



*City of Florence*

Community Development Department  
250 Highway 101  
Florence, OR 97439  
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[www.ci.florence.or.us](http://www.ci.florence.or.us)

### Type of Request

#### THIS SECTION FOR OFFICE USE ONLY

Type I    Type II    Type III    Type IV

Proposal: \_\_\_\_\_

### Applicant Information

Name: Capital Growth Buchalter, Inc. | Attn: Mr. Kirk Farrelly, PE      Phone 1: 205-263-4589

E-mail Address: kfarrelly@cgpre.com      Phone 2: \_\_\_\_\_

Address: 361 Summit Blvd, Suite 110, Birmingham, AL 35243

Signature: *James Kirk Farrelly*      Date: 6/8/2023

Applicant's Representative (if any): JSA Civil, LLC | Representatives: Charlie Severs, PE (Engineer of Record) and Nick Wheeler

### Property Owner Information

Name: Ohran Properties Oregon 101 LLC      Phone 1: \_\_\_\_\_

E-mail Address: \_\_\_\_\_      Phone 2: \_\_\_\_\_

Address: PO Box 61, Emmett, ID 83617

Signature: *Mike Ohran*      Date: 6/12/2023  
DocuSigned by: FE7DB2A60C254D6...

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

Approved

Exhibit

**Property Description**

Site Address: 0 Oregon Coast Highway Florence, OR (no address assigned)

General Description: Subject site is a +/- 1.0-acre vacant lot fronting Oregon Coast Hwy (US-101). A portion of the site contains an existing driveway off US-101 providing access to the Burger King restaurant to the south.

Assessor's Map No.: \_ 181 \_ 223 \_ 22 Tax lot(s): 18-12-23-22-06800-0000

Zoning District: Highway District (H)

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): Adjacent uses include a commercial restaurant facility (Chen's) to the north, single-family residential homes to the east, a commercial fast food restaurant with drive-thru (Burger King) to the south, and U.S. HWY 101 to the west.

**Project Description**

Square feet of new: +/- 32,600 sf total impervious Square feet of existing: 0

Hours of operation: 8 am - 10 pm Existing parking spaces: 0

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

Timetable of proposed improvements: Construction February 2024 - July 2024 (estimated).

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

If yes, please describe: During construction, noise will be created from heavy equipment and contractor's tools. Work will be limited to typical daytime hours (or as required by City Code) to reduce noise impacts. At completion, noise will be created from traffic entering/exiting the Dollar General store but is anticipated to be minor.

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

Project proposes construction of a new +/- 10,640 sq. ft. single-story Dollar General retail facility including an on-site parking lot, underground utilities, perimeter landscaping, and below-grade stormwater facilities +/- 1.0-acres.

The subject site is currently vacant and fronts Oregon Coast Hwy (US-101) to the west. The existing Burger King driveway off US-101 will be utilized as a shared access to serve the Dollar General and Burger King facilities; a secondary access will be extended north from 35th Street within an easement through the Burger King property to serve the Dollar General store.

**For Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Paid