



**APPLICATION FOR:
A CONDITIONAL USE PERMIT AND DESIGN REVIEW
TO ALLOW RESIDENTIAL DEVELOPMENT
OF THE LOTUS BUILDING**

August 26, 2025

LAND USE PLANNING AND CONSULTING SERVICES

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I. DETAILS:

Applicant: Chris Leturno on behalf of A & D Bay Street LLC. 1355 Oak St. Ste. 200, Eugene, Oregon 97401.

Owner: A & D Bay Street LLC., 1355 Oak St. Ste. 200, Eugene, Oregon 97401.

Agent: Jed Truett, AICP, Metro Planning, Inc., 846 A Street, Spfd, OR 97477.

Map/TL: 18-12-34-12, TLs 8000.

Site Address: 1150 Bay Street (TL 8000).

Current Zoning: Old Town Area A (Old Town A) and Development Estuary (DE).

Current CP Des: Downtown. Exhibit D.

Size: .90 acre.

Services: Fire: Florence Fire
Police: City of Florence
Water/Sewer: City of Florence
Schools: Florence
Access: Bay Street
Exhibit I.

Legal Lot: Platted. Ex L.

Annex: Yes.

II. BACKGROUND

The applicant previously filed for an SUP and Design Review on the property to allow development of the Lotus Building. Due to timing issues, those applications were withdrawn. The applicant is hereby resubmitting the same applications. Please see

record of PC 25 11 DR 04 and PC 25 10 CUP 02 for details, exhibits and findings. Those application materials are hereby incorporated herein by this reference. Incorporation is the cleanest way to ensure all previous amendments and correspondence is brought forward into the new applications.

III. EXHIBITS

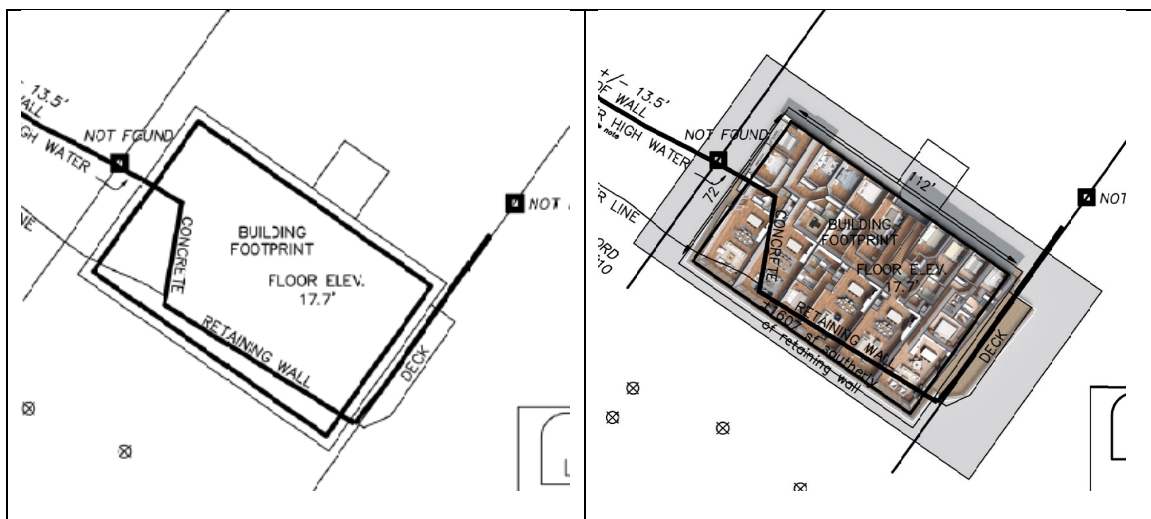
Please see record of PC 25 11 DR 04 and PC 25 10 CUP 02 for details, exhibits and findings. Those application materials are hereby incorporated herein by this reference. Also see attached updated Bicycle Plan drawings and Landscape Plan.

- Bicycle Plan Closet Addendum A1
- Bicycle Plan Closet Addendum A2
- Landscape Plan L 1.0

IV. BACKGROUND AND PROPOSAL

The proposal is to allow six attached single-family units within the footprint of the Lotus Building. Recently, the City of Florence corrected zoning and designation on the subject property so that the dividing line between the Old Town A district and DE district reflected the OHHW line. Also recently, the City of Florence amended the zoning ordinance to allow single family attached dwellings in existing structures within the Shorelands Residential designation subject to a Conditional Use permit, and to allow the proposed use in the DE portion of the building, as well. These approvals are set out in Section IV, below.

DIAGRAM 1



V. PLANNING DOCUMENTS

Relevant to this request are the following approvals/applications:

PC 24 29 CPA 01 (approved)	Amendment to change DE/Old Town A boundary to reflect correct location of OHHWL.
PC 24-41 TA 02 (approved)	Zoning text amendment to allow residential single family (attached) in the Lotus Building.
PC 25 01 TA 01 LOTUS	DE Text Amendment to allow proposed residential use in the DE portion of the Lotus Building.

These approvals modified plan designation and zoning and provided for single family residential development of the Lotus Building. In doing so, all relevant provisions and policies of the Statewide Planning Goals, Florence Comprehensive Plan, Florence Shorelands plan, and other refinements plans were addressed. Staff, the Planning Commission and the City Council found that the proposals were compliant. As such, these applications and decisions are incorporated herein as evidence of compliance with the noted planning documents.

VI. CODITIONAL USE PERMIT CRITERIA

RESPONSE: Please see record of PC 25 11 DR 04 and PC 25 10 CUP 02 for findings related to condition use criteria. Those application materials are hereby incorporated herein by this reference.

VII. DESIGN REVIEW

RESPONSE: Please see record PC 25 11 DR 04 and PC 25 10 CUP 02 for findings related to design review criteria. Those application materials are hereby incorporated herein by this reference.