



City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

Ph: (541) 997-8237
planningdepartment@ci.florence.or.us

March 22, 2024

AR 24 02 DR 01 – DESIGN REVIEW AND EXPANSION OF A CONDITIONAL USE PERMIT – OREGON COAST HUMANE SOCIETY

The Oregon Coast Human Society (OCHS) submitted an application for administrative design review and expansion of a conditional use permit of less than 25%. This project proposes installing a 10' x 40' modular office unit on and south of the existing OCHS site. The property is located at 2840 Rhododendron Dr and zoned Marine as regulated by Florence City Code (FCC) Title 10, Chapter 18.

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, 1-6-2, and 1-7
- Chapter 2: General Zoning Provisions, Section 13
- Chapter 3: Parking and Loading, Sections 3, 4-B and C, 5, 8-E through L, 9, and 10
- Chapter 4: Conditional Uses, Section 4-2
- Chapter 7: Special Dev. Standards, Sections 2, 3, and 5 through 7
- Chapter 8: Nonconforming Lots & Uses, Section 8-2
- Chapter 18: Marine District, Sections 3 through 5
- Chapter 19: Estuary Shorelands, Beaches and Dunes, Section 7
- Chapter 34: Landscaping, Sections 3 thru 5
- Chapter 35: Access and Circulation, Sections 2-14 and 3
- Chapter 37: Lighting 2 through 5

Florence City Code, Title 9: Stormwater Management (found at <https://www.ci.florence.or.us/council/title-9-utilities>)

- Chapter 5: Stormwater Management Utility, Sections 1-8, and 2, thru 4

Florence Revitalization 2020 Comprehensive Plan (found at <https://www.ci.florence.or.us/planning/comprehensive-plan>)

- Chapter 2: Land Use; Commercial, Policies 3
- Chapter 17: Coastal Shorelands, Policy 15 and Management Unit 2.2

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which are believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439; delivered to the drop box at the main entrance to City Hall; or e-mailed to planningdepartment@ci.florence.or.us. Written testimony will be accepted until **April 5, 2024, at 4:00 PM**. Please include a mailing address if submitting comments by letter. **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.**

Applicable criteria and other related materials are available for purchase at a cost of \$0.20-0.40/ page or may be found on the City's website at www.ci.florence.or.us, under "Planning & Zoning." Requests for printed materials will be accommodated to the best of our staff's ability. For additional information, call the

Planning Department at (541) 997-8237. Notice of the Administrative Decision will be mailed to the applicant and all parties who have submitted testimony.



8' x 32' CONEX STORAGE (pet food)

10' x 40' PROPOSED MODULAR UNIT

* NOT THERE (never installed)

Proposed Modular Unit is N/A

