

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 16 11 DR 03

A REQUEST FOR DESIGN REVIEW APPROVAL FOR EXTERIOR MODIFICATIONS TO THE DAIRY QUEEN RESTAURANT LOCATED WITHIN THE MAINSTREET AREA "A" ZONING DISTRICT

WHEREAS, application was made by Ken Sanders, representing Landon FDQ, for a Design Review as required by FCC 10-1-1-5, and FCC 10-6-1; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on January 24, 2017 as outlined in Florence City Code 10-1-1-5, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-6, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Design Review approval for exterior modifications to an existing restaurant meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval for shall be shown on:

"A" *Findings of Fact*

"B" Land Use Application

"C" Elevations & Color/Material Sheets

"D" Submitted Lighting Information

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. **Design Review Requirements**
 - 4.1. If the fenced area is to remain or be replaced following the remodel, the chain-link fence shall be slatted or replaced with an acceptable solid fence material.
 - 4.2. Conditions, unless otherwise stated, shall be met prior to final inspection.
 - 4.3. The approval for Design Review of the proposed exterior modifications shall expire on January 24, 2018.
5. Unreasonable odor, dust, smoke, noise, vibration, or appearance shall not be allowed.
6. **Lighting Requirements**
 - 6.1. The applicant shall submit a photometric plan for review of compliance with FCC 10-37 prior to issuance of building permits.
 - 6.2. The applicant shall ensure lighting fixtures selected are full cut-off fixtures or have a shielding method to direct light emissions downward below the horizontal plane onto the site and that lighting fixtures do not project light skyward or onto adjacent or nearby property. Lighting fixture information shall be provided for review and approved by the Planning Department prior to issuance of building permits.
 - 6.3. All lighting on the site shall come into compliance. Changes shall be reviewed by the Planning Department and meet the requirements of FCC

10-37-4-B. Where parking illumination does not meet the two foot-candle minimum, lighting fixtures shall be added.

- 6.4. All mounted lighting on the site shall be below 20 feet in height. Current lighting fixtures greater than 20 feet in height must be reduced.
- 6.5. Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues.

7. Architectural Guidelines

- 7.1. The applicant shall install only clear or 'Low E' glazed windows recessed at least 1-1/2" from the surrounding wall surface.
- 7.2. The applicant shall attempt to provide main entry doors which are inswinging insofar those doors may be allowed by building code to prevent doors swinging into the sidewalk area forcing pedestrians into the drive-thru exit driveway.
- 7.3. Stone masonry shall be a minimum 2-1/2" deep solid veneer material.
- 7.4. The applicant shall select the darker proposed color, "Lazy Gray SW6254," for the roof paint material.
- 7.5. The applicant shall provide gutters that are round or ogee profile and leaders which are round or square.
- 7.6. All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.
- 7.7. No single lite or glass panel in the proposed building shall be greater than 24 square feet.
- 7.8. Multiple vertical windows may be grouped in the same horizontal opening shall be separated by 4" minimum width vertical trim.
- 7.9. The windows and doors shall be surrounded with 2-1/2" minimum width trim applied flush or projecting beyond the finished wall surface.

Informational

- 1. An ODOT Miscellaneous Permit must be obtained from the ODOT District 5 Maintenance Office for any work that is performed in ODOT right of way and a Miscellaneous Permit is also required for connection to state highway drainage facilities. If the proposed development will be making a new connection to or increasing stormwater flow to an ODOT drainage

facility then the applicant must contact ODOT District 5 to determine whether a Miscellaneous Permit will be required.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 24th day of January, 2017.

CURT MUILENBURG, Chairperson
Florence Planning Commission

DATE