

Land Use Application Completeness Review

Work Shop

February 13, 2024

Introduction

- **Goal:** Update existing app. & completeness forms
 - Improve consistency for review by staff
 - Improve applicant use
- **Focus:** Type III CUP and Design Review Applications
- **Packet:** Included Design Review and CUP Application
 - Attachment 1: City of Florence
 - Current forms and 2012 form
 - Attachment 2: Design Review Applications
 - Cities: Cannon Beach, Eugene, Medford, Newport
 - Attachment 3: Conditional Use Permits
 - Cities: Cannon Beach, Eugene, Medford, Newport

Questions & Considerations

- What items on existing forms can be removed?
- Items that need to be re-written for clarity?
- Items missing from City checklist?
- Formatting or organization updates?
- Other items to consider adding or revising?
- Informative documents to consider to help guide applicants?

Industrial Building Architectural Design

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Introduction

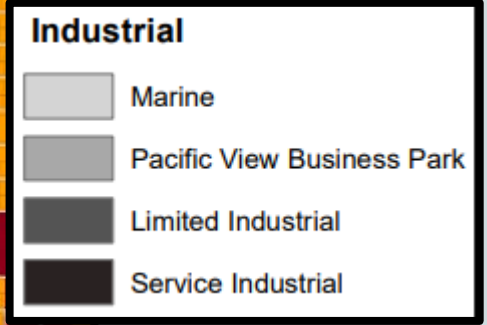
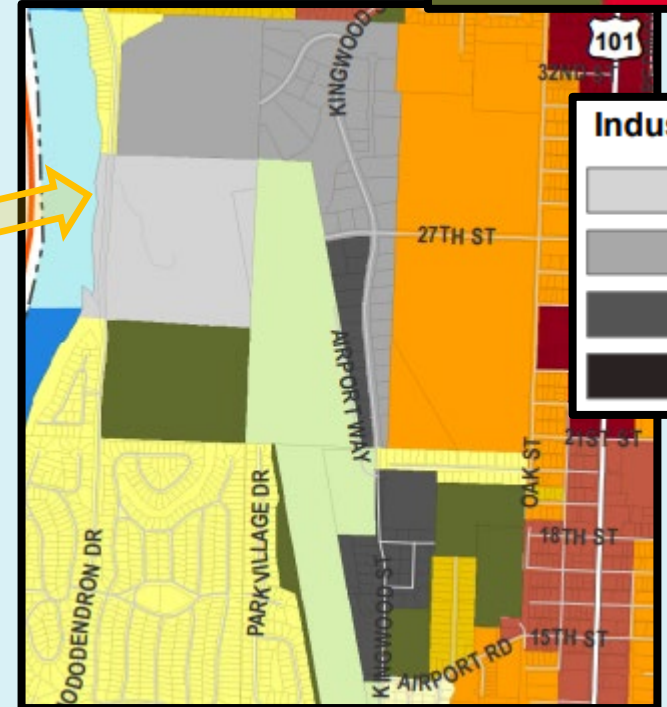
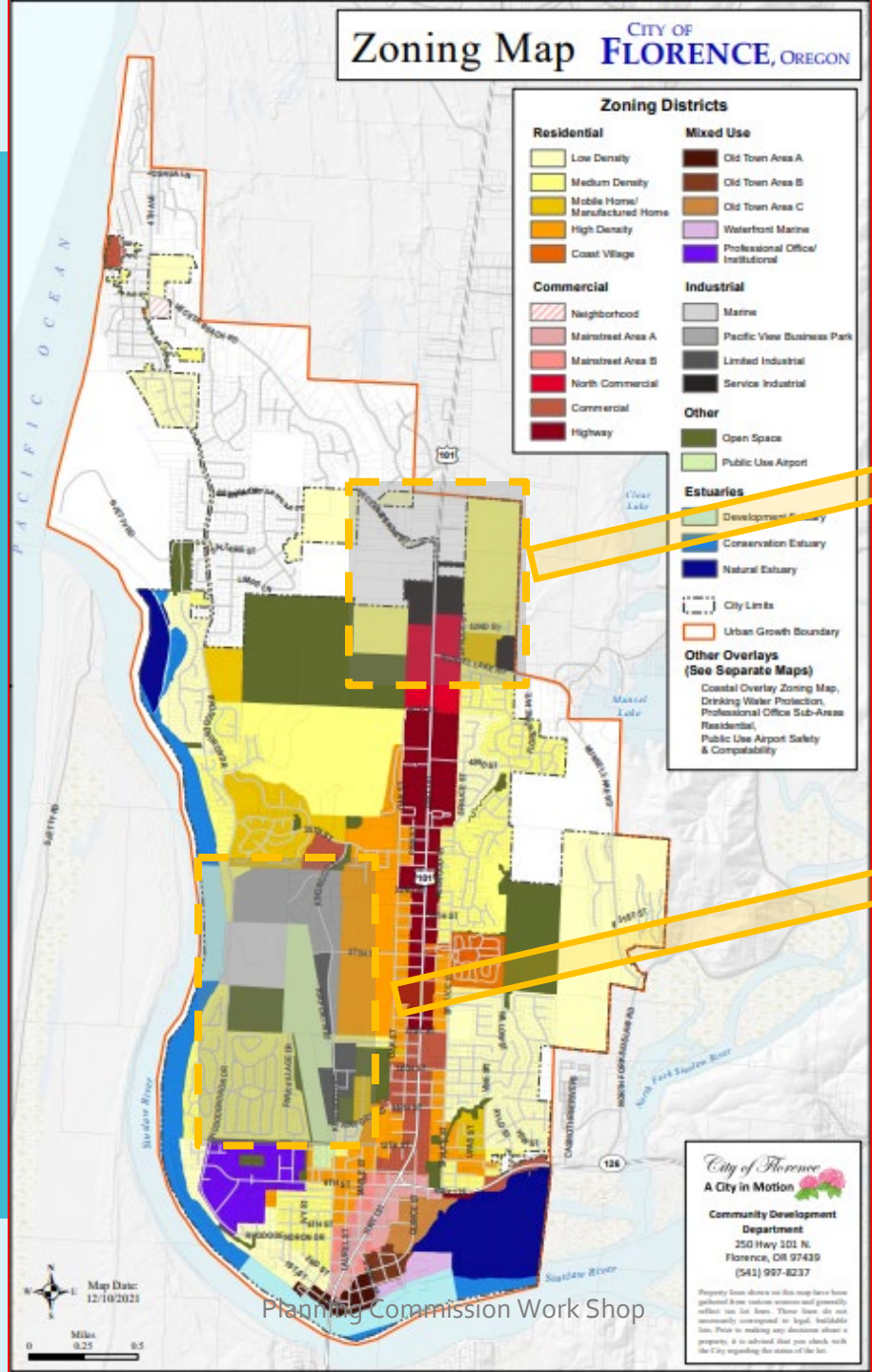
- March 8, 2022: Previous Work Session Discussion
- 2021-2023 Work Plan Item Policy
- Sub-committee initiated research, included in packet
- The City has 4 Industrial Zones
 - Marine
 - Limited Industrial
 - Service Industrial
 - Pacific View Business Park
- Site built & metal buildings have challenges meeting DR

Non-Residential Design / Architectural Review Criteria

10-6-7: NON-RESIDENTIAL DESIGN REQUIREMENTS: In districts other than Mainstreet and Old Town, the architectural design requirements of this section shall apply to all commercial buildings.

- A. All commercial buildings shall meet the standards of FCC 10-6-6-3 and 10-6-6-4-G above.
- B. All commercial buildings shall incorporate not fewer than three types of architectural features from 1 through 6 below...
 1. Covered front entrance. Not less than six feet in depth and not less than 10 percent the width of the building...
 2. Windows: not less than 30 percent of surface area of all street-facing elevation(s) ... Trim, reveals, recesses, or The use of decorative detailing and ornamentation around windows
 3. Pedestrian Shelters: as described in FCC 10-6-6-6-G.
 4. Eaves (where applicable): overhang of not less than 12 inches.
 5. Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof. ...
 6. Awnings and canopies: extending not less than 30% of the elevation

Zoning Map



Metal Building Facades: Images from 3/8/2022 Work Session



Metal Building Facades



The building pictured above exhibits a mostly average metal building appearance with a fairly flat roof slope and walls nearly flush to the roofline.

Enhanced Visible Materials & Details include;

- Well proportioned entry Portico
- Recessed entry
- Inset box trimmed windows
- Stone veneer under windows
- Staggered height rooflines

Metal Building Facades



This example exhibits a base design similar to the previous one.

Enhanced Visible Materials & Details include;

- An entry Portico
- Inset box trimmed windows
- Semi-wraparound covered walkway
- Stone veneer extended to "first story" height
- A steeper roof slope
- Eaves extended slightly past walls
- Staggered height rooflines
- Decorative light standards framing the structure

Metal Building Facades



This example uses the common shed roof base design but in an interesting configuration.

Enhanced Visible Materials & Details include;

- Variable offset projections along the front wall elevation
- Steeply sloped roofline
- Alternating orientation of roof slopes
- High percentage of glazing
- Mix and Match orientation (horizontal & vertical) and profiles of metal wall siding
- Eaves extended moderately past walls
- Single color/multi tonal paint scheme & contrasting trim
- Specialty/decorative light fixtures
- A nicely styled & detailed awning

Metal Building Facades



This example also utilizes the common shed roof base design including a fairly flat main roof slope..

Enhanced Visible Materials & Details include;

- Full height entry portico with steeply sloped roofline
- Specialty/decorative light fixtures
- Eaves extended well past walls
- Metal "box beam" siding mimicking minimum reveal lap siding
- Varied cladding materials combining both vertical and horizontal orientations
- Upgraded window design

Goals & Next Steps

Goal: Code updates & amendments to maintain community vision for attractive businesses while offering more alternatives for industrial buildings in industrial zones and for any non-residential building type in any zone.

Next Steps: Planning Commission may form a Sub-Committee, or provide staff with direction and guidance on this topic

Color Palette Discussion

Work Shop

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Introduction & Goals

- March 28, 2023: Previous Work session Discussion
- FCC 10-6-6-4-G: Building and Site Materials Color
 - 'muted coastal Pacific Northwest Palette'
- Seek guidance on approved palette for consistency
 - Visual reference / brochure for staff and applicant use
 - Not seeking code change at this time



CITY OF
FLORENCE

COLOR DISCUSSION

PLANNING COMMISSION

TUESDAY, MARCH 28, 2023

TITLE 10

CHAPTER 6

DESIGN REVIEW

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

- G. **Building and Site Material Colors:** Color finishes on all building exteriors shall be approved by the City and be of a muted coastal Pacific Northwest palette. Reflective, luminescent, sparkling, primary, and “day-glow” colors and finishes are prohibited. The Planning Commission/Planning Commission or their designee may approve adjustments to the standards as part of a site Design Review approval.

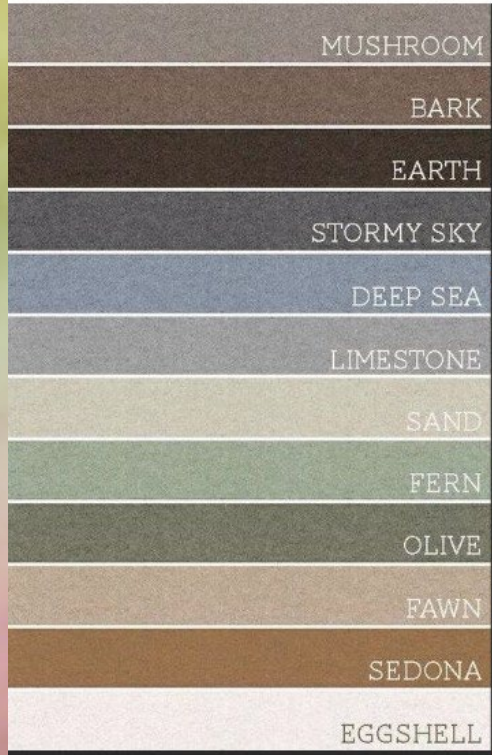
PACIFIC
Northwest



30 Color Procreate palette

@howjoyful

Muted Coastal Pacific Northwest Palette



Pacific NW Not Muted



Best Paint Colors for Gray Skies



 Barley	 Blue-Eyed Girl	 Campfire Coffee
 Celery Heart	 Chickadee	 Cool Mist
 Driftwood	 Island Blue	 Light Honey
 Meadow	 Milk Weed	 Moss

Color Palette #2

 Medallion 96840B	 Cappuccino B1A39B	 Sumatra A6BA7F	 Pine 40022B	 Georgette A7A2A6
 Cocoa 554633	 Hazelnut A0EB77	 Mocha 8E7C64	 Juniper B3796F	 Shantung 716A64
 Latte B0A1BA	 Roast 746A4F	 Manzanita AABBA1	 Fir 557560	 Leather 4B4744
 Green Tea 838660	 Steamer 78687E	 Fesque D00FC2	 Spruce 336660	 Jacquard 808162
 Bavarian 817D6A	 Cafe 7C8344	 Blonde F0EFD0	 Cypress B19EA0	 Piping 678360

Other non-PNW Coast Colors



Key West Coastal COASTAL COLOR PALETTE



Slick Blue
SW 6949



Electric Lime
SW 6493



Lemon Twist
SW 6090



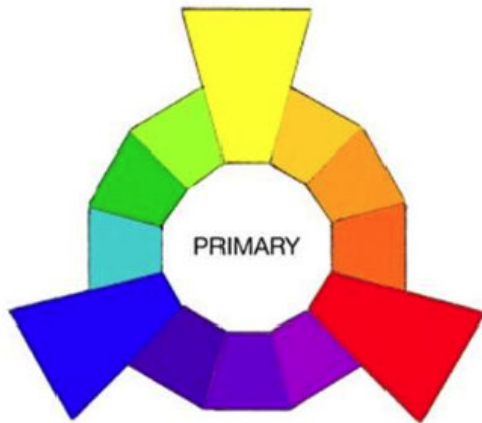
Dusk Pink
BM 2013-40



Schooner
BM AF-520

How many Primary Colors are there?

Colors are an inevitable part of our world. Everything that we touch, see or feel has color. Also, we have learned to add colors to images during high school using varied types of colors. So, we **must know what are primary colors?** These are colors that cannot be created on mixing other colors. They are colors in their own right.

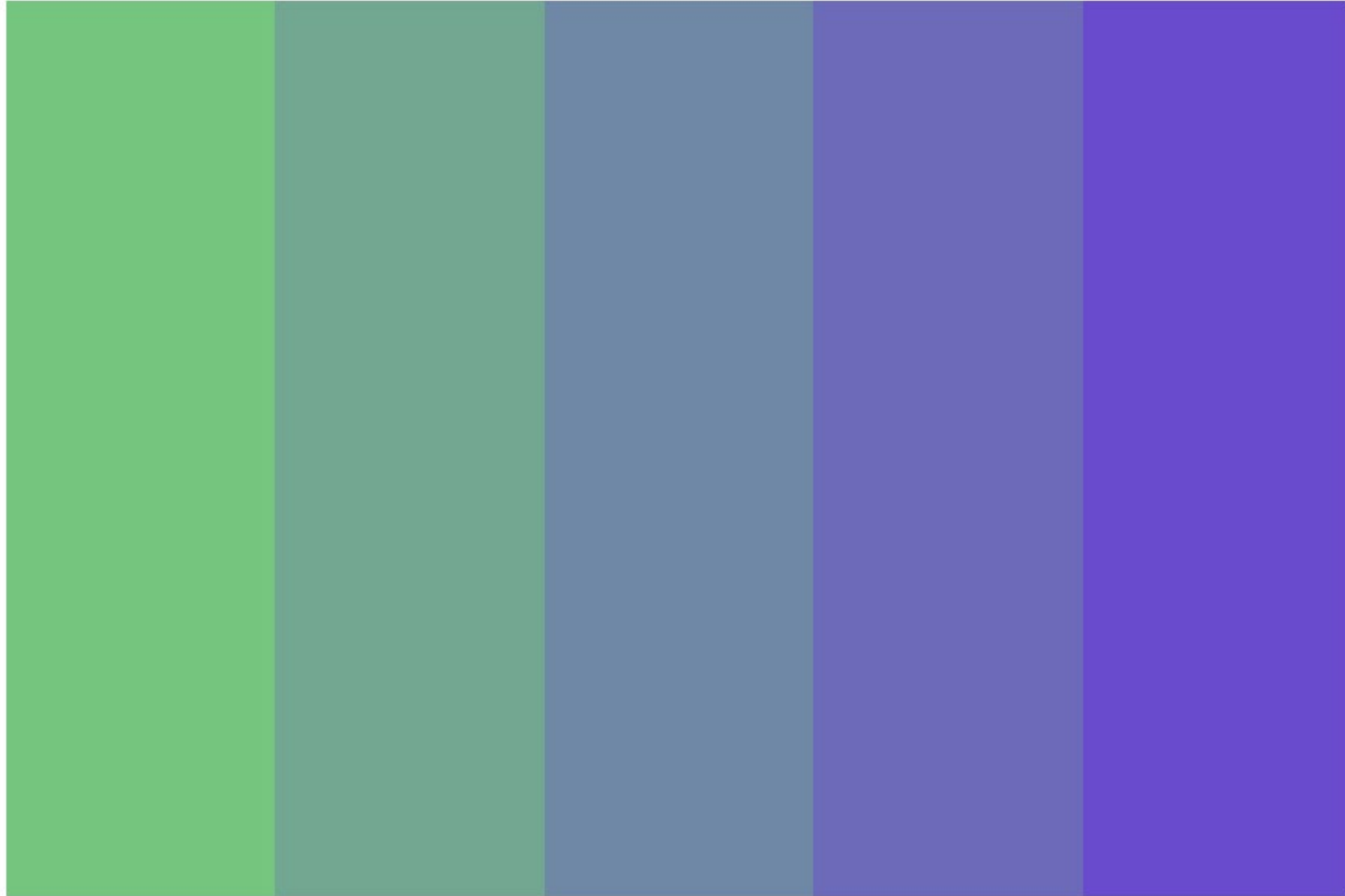


The three primary colors are RED, YELLOW AND BLUE. Also, primary colors are mixed together to formulate 'Secondary Colors'.

Let us look at the mixture patterns to be followed in order to create secondary colors:

PRIMARY COLOURS





WHAT IS REFLECTIVE PAINT? **Reflective paint is a type of paint that reflects light back to its source.** The reflective paint itself appears gray, almost transparent, but once applied, it forms a layer of special pigments that shine when light hits them. Jun 1, 2021



Encyclopedia Britannica

<https://www.britannica.com> > ... > Chemical Products

Luminous paint

Feb 28, 2023 — luminous paint, **paint that glows in the dark because it contains a phosphor, a substance that emits light for a certain length of time after ...**



Mega Prism PALETTE



Sparkly
Paint

dayglo

