

**STAFF REPORT & FINDINGS OF FACT
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT
Exhibit "A"**

Scheduled Public Hearing Date: July 14, 2020

Date of Report: July 7, 2020

Planner: Hailey Sheldon

Application: PC 20 15 CUP 04 – Conditional Use Permit with Design Review

The applicant has requested a continuance on the Planning Commission's hearing of their proposal, for the next scheduled meeting on July 28, 2020.

The applicant plans to submit additional documentation for the record, prior to their July 28th hearing.

A revision to this staff report will be published July 21, 2020.

I. PROPOSAL DESCRIPTION

Proposal: Operation of a "La Mota" recreational marijuana retail store in an existing structure, most recently permitted for retail sales use.

Applicant: Rosa Cazares
7435 SE 52nd Ave
Portland, OR 97206

Property Owner: Aaron Mitchell

Location: 470 Hwy 101, Florence
Map # 18-12-27-44, Tax Lot 11800

Site Characteristics:

	Use(s)	Streets / TSP Classification	Zoning	Comp. Plan Designation
Site	Retail Sales in Shopping Center on Southeast Corner of Rhododendron Drive and Hwy 101	N/A	Mainstreet A	Downtown
North	Retail Sales & residential units in Shopping Center & Rhododendron Drive	Rhododendron Drive / east of Hwy 101-- Local west of Hwy 101-- Collector		
South	Commercial Buildings-Bank	Nopal Street / Local		

East	Vacant Undeveloped Land	City owned property used as alley ROW	Mainstreet B	
West	Hwy 101	Hwy 101 / Major Arterial	Mainstreet A	

II. NARRATIVE

The applicant is proposing to open a “La Mota” recreational marijuana retail store in an existing building near the corner of Hwy 101 and Rhododendron Ave.

The building is in a strip mall. The 5-6 buildings comprising the “mall” are (a) physically connected, (b) individually owned, and (c) situated on individual lots.

In this case, the applicant is not proposing either (a) a change of occupancy,¹ or (b) structural changes / alterations to the external building footprint.

Although no change of occupancy or structural changes are proposed, the applicant’s proposed use (Marijuana Retailer) is listed as a Conditional Use in the Mainstreet “A” district. As such, Planning Commission review is required in processing this application.

III. RECOMMENDATION

After consultation with legal counsel, staff recommends the Planning Commission open the public hearing and continue to a date certain, July 28, 2020, leaving the written record open until 12 pm July 21, 2020.

¹ No change of occupancy is proposed (as defined in the 2014 Oregon Structural Specialty Code and enforced by Building Codes). The structure was previously used for retail sales and is proposed to again be used for retail sales.