

**CITY OF FLORENCE  
PLANNING COMMISSION**

**(proposed) RESOLUTION PC 22 07 DR 05**

A CONSOLIDATED APPLICATION FOR A CHANGE OF USE FROM A GROUP HOME TO MULTIFAMILY; A DESIGN REVIEW AND 5' FRONT YARD VARIANCE FOR CONSTRUCTION OF A DECK AND BALCONY AT 1567 1<sup>ST</sup> STREET IN OLD TOWN DISTRICT "B."

**WHEREAS**, application was made by Loretta Hoagland, representing Gary and Loretta Hoagland Family located at property shown on Assessor's Map #18-12-34-11, Tax Lot 06100, for a Change of Use, Design Review and 5' Front Yard Variance as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-4-4; and

**WHEREAS**, the Planning Commission/Design Review Board met in a duly-advertised public hearing on May 10, 2022 as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received; and

**WHEREAS**, the Planning Commission/Design Review Board of the City of Florence, per FCC 10-4-10, finds, based on the Findings of Fact, application, staff recommendation, evidence and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

**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 Change of Use from a Group Home to Multi-Family with a design review for the addition of a deck and balcony and 5 ' front yard variance in Old Town District "B," 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:**

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

**1. Approval for shall be shown on:**

- "A" Findings of Fact
- "B" Application
- "C" Site Plan
- "D" Side and Front Elevations
- "E" Existing 1<sup>st</sup> Floor Layout
- "F" Proposed 1<sup>st</sup> Floor Layout
- "G" Existing 2<sup>nd</sup> Floor Layout
- "H" Proposed Deck and Balcony Materials

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.** The request for Design Review approval shall expire on May 10, 2023, unless a building permit has been issued and substantial construction/remodeling has taken place.

**4.** In accordance with FCC 10-3-9, the applicant shall provide the City with a parking plan demonstrating that parking requirements will be met prior to issuance of building permits. This plan shall include a minimum of 7 total off-street spaces including two ADA accessible parking spaces with one being an ADA Van-Accessible parking space meeting all applicable requirements of FCC 10-3-5. An ADA access aisle shall meet dimension standards and signage.

**5.** The applicant shall provide all parking consistent with the requirements of FCC 10-3-8

**6.** The minimum requirement for bicycle parking spaces for the proposed 5-unit development is two spaces. This proposed change of use requires a design review. As such, the applicant shall provide a bicycle parking plan demonstrating a minimum provision of 2 long-term parking spaces that meet the requirements of FCC 10-3-10 prior to issuance permits.

**7.** Aside from reasonable construction activities for the balcony and deck, no noise, vibration, smoke, dust, odor, intense light nor electrical interference will be permitted from the building or outdoor areas per the City's nuisance code.

**8.** The applicant shall submit a new outdoor lighting plan addressing fixtures required for the deck and balcony areas. This plan shall be administratively reviewed with building permits to ensure that they meet the requirements of FCC 10-37, and any new overhead wiring shall be placed underground, where possible, per FCC 10-17-B – I-7.

**9.** The applicant shall provide a trash enclosure meeting the requirements of FCC 10-17-B – J.

**10.** The applicant shall provide a landscape plan that includes the landscape buffering areas required in this review. This plan shall be processed as a Type 2 and shall be required to be submitted for review and approval prior to receipt of a Certificate of Occupancy.

**11.** Upon submitting building plan for permitting, the applicant shall supply the Planning Department a list of materials such as windows, exterior doors, gutters and roofing in accordance with requirements of FCC 10-6-6-5.

**12.** Upon submitting building plan for permitting, the applicant shall supply the Planning Department a list of materials such as windows, exterior doors, gutters and roofing in accordance with requirements of FCC 10-6-6-5.

**13.** All plans conditioned for submittal in Resolution PC 22 07 DR 05 shall be submitted within 6 months, prior to submission of building permits.

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 26<sup>th</sup> day of April, 2022.

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Phil Tarvin, Chairperson  
Florence Planning Commission

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DATE