

# Drive-Thru Kiosk & Carwash Land Use Applications

**Coffee Kiosk: PC 20 13 DR 01**

**Car Wash: PC 20 14 DR 02**



# Location, Zoning & Plan Designation

- **Location- E of Hwy 101, W of Old School Furniture, & Between 5<sup>th</sup> & 6<sup>th</sup>.**
- **Zoning: Mainstreet Area A**
- **Comp Plan: Downtown**

# Proposals

## **Drive-Thru Coffee Kiosk and Drive-Thru Carwash**

- Two adjoining lots
- Shared parking, landscaping, access & utilities
- Similar design materials & colors

# Prior Approvals W/Conditions

**Oct. 22, 2019**

- CUP approvals allow drive-thru uses in Mainstreet Area A District
- Front Setback variance approvals for both lots
- PC 19 10 CUP 03; PC 19 08 VAR 01 (Carwash)
- PC 19 09 VAR 02; PC 11 CUP 04(Kiosk)

# Review Criteria

## **Florence City Code, Title 10: Zoning**

- Ch.1: Zoning Administration, Sections 1-4, 1-5; 1-6-3; 1-7
- Ch. 3: Off-Street Parking and Loading, Sections 3-2 through 3-6; 3-8 through 3-10
- Ch. 6: Design Review, Sections 4 through 9
- Ch. 27: Mainstreet/Area A District, Sections 1 through 5
- Ch. 34: Landscaping, Sections 2 through 5
- Ch. 35: Access and Circulation, Sections 2-2 through 2-14, 3-1 through 3-3 and 4.
- Ch. 36: Public Facilities, Sections 2-4, 2-5, 2-16, 2-17, 2-18, 3 though 8
- Ch. 37: Lighting, Sections 2 through 6

# Review Criteria

## **Florence City Code, Title 9: Utilities**

Ch. 5: Stormwater Management Requirements, Sections 1 thru 7

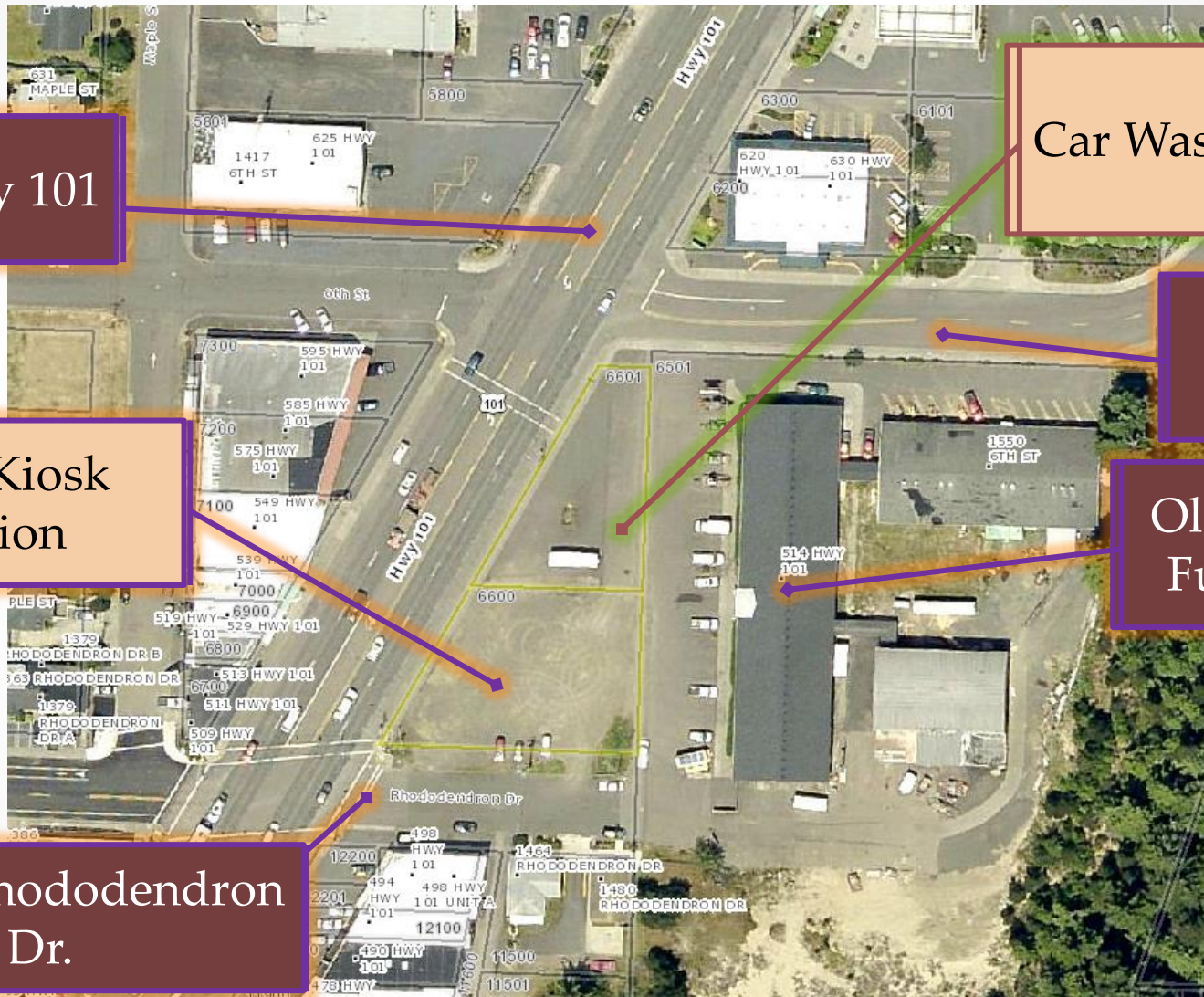
## **Florence Realization 2020 Comprehensive Plan**

Ch. 2: Commercial Policy 9,

Ch. 12: Policies 13 & 29



# Aerial of Site



Highway 101

Car Wash Location

6<sup>th</sup> St

Coffee Kiosk  
Location

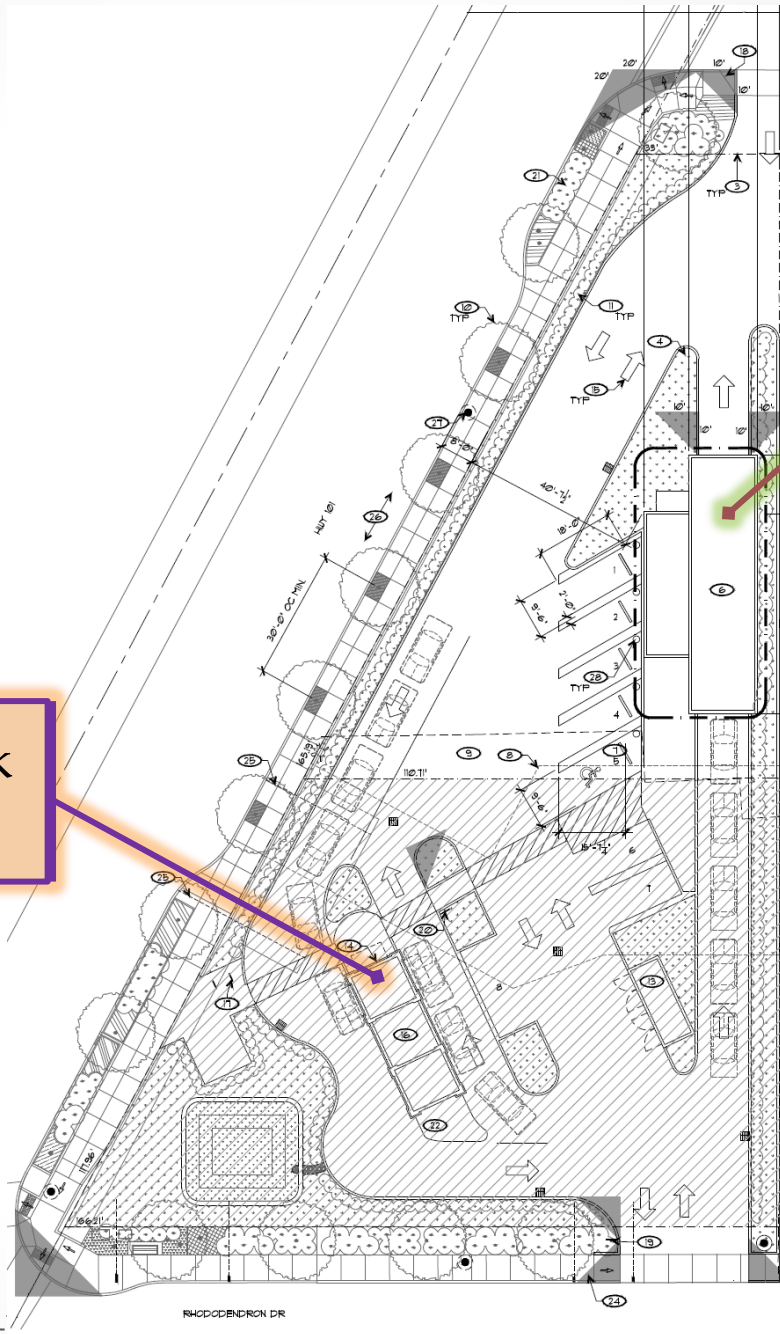
Old School  
Furniture

5<sup>th</sup> St. / Rhododendron  
Dr.

# Site Plan

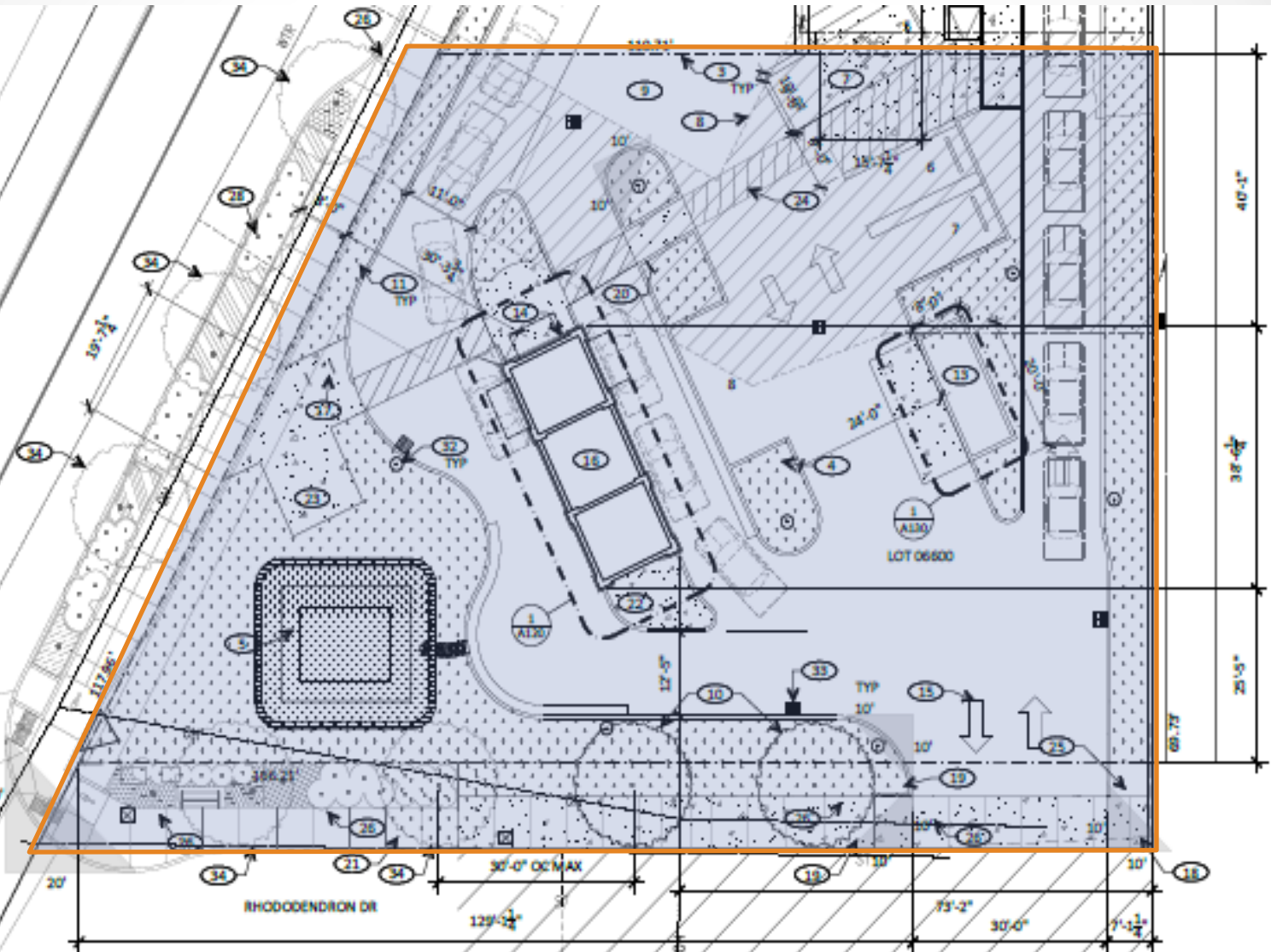
Coffee Kiosk  
Location

Car Wash  
Location





# Site Plan – Coffee Kiosk



# Design Features

## Drive-Thru Coffee Kiosk

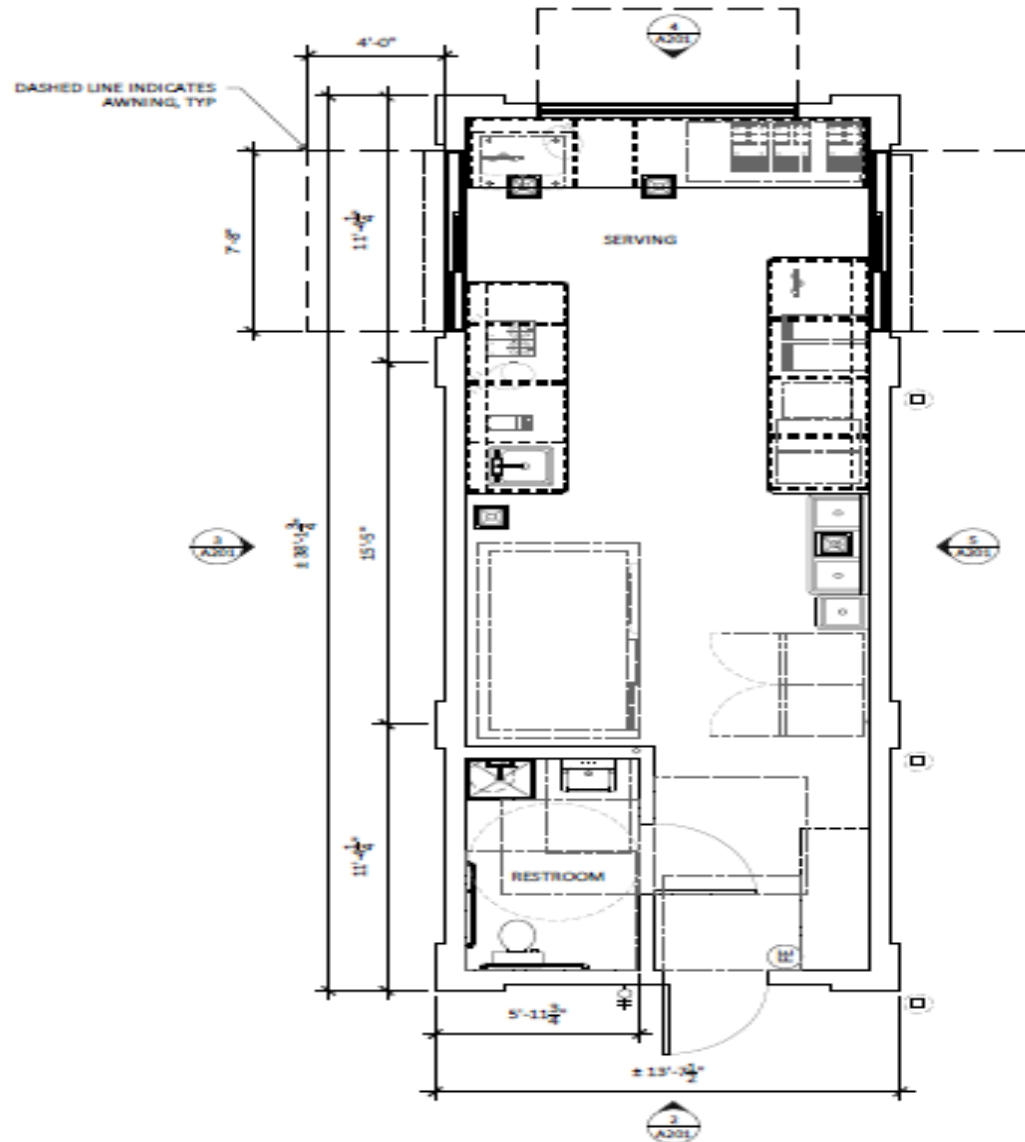
- Vertical Lap- light brown
- Wall Caps – dark gray
- Horizontal board & batten- dark brown
- Flat roof and parapets
- Cornices – dark brown
- Steel Awnings over windows- dark gray

# Design Features

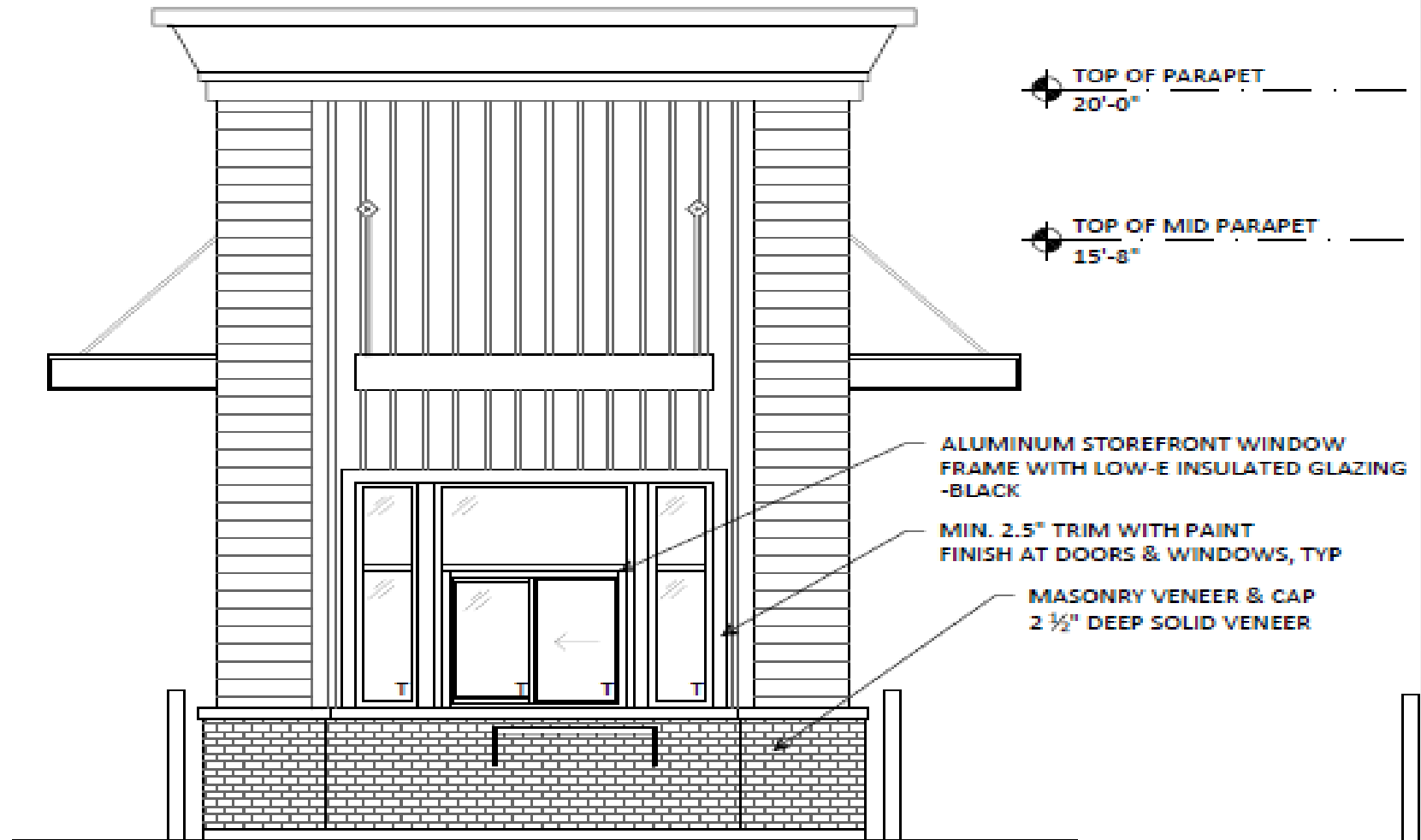
## Drive-Thru Coffee Kiosk

- Varied Roof Heights
- Masonry veneer skirt surround
- Window trims in black
- Employee entrance door – dark gray

# Floor Plan-Coffee Kiosk



# Elevations-Coffee Kiosk



## 4 NORTH ELEVATION

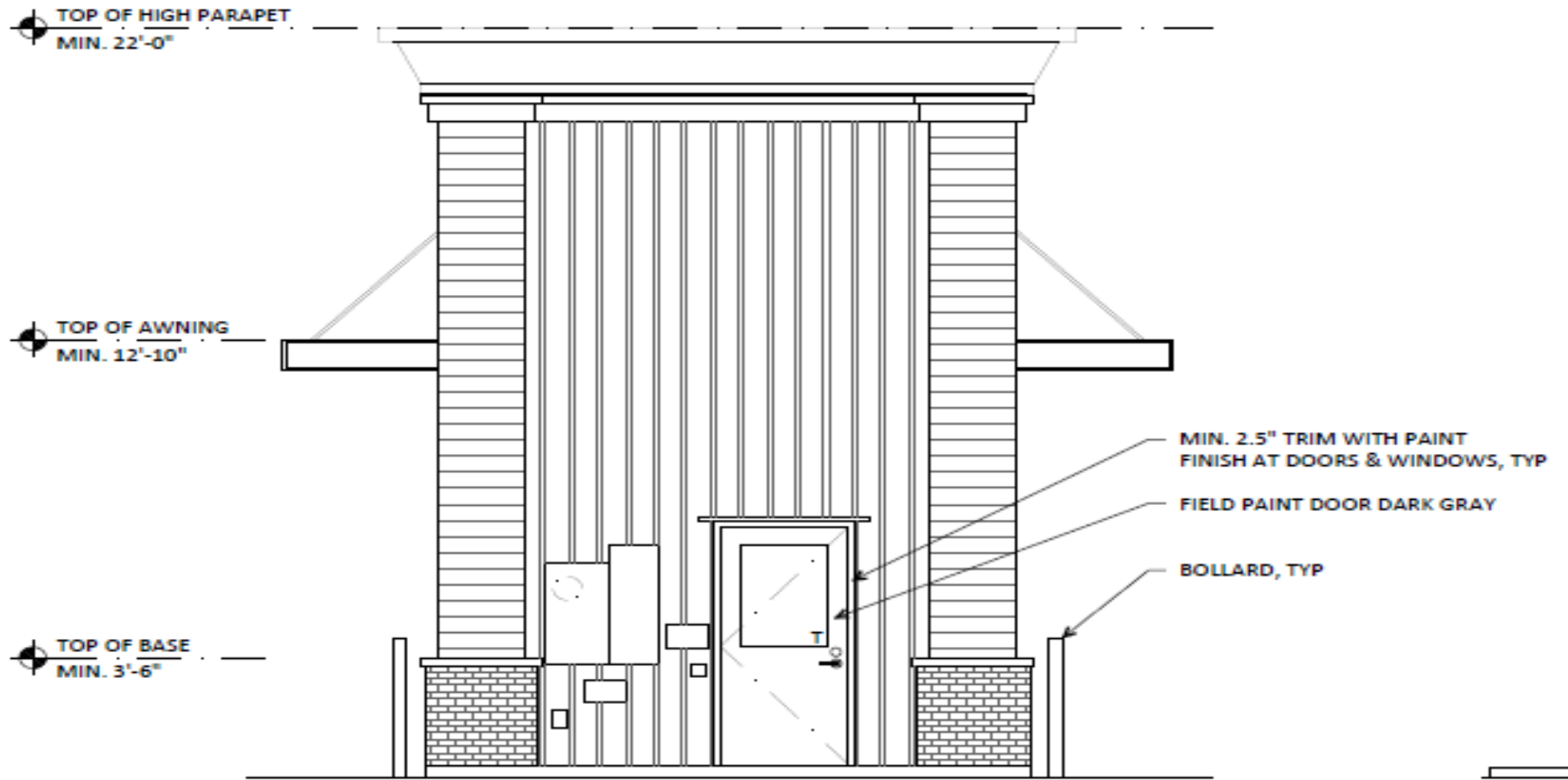
1/4"=1'-0"

• Drive-Thru Coffee Kiosk and Drive-Thru Carwash

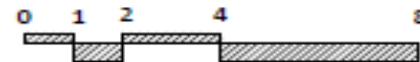
5 EA  
1/4"=

8/11/2020 • 13

# Elevations-Coffee Kiosk



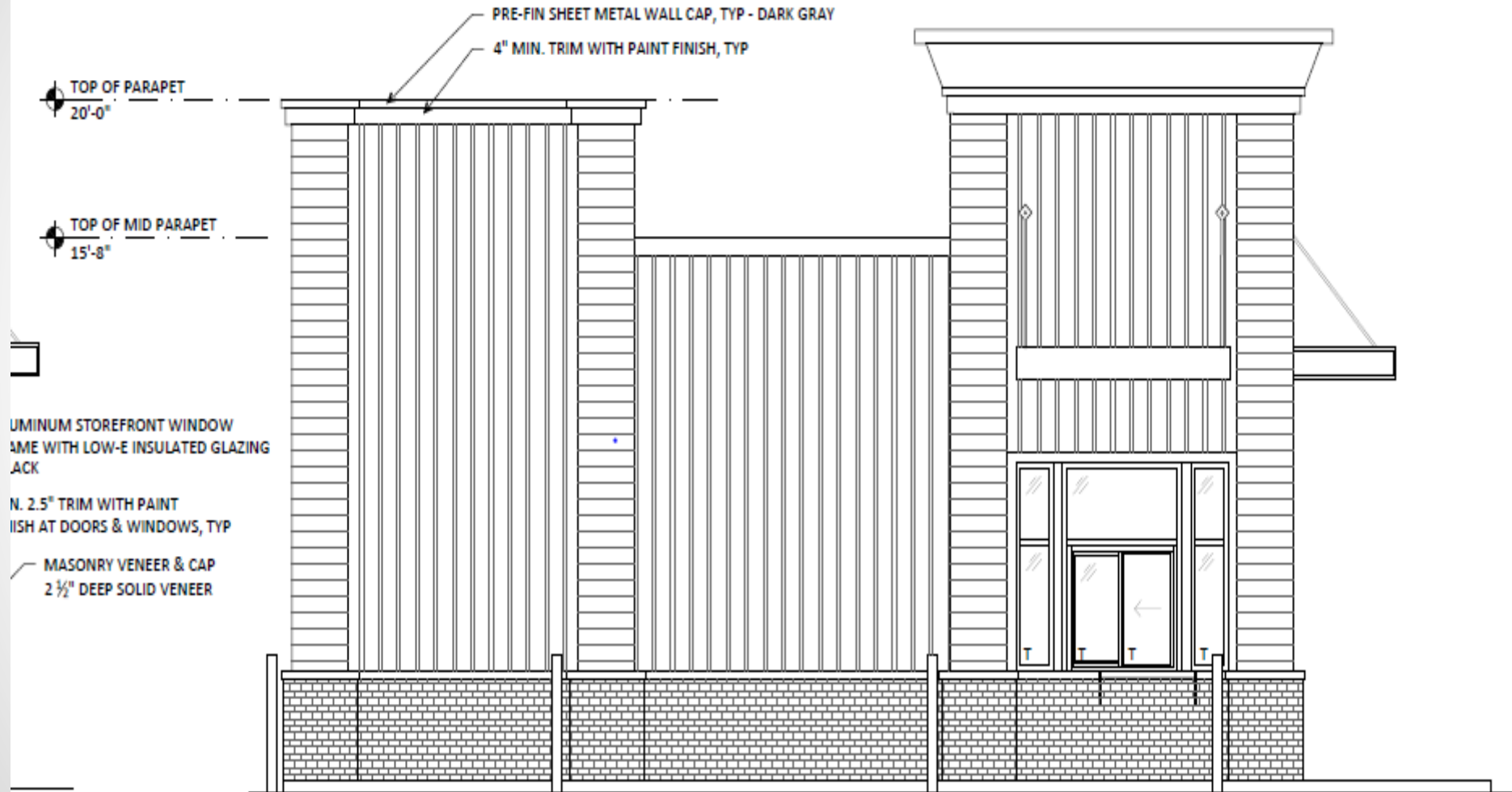
**2** SOUTH ELEVATION  
1/4"=1'-0"



**3** WEST ELEVATION  
1/4"=1'-0"

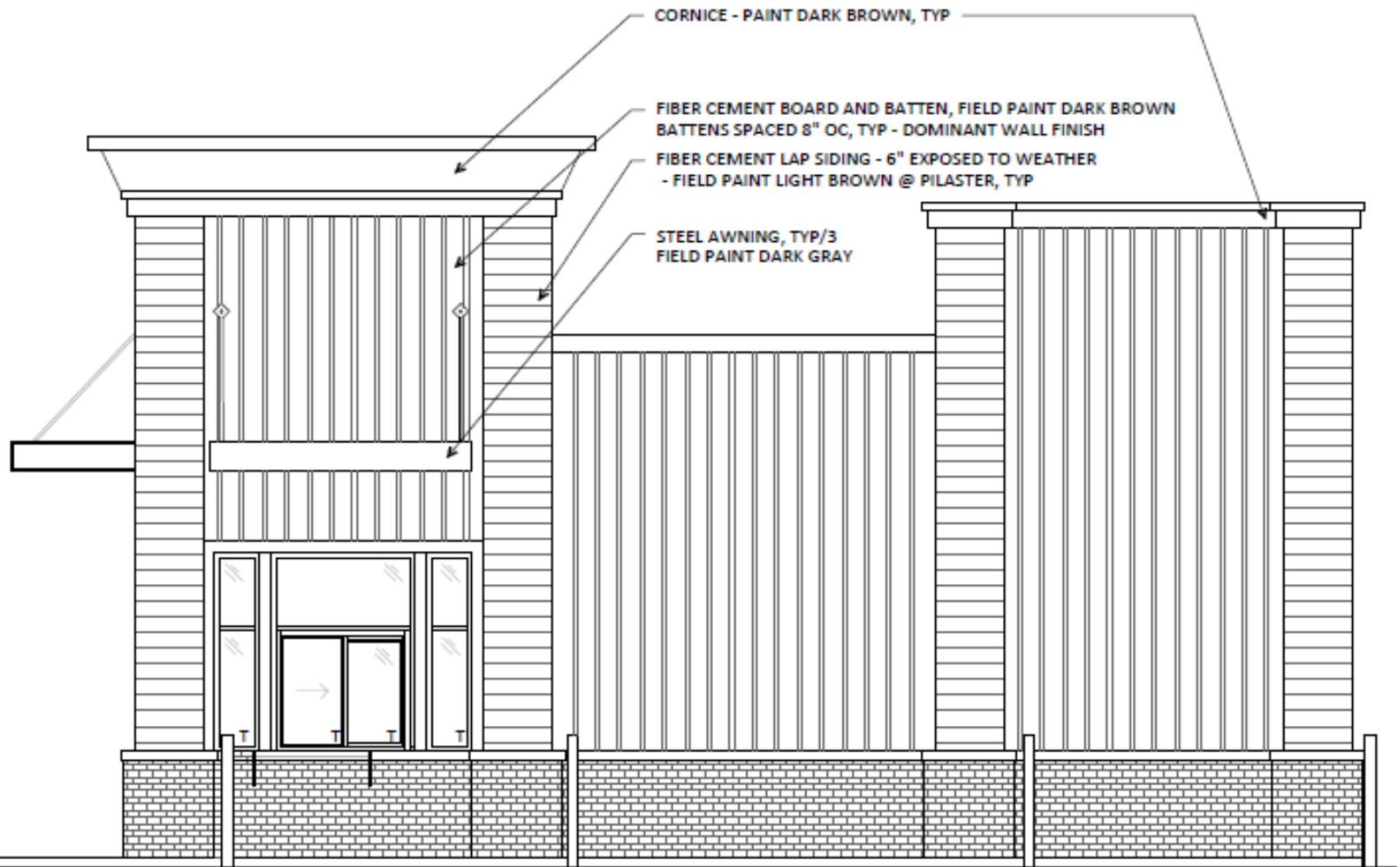


# Elevations-Coffee Kiosk



**5** EAST ELEVATION  
1/4"=1'-0"

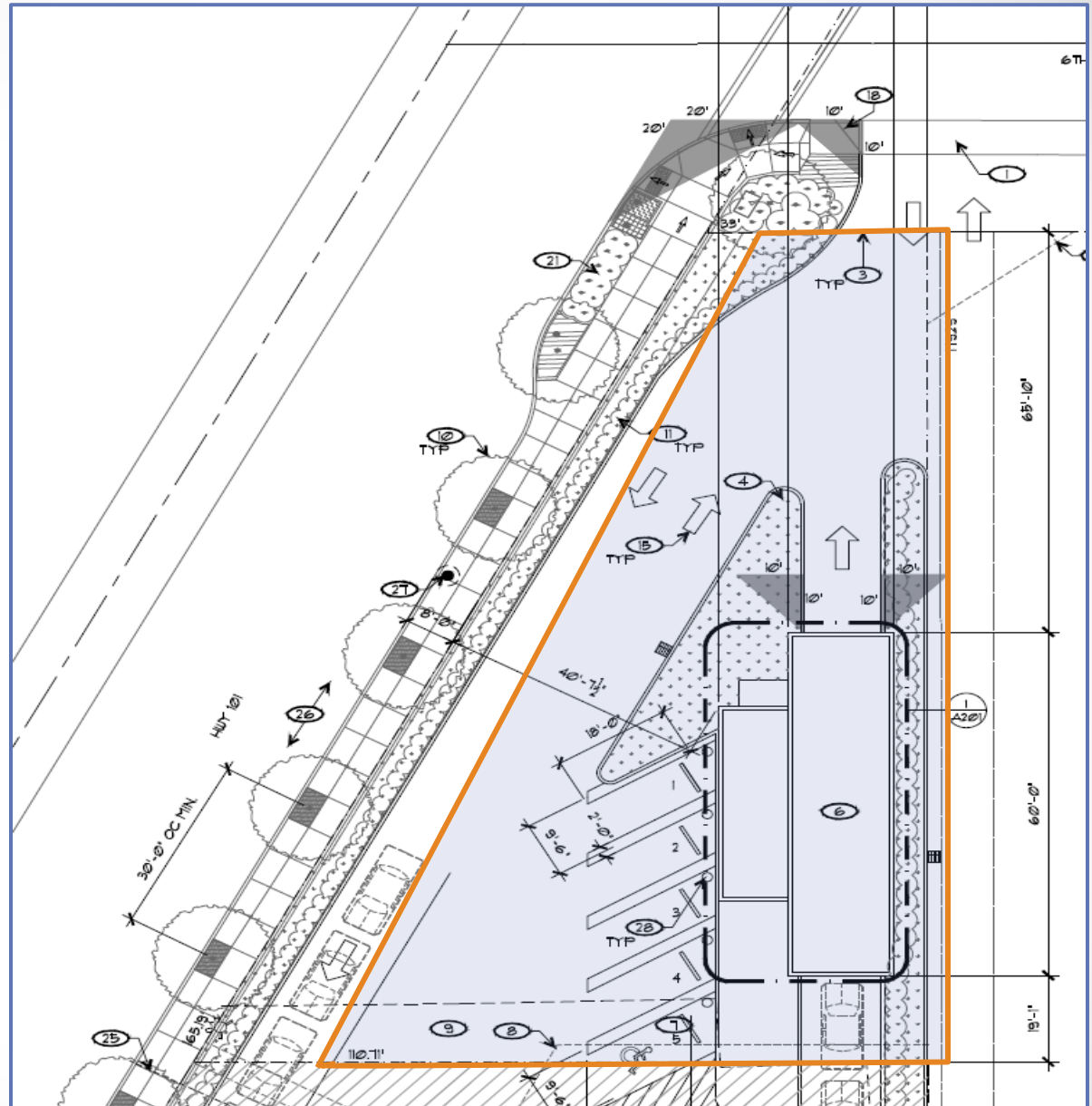
# Elevations-Coffee Kiosk



## WEST ELEVATION

1/4"=1'-0"

# Site Plan - Car Wash

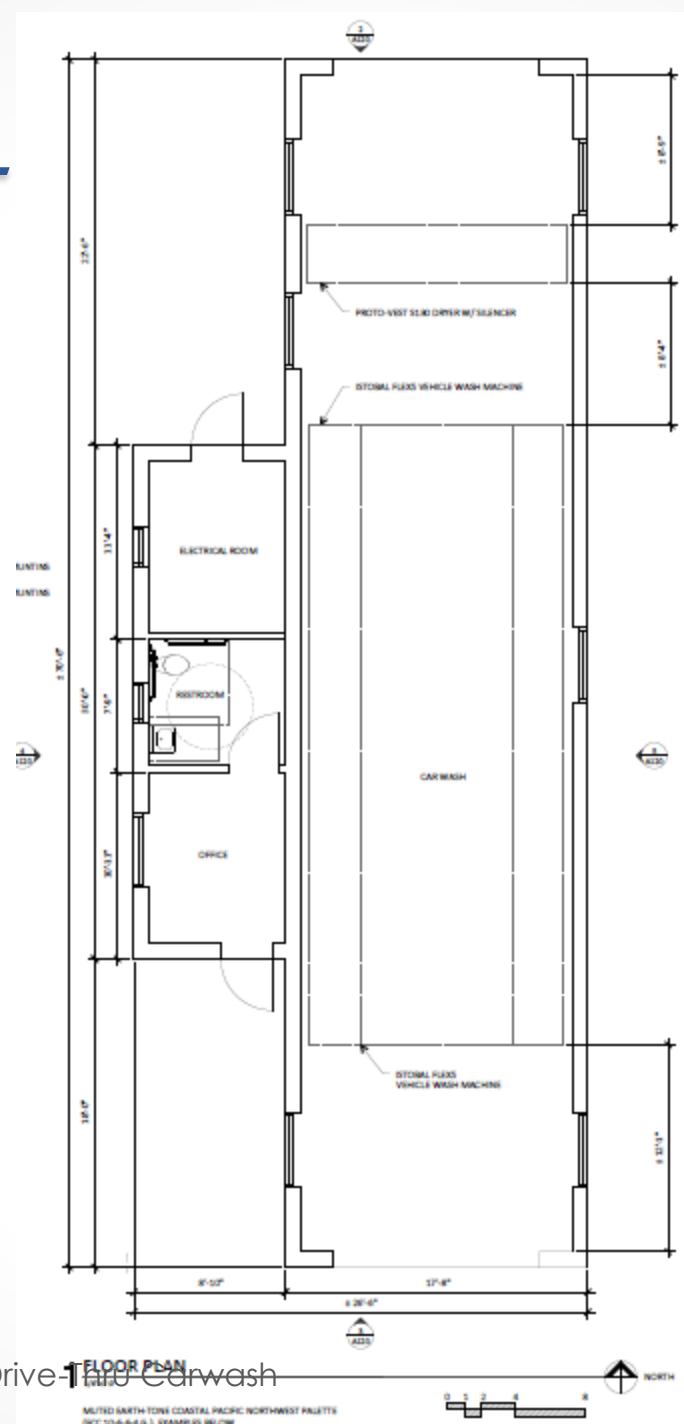


# Design Features

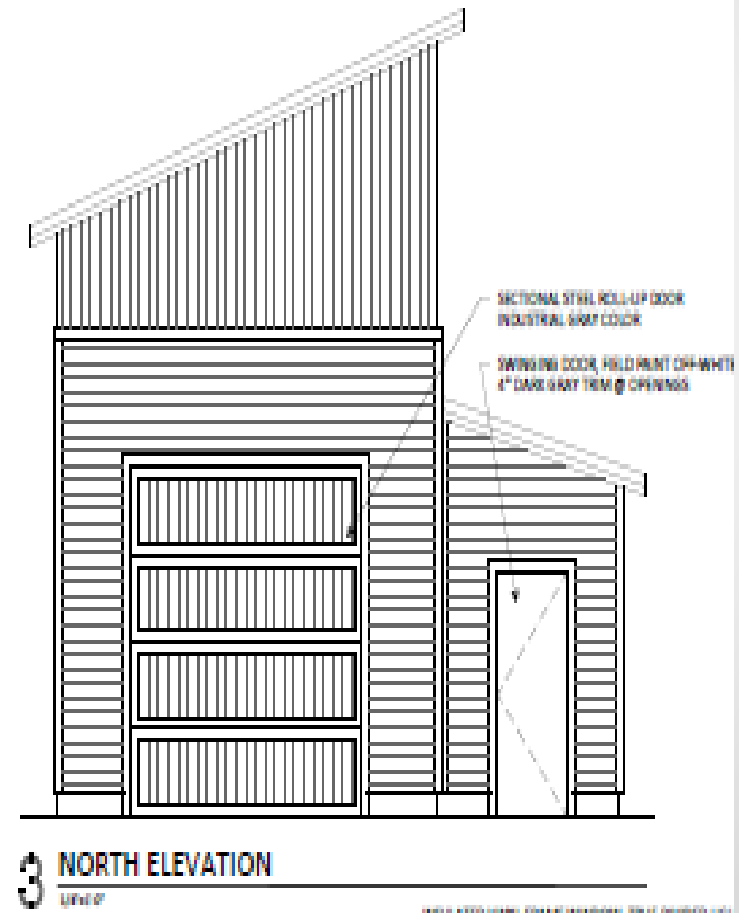
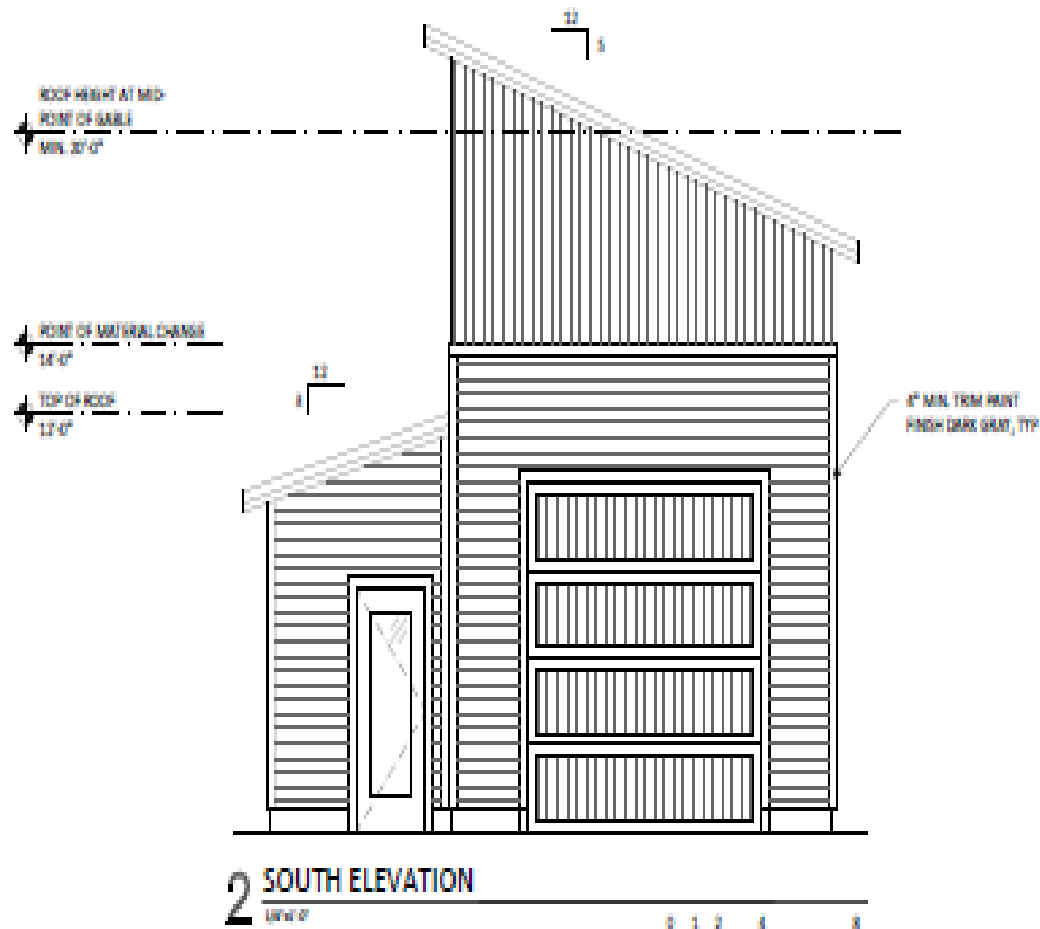
## Drive-Thru Carwash

- 6 in. Fiber Cement vertical – Tan
- 6 in. Fiber Cement horizontal lap – Dark gray
- Pitched roof, composition shingles- dark gray
- Continuous gutters - off-white
- Window panes – dark gray
- Office Door – off-white, dark gray trim
- Sectional steel roll-up door- industrial gray

# Floor Plan - Car Wash



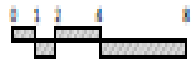
# Elevations-Coffee Kiosk





# Elevations-Coffee Kiosk

UNIFORM



UNIFORM

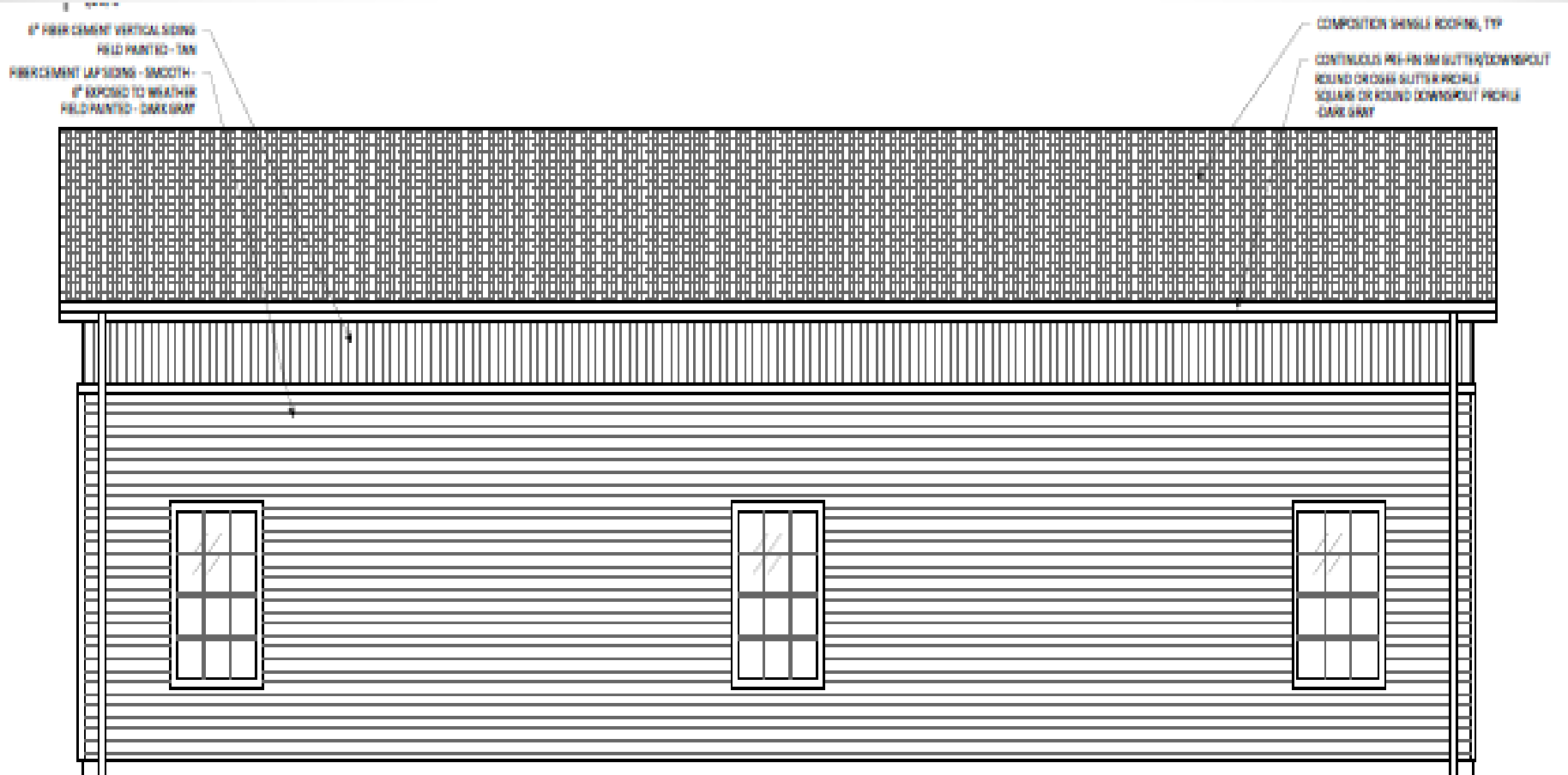
INSULATED VINYL FRAME WINDOW, TRUE OVERHEAD LIGHT STYLE MOUNTING  
8'-0" 3/4" - FRAMES - FIELD PAINT DARK GRAY

INSULATED VINYL FRAME WINDOW, TRUE OVERHEAD LIGHT STYLE MOUNTING  
8'-0" 3/4" - FRAMES - FIELD PAINT DARK GRAY



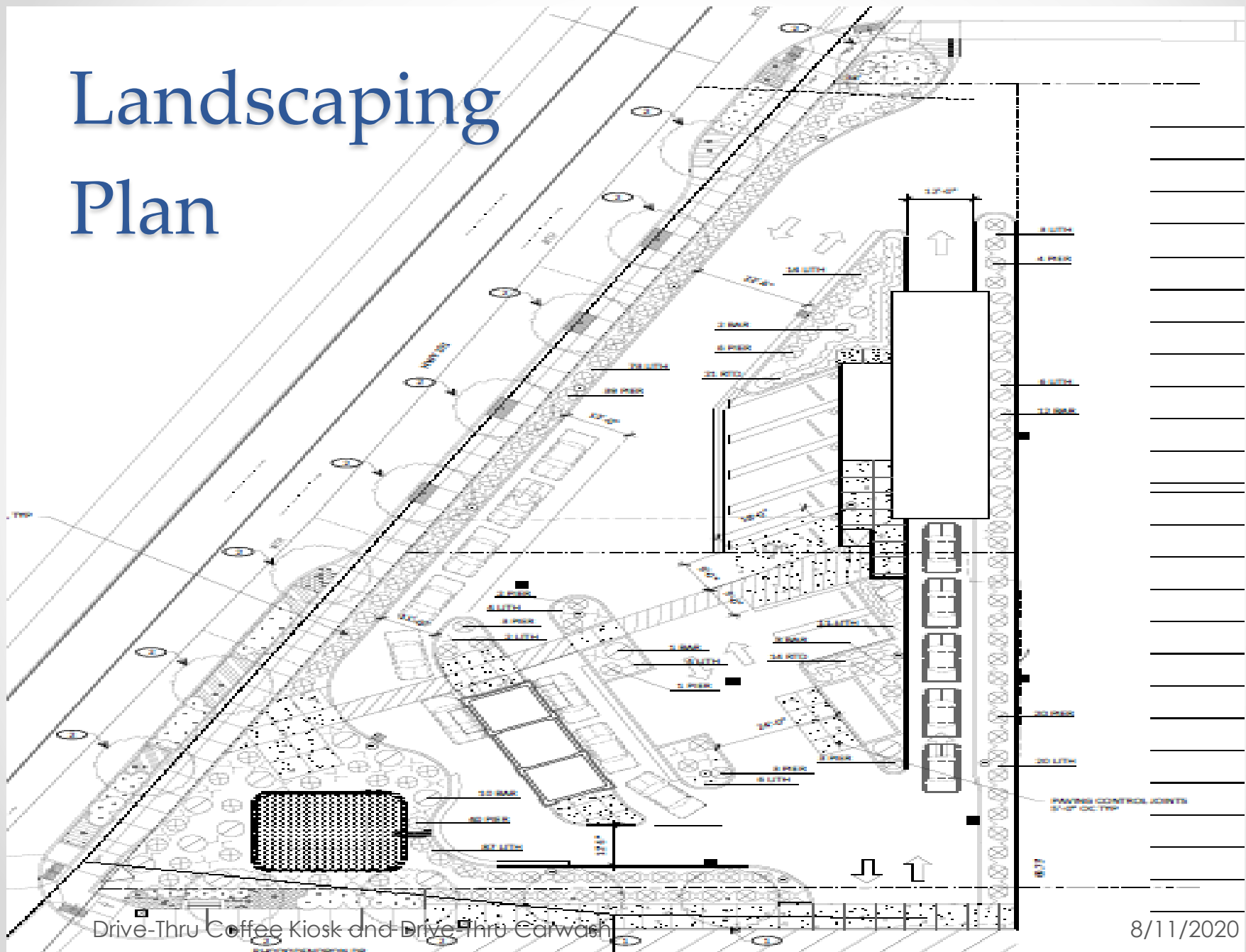
WEST ELEVATION

# Elevations-Coffee Kiosk



## 5 EAST ELEVATION

# Landscaping Plan



# Landscaping Plants

## PLANTING SCHEDULE

KEY	COMMON NAME	MIN. SIZE
PIER	PIERIS	3 GAL
BAR	BARBERRY	5 GAL
RTD	RED TWIG DOGWOOD	3 GAL
LITH	LITHODORA	4" POTS
ALR	RED ALDER	2" CAL.

# Landscaping Plants



Red Alder

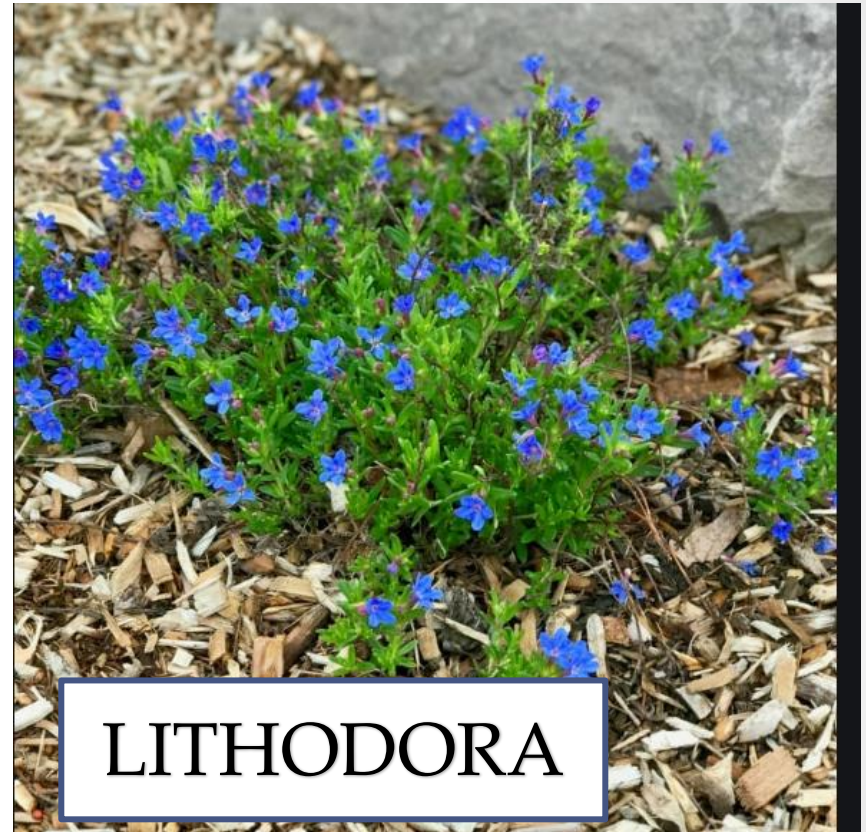
Image taken on 8/11/2020 from  
<https://cgaxis.com/product/red-alder-tree-3d-model-5m/>

# Landscaping Plants



PIERIS

Image taken on 8/11/2020 from  
<https://gardengoodsdirect.com/products/pieris-katsura>



LITHODORA

Image taken on 8/11/2020 from  
<https://www.petscribbles.com/is-your-lithodora-brown-after-winter-there-is-hope/>



# Landscaping Plants

BARBERRY



RED TWIG  
DOGWOOD

Image taken on 8/11/2020 from:  
<https://growbeautifully.monrovia.com/grow-red-twig-dogwoods-for-winter-color/>

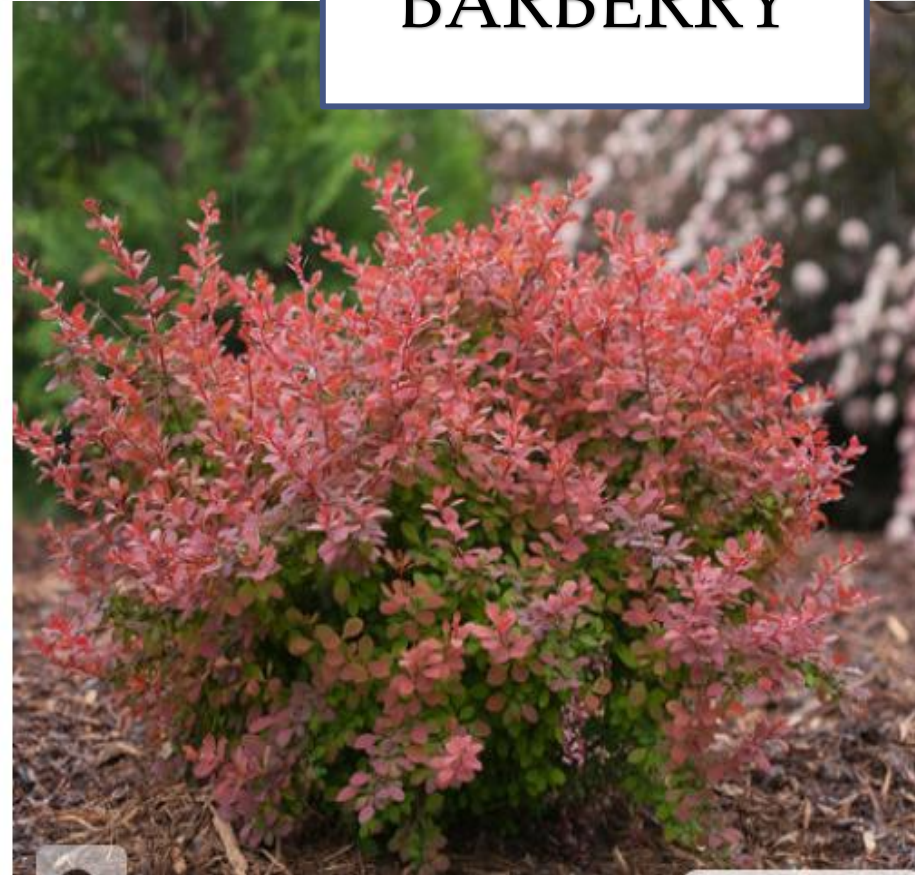


Image taken on 8/11/2020 from:  
[www.provenwinners.com/plants/berberis/sunjoy-cinnamon-barberry-berberis-thunbergii](http://www.provenwinners.com/plants/berberis/sunjoy-cinnamon-barberry-berberis-thunbergii)

# Photometric Plan

## Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
06601/06600	+	1.3 fc	3.2 fc	0.0 fc	N/A	N/A
06601/06600(Copy )	+	1.3 fc	3.2 fc	0.1 fc	32.0:1	13.0:1
Highway 101 Spill	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Light Spill	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

## Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Wattage	Distribution
○ □	B	18	Louis Poulsen Lighting A/S	L7933A	L7933A Albertslund Maxi LED 3000K	2xBridgelux LED 184 4000K	112	
○ □	C	6	Louis Poulsen		Albertslund maxi LED 3000K EU	LED 3000K	71	

Only 8 “B”s & 3 “C”s are indicated on Plan



# Photometric Plan-Kiosk

Drive-Thru Coffee Kiosk and Drive-Thru Carwash

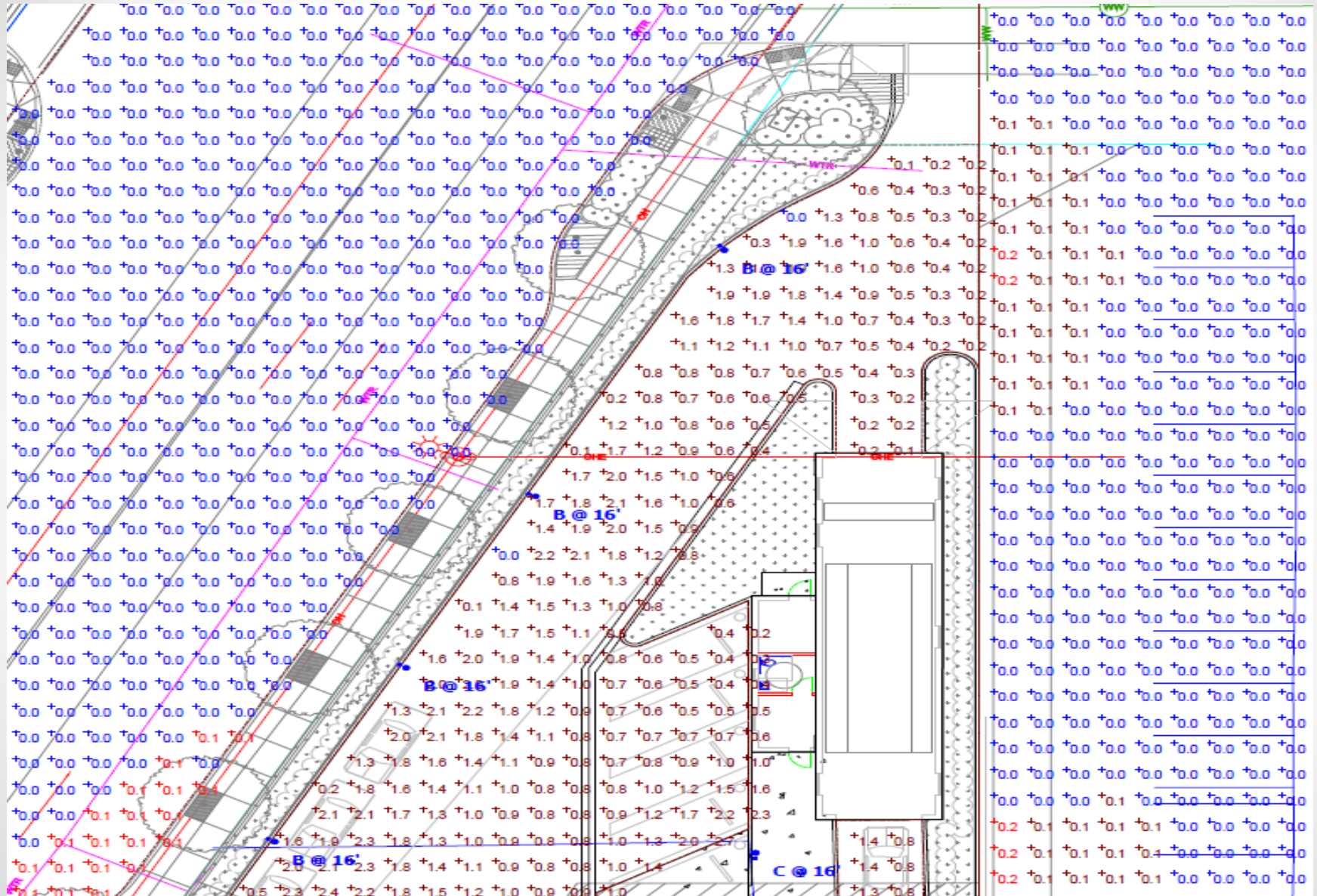
8/11/2020 29

# Photometric Plan-Kiosk

Drive-Thru Coffee Kiosk and Drive-Thru Carwash

8/11/2020 29

# Photometric Plan-Carwash



- Drive-Thru Coffee Kiosk and Drive-Thru Carwash

# Testimony & Referrals

## **Public Testimony Received:**

Testimony Received @ 3:36 today, Aug. 11:

Vesselk Martinez-

- COF spent \$2.5 mil to make Hwy 101 beautiful
- Proposal potentially damage current landscape
- Asks if enough similar development already
- Landscaping won't hide carwash
- Doesn't agree with color choices- feels we need 'fun' colors.

# Testimony & Referrals

## **Public Testimony Received:**

None

## **Referrals Received:**

Mike Miller, Public Works Dir.: Talks about improving 5<sup>th</sup>. The City would only participate in those costs to a maximum of 60%. W



# Testimony & Referrals

## Referrals continued...

From Dave Mortier, Building Official:

“The ADA parking requirements in the code state that it is for the “site” not each building. As long as there are accessible routes to the buildings (See code below). The number of spaces required by the code is 1 for every 25 spaces.”

# Staff Recommendation

Staff finds that the proposed applications meet the requirements of City Code with conditions, and **recommends approval** of **both Design Reviews**, subject to conditions of approval as stated.

# Informationals

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

1. Discusses irrigation. A backflow device permit will be required at building construction.

# Informationals

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

2. In regards to tree layout and vision triangles.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

1-3 standard conditions that everyone gets. Development agreement, digging, changes to Exhibit A requires approved.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

4. (modified request) ADA parking- requires 2, but since shared, requesting 1- Building Official okay with it.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

5. Pedestrian access to the internal site is provided; however, a recorded deed or easement, and covenant shall be required to use any off-site parking facilities.



# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

6. Regarding signage plan permitting
7. Need a Bicycle Plan
8. Mark variance dimensions on plans
9. Car wash hours (Modify?)
10. Public Works Director will need to approve  
5<sup>th</sup> St. improvements

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

11. Performance Bonds request prior to permitting
12. Landscape not to interfere w/ users
13. A pplicant shall obtain a Construction Permit in the Right-of-way to install driveway approaches and sidewalks.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

14. Non-remonstrance with the City for construction in ROW.
15. 5<sup>th</sup> needs reconstructed due to increased traffic

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

16. Access & Management Easements and the Old School Furniture Site to the east.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

17. The employee entrance to the kiosk does not provide connection to the sidewalk systems.
18. In order to extend a sewer lateral to the carwash from 5th St., a private utility easement for the sewer line shall be required because the line would cross the lot lines.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

19. Sheet C-3.0 in Exhibit D indicates the new proposed wastewater line in the drawing as a 6". The drawing notes state that this line is an 8". This discrepancy shall be rectified in the Civils during the permitting process.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

20. Stormwater conditions to ensure plans are harmonious with City.



# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

21. Additionally, cross access and maintenance easements between the property owners of the carwash and coffee kiosk

22 & 23. Lighting Plan to be revisited

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

24. Lighting shall be extinguished at the end of business hours except as needed for safety.

25 & 26. Stormwater Planter, catch inlets, not basins.

# Conditions of Approval

## PC 20 13 DR 01– Kiosk

## PC 20 14 DR 02- Carwash

27. Need dimensioned landscape plan to include plantings in Planter

# Alternatives

1. **Approve the application(s);**
2. Deny the application(s);
3. Modify the findings, reasons, or conditions and approve the application(s), or
4. Continue the Public Hearing to a date certain if requested or if more information is needed.

# Questions?

