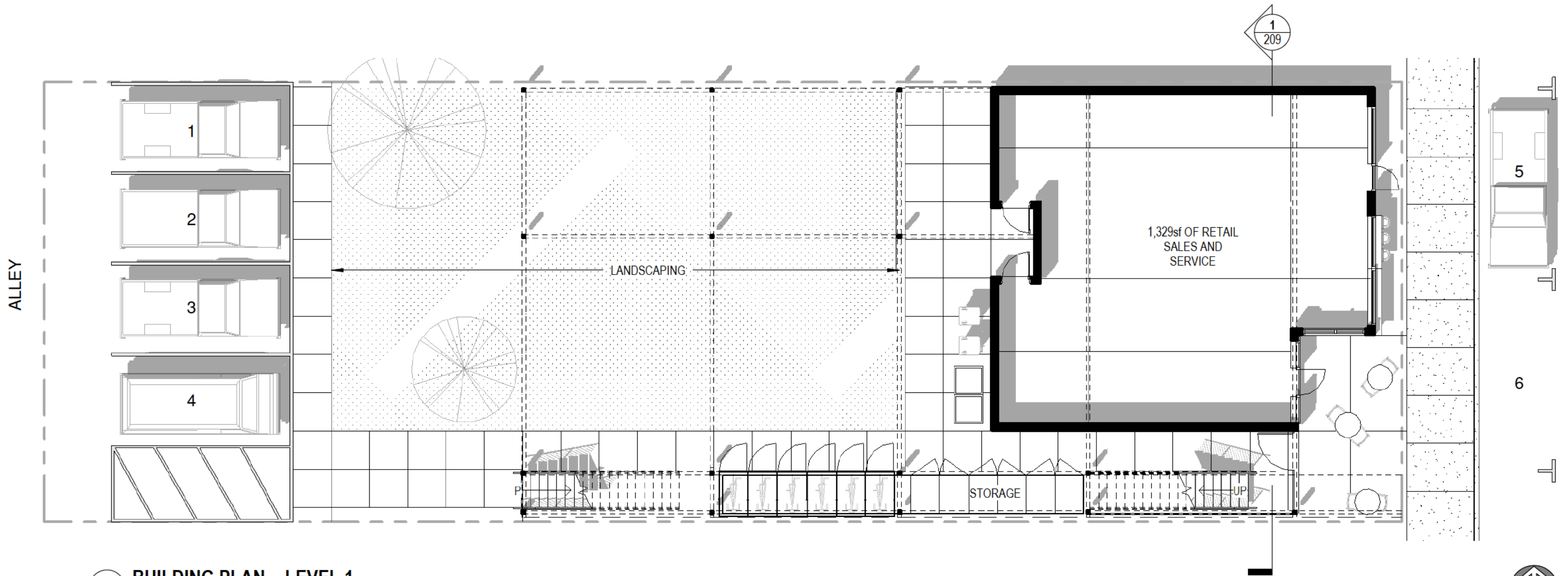
OSSC 505.2 A mezzanine

A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet (2134 mm).

OSSC 505.2.1 Area Limitation

The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

We are requesting a meeting with the Planning Commission to get a determination on the interpretation as to whether the mezzanine level within our design constitutes a “third story”. We continue to hope to develop a new building that will be an asset for the Old Town community, providing an attractive mix of much-needed new housing and charming pedestrian-friendly commercial amenities.



1 BUILDING PLAN - LEVEL 1
1" = 10'-0"

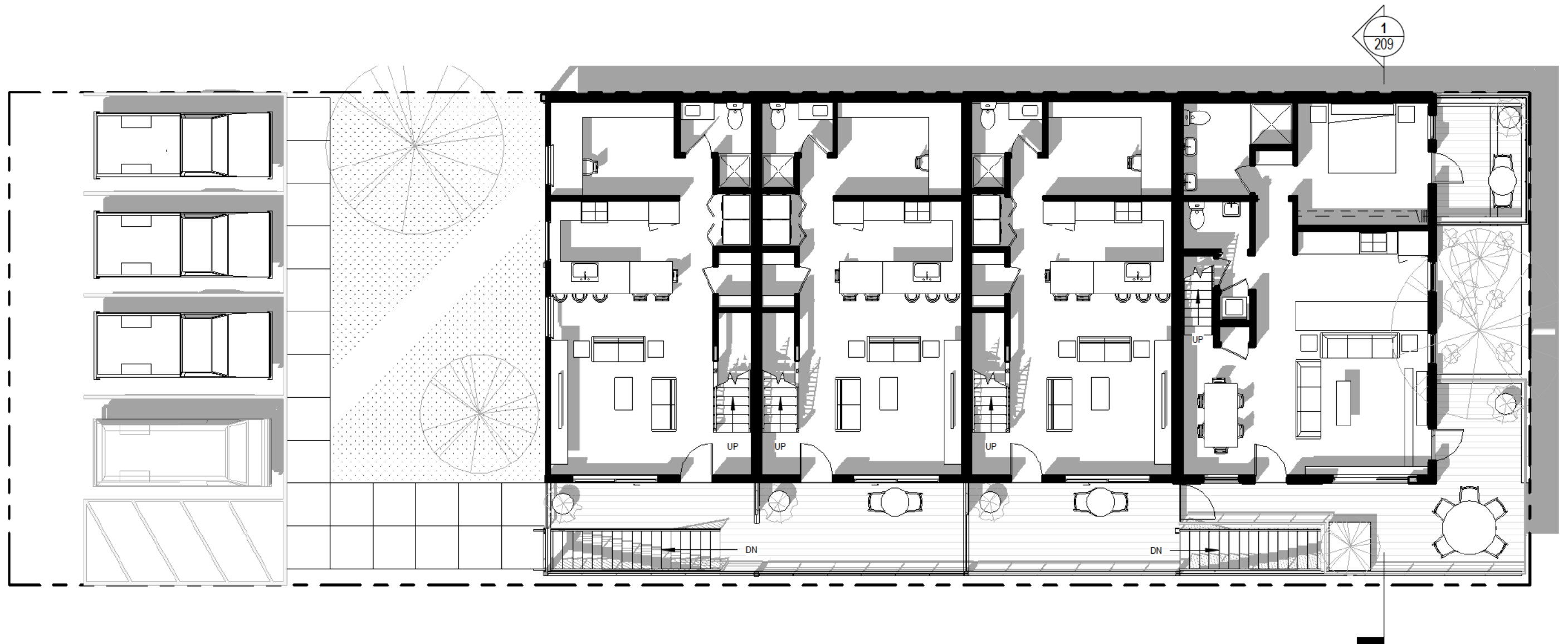


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SCHEMATIC DESIGN

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BUILDING PLAN - LEVEL 2
1" = 10'-0"

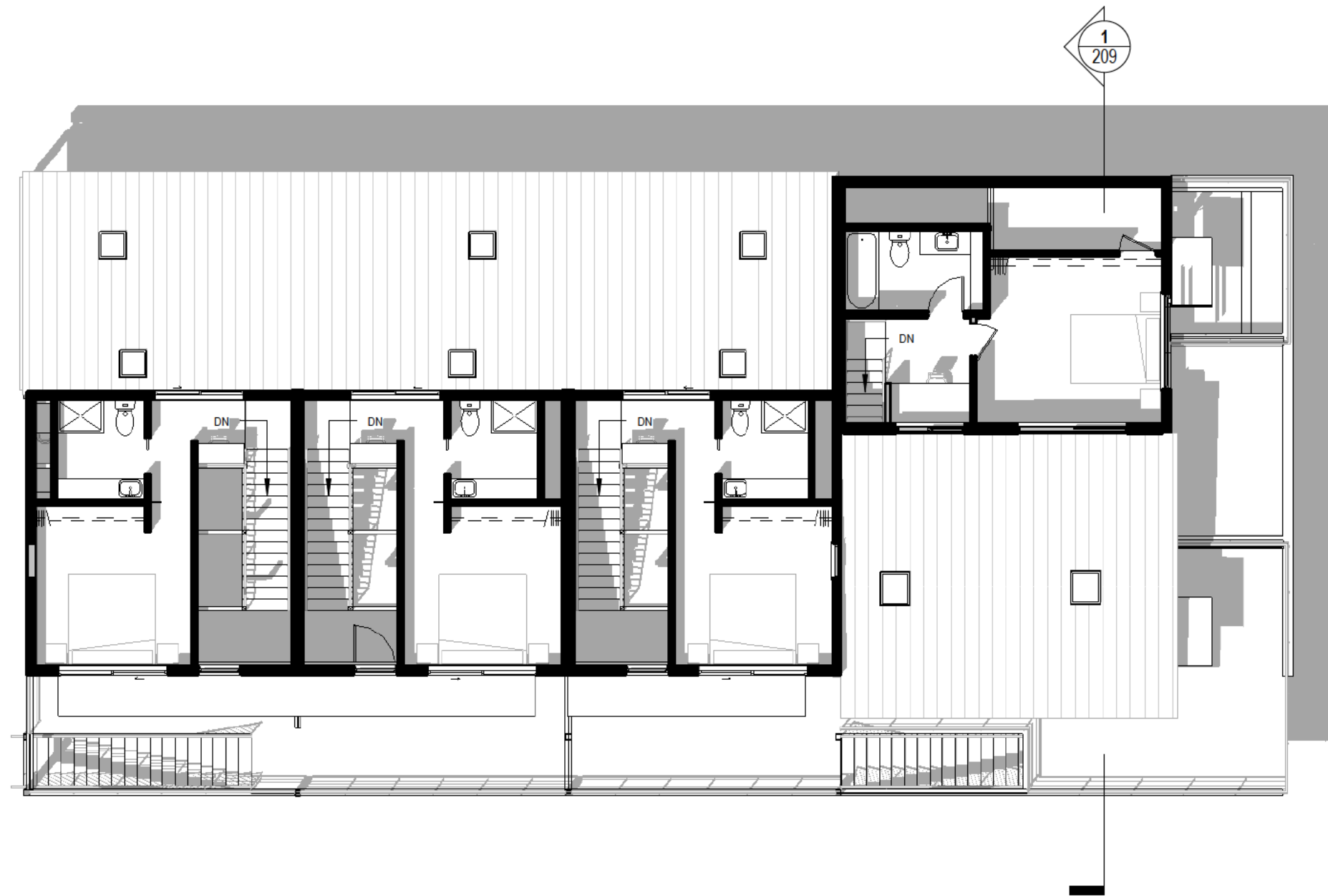
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BUILDING PLAN - LOFT
1" = 10'-0"

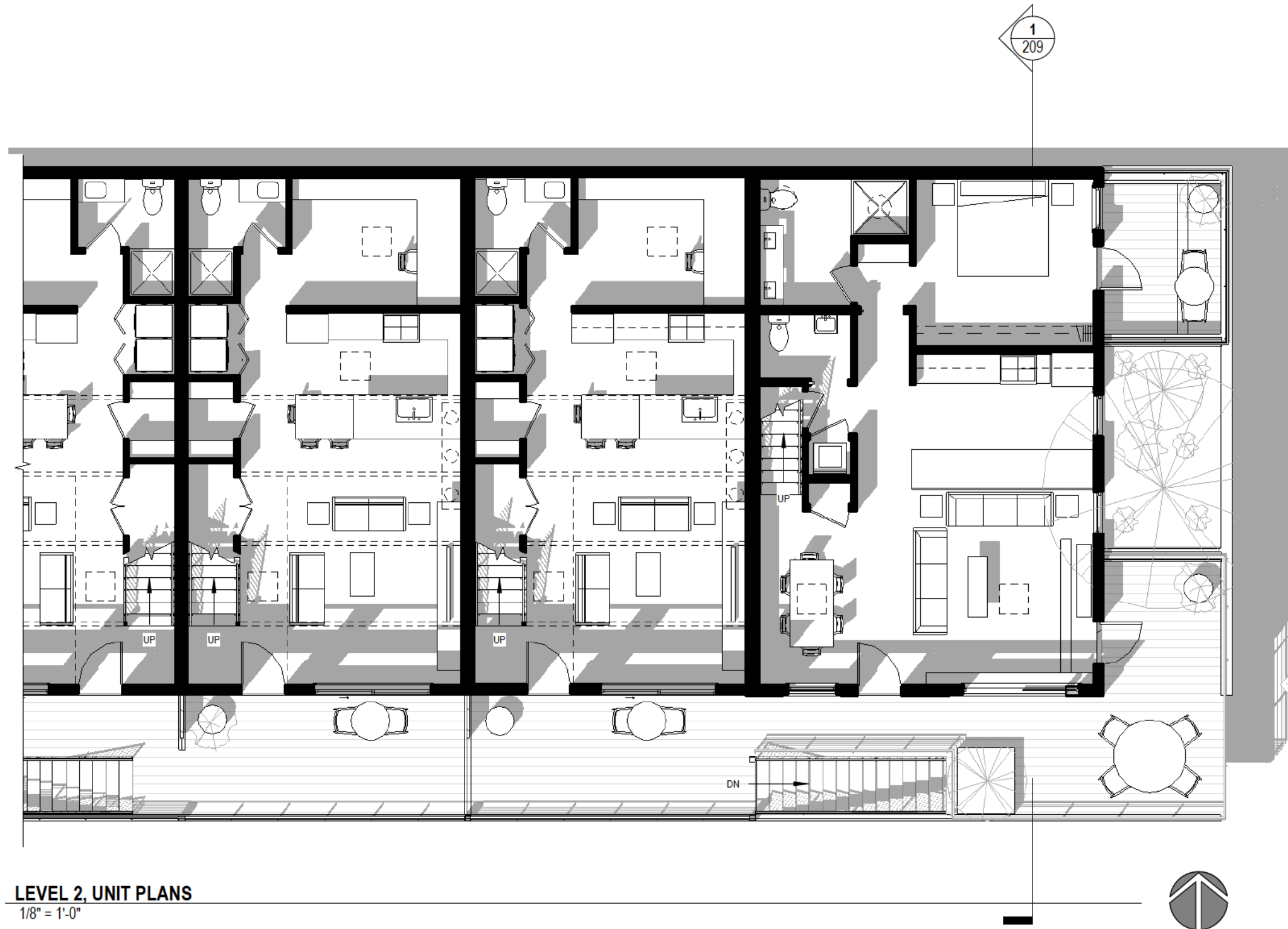


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ONE BEDROOM 720sf FIRST FLOOR WITH 240sf LOFT

TWO BEDROOM 864sf FIRST FLOOR WITH 288sf LOFT



LOFT, UNIT PLANS
1/8" = 1'-0"

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ONE BEDROOM 720sf FIRST FLOOR WITH 240sf LOFT

TWO BEDROOM 864sf FIRST FLOOR WITH 288sf LOFT





VIEW FROM SOUTH - EAST



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ELEVATION - EAST

1/8" = 1'



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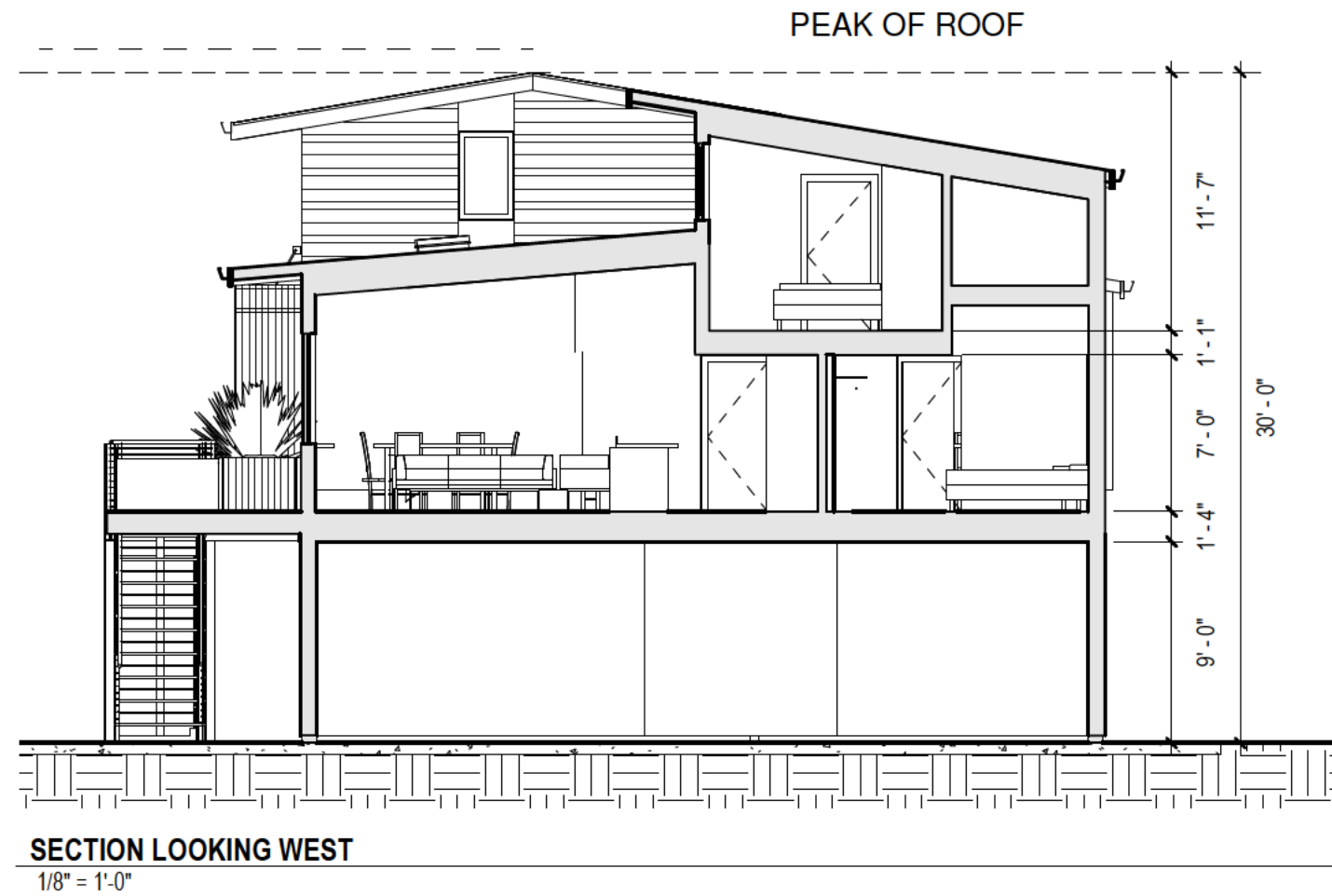


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