



City of Florence

250 Hwy 101, Florence, OR 97439
www.ci.florence.or.us

October 25, 2023

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Florence Planning Commission will hold a public hearing at 5:30 P.M. on **November 14, 2023**, in the City of Florence City Hall Council Chambers located at 250 Highway 101, to hear and consider the following matter:

RESOLUTION PC 23 08 DR 02: Hwy 101 Dollar General Design Review

The Design Review application was submitted by Kirk Farrelly, PE, of Capital Growth Buchalter as represented by Charlie Severs, PE and Nick Wheeler, JSA Civil, LLC, Inc. The Planning Commission will deliberate Resolution PC 23 08 DR 02, a Design Review for a +/- 10,640 sq. ft. retail store on an undeveloped parcel located at the NE intersection of Hwy 101 and 36th St., found on Assessor's Map #18-12-23-22, Tax Lot 06800. The proposal includes considerations of the store's exterior architectural features, color palette parking, lighting, landscaping, pedestrian walkways, access, utilities and more. The property is zoned Highway District, regulated by Florence City Code Title 10, Chapter 16.

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10: Zoning Regulations

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Administration, Sections 1-4, 1-5; 1-6-3; 1-7
- Chapter 3: Off-Street Parking and Loading, Sections 2, 3, 4, 5, 8, 9, and 10
- Chapter 6: Design Review, Sections 4, 5-1, 6-3, 6-4-G, 7, 8, 9, and 11
- Chapter 7: Special Development Standards, Sections 10-7-3-H and 10-7-6-A
- Chapter 16: Highway District, Sections 1, 2, 4, 5, and 7
- Chapter 34: Landscaping, Sections 3, 4, and 5
- Chapter 35: Access and Circulation, Sections 2, 3, and 4.
- Chapter 36: Public Facilities, Sections 2-5, 2-16, 2-17, 2-18, and 3 through 8
- Chapter 37: Lighting, Sections 2 through 6

Florence City Code, Title 9: Utilities

- Chapter 5: Stormwater Management Requirements, Sections 3, 4, and 7

Florence Realization 2020 Comprehensive Plan

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Chapter 2, Commercial Policy 9; Chapter 12, Transportation Policies 13 & 29

Florence Planning Commission meetings are accessible in person at City Hall, and via teleconference call, and air live on Cable Channel 191, or the 'GoToWebinar' platform link made available on the meeting's agenda, and streamed live and for playback at www.ci.florence.or.us/citymanager/public-meetings-live. Testimony shall be given in person at the meeting or in writing through a request to participate in the conference call. Those testifying via a conference call must complete and submit a speaker's card by 3:30 PM the day of the hearing. For additional information on how to provide verbal or in person testimony at the hearing visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, or contact the City of Florence Planning Department at (541) 997-8237, or visit the meeting calendar page at <https://www.ci.florence.or.us/calendar>.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which is believed to apply to the decision. Written testimony may be mailed to 250

Public Works
2675 Kingwood St.
(541) 997-4106

**City Manager /
City Recorder**
250 Highway 101
(541) 997-3437

**Community Development:
Planning & Building**
250 Highway 101
(541) 997-8237

**Finance /
Utility Billing**
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

Florence Events Center
715 Quince St.
(541) 997-1994



Highway 101, Florence, OR 97439; e-mailed to planningdepartment@ci.florence.or.us; or delivered to the document drop box outside and on the right side of the City Hall main entrance. **Written testimony received prior to November 7, 2023**, can be addressed within the staff report; however, written testimony will be accepted until **November 14, 2023**, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10.

Applicable criteria, a copy of the application, documents and evidence submitted by or on behalf of the applicant, and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, OR, or may be found on the City's website under "Planning & Zoning." The staff report is available for inspection 7 days prior to the hearing and will be provided at reasonable cost.

For more information call (541) 997-8237. The meeting location is wheelchair accessible.
For special accommodations please call (541) 997-8237 at least 48 hours prior to the hearing.

