

# Cannery Station Lot 2 Design Review Extension

**PC 20 09 EAP 01**

**PC 20 10 EAP 02**



# Introduction

- Daniel P. Klute, on behalf of Charles McGlade, applied for one-year extensions to two approved design reviews: PC 18 40 DR 08 and PC 18 41 DR 09
- The applications pertain to a pair of 4-unit transitional “cottage” housing buildings, which are closely associated with the approved assisted living facility

# Introduction

- Design Review approval expired on April 9, 2020
- As required by Florence City Code, the applicant requested the extension in writing prior to expiration, on February 24, 2020
- On May 5, 2020, the applicant waived the 120-day decision deadline

# Criteria

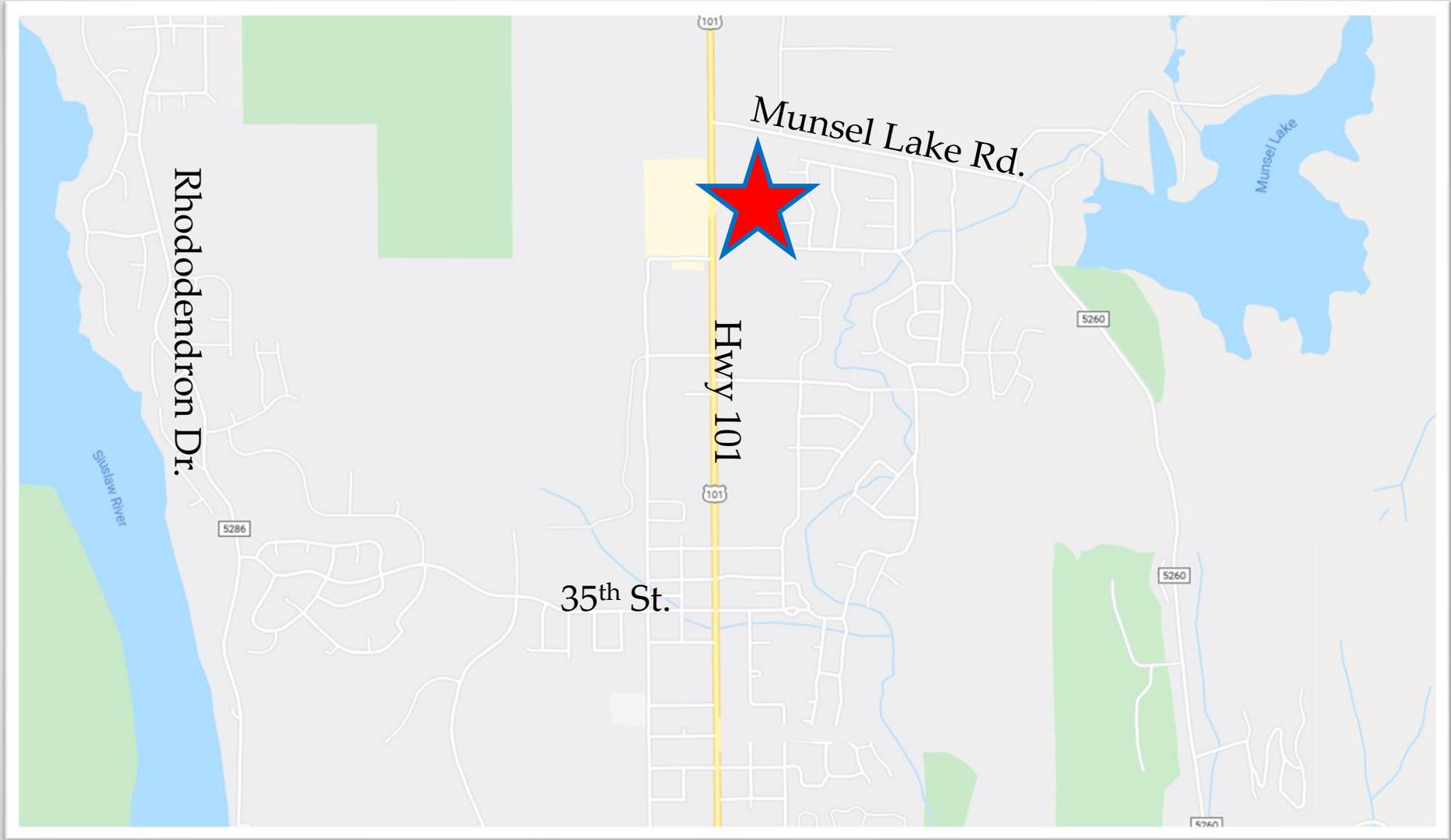
**Criteria applying to this matter include:**

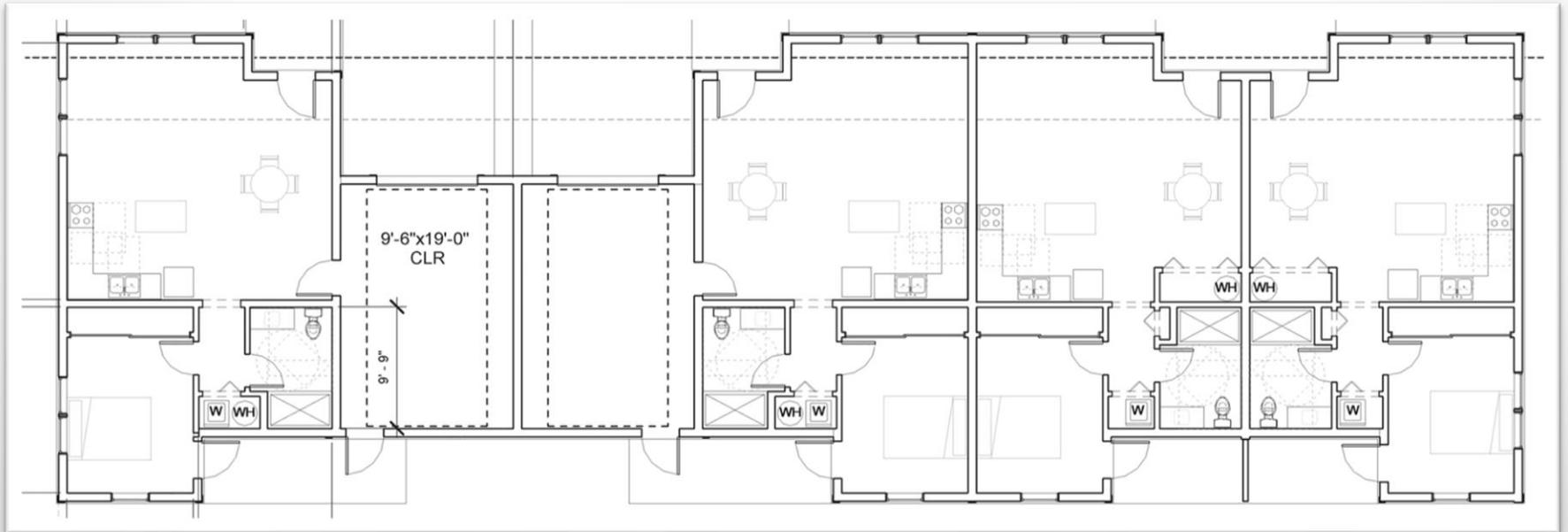
**Florence City Code:**

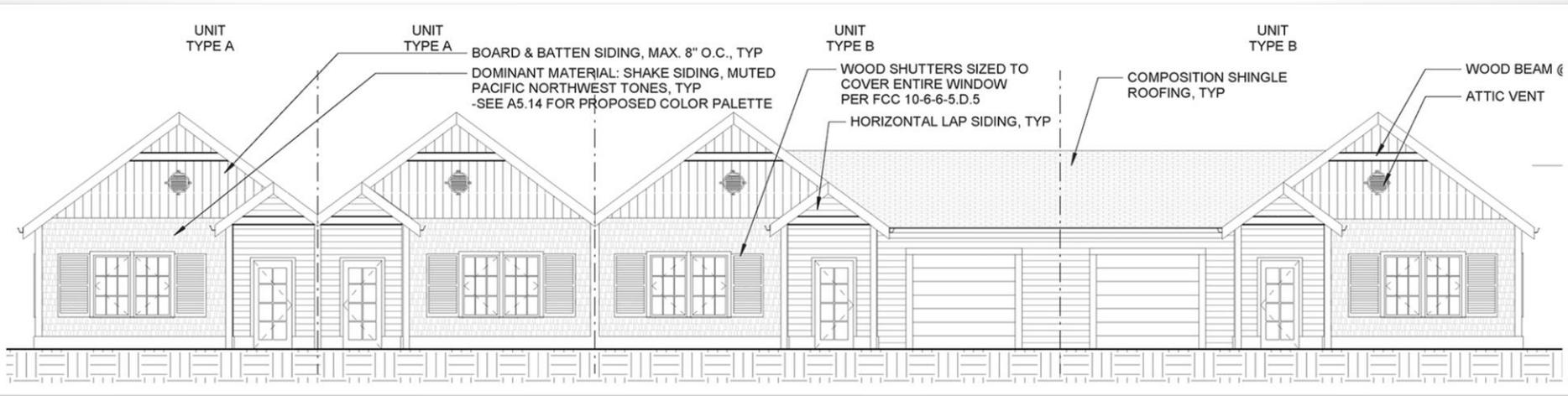
**Title 10 Chapters:**

- 1: Zoning Administration; Sections 1-4, and 1-6-3
- 6: Design Review, Section 11

# Vicinity







# Site Aerial



Assisted Living Facility

Transitional Cottage Housing Locations



# Extension Request

- The applicant cites delays in building permits for the ALF, public improvement planning, ODOT and Lane County access, wetland determination, and utilities
- The applicants request a 1-year extension and anticipate completion of foundations by April 23, 2021 (the 1-year extension would apply until April 9, 2021)

# Public Testimony

- 1 item submitted 8/25/2020
  - Adherence to conditions of approval (replanting, sand management, fence)
  - Issues with on-site activities (fireworks, gunshots, shouting)



# Staff Recommendation

Staff finds that the proposed application can meet the requirements of City Code with conditions of approval.

Staff recommends approval of the application.

# Alternatives

1. Approve the application with the conditions of approval as proposed;
2. Modify the findings, reasons, or conditions and approve the proposal;
3. Deny the application; or
4. Continue the Public Hearing to a date certain if more information is needed.

# Questions?

