

**CITY OF FLORENCE  
PLANNING COMMISSION**

**RESOLUTION PC 16 25 CUP 07**

A REQUEST FOR A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO RELOCATE A MANUFACTURED COMMERCIAL BUILDING TO THE PROPERTY, CONSTRUCT A CARPORT AND INSTALL NEW LIGHT POLES, STORMWATER FACILITIES, LANDSCAPING AND PAVE A DRIVEWAY AND PARKING SPACES AT THE BOYS AND GIRLS CLUB FACILITY AT 1501 AIRPORT RD.

**WHEREAS**, application was made by Chuck Trent of the Boys and Girls Club of Western Lane County for a Conditional Use Permit with Design Review as required by FCC 10-1-1-4, FCC 10-4-4, and FCC 10-6-6; and

**WHEREAS**, the Planning Commission/Design Review Board met in a public hearing on January 10, 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 10-4-10 and FCC 10-6-7, 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 Conditional Use Permit with Design Review to relocate a manufactured commercial building to the property and construct a carport and connecting hall meets the criteria of the Florence City Code and with the following conditions of approval:

**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” Site Plan
  - “C1” Elevations QCEF Building
  - “C2” Elevations Carport and Connecting Hall
  - “D1” Landscape Swale
  - “D2A” Landscaping Plan
  - “D2B” Landscaping Plan Photos
  - “E” Colors & Materials

## “F” Land Use Application

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. **Parking**

- 3.1. A revised site plan shall be submitted with the building permit demonstrating that each parking space will have double-line striping two feet on-center with striping at least 4” in width.
- 3.2. The applicant shall provide bicycle parking spaces with dimensions of at least two feet by six feet.

### 4. **Conditional Use Permit/Design Review Timelines**

- 4.1. Authorization of a conditional use permit shall be void one (1) year after the date of approval, January 10, 2017, unless the use commences by this date or substantial construction has taken place.
- 4.2. Unless otherwise specified, Conditions of Approval shall be completed prior to six months from the issuance of the Certificate of Occupancy.
- 4.3. The approval for Design Review of the proposed facility shall expire on January 10, 2017.
5. The main entry door of the manufactured structure shall have some sort of covering such as a porch, awning, or similar to demarcate the primary entrance to the building and provide additional visual interest to the street facing façade.

### 6. **Landscaping**

- 6.1. The applicant shall revise the landscape plan to add an additional 9 shrubs or illustrate how the existing plan meets the criteria.

- 6.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
- 6.3 The applicant shall ensure the species planted meet either the minimum code requirements or suggested planting size on the Tree and Plant List for the City of Florence.
- 6.4 The proposed landscaping irrigation system shall have a backflow prevention device.
- 6.5 The applicant shall maintain their landscaping and replace any failed plantings with an equivalent specimen within six months of their dying or removal.

**Screening**

- 7.1 Trash and recycling receptacles stored outside shall be screened by in a manner (fence or wall) which effectively obscures the view from all public streets and adjacent residential districts.
- 7.2 The applicant shall provide vegetative screening within the 15’ buffer adjacent to the carport that screens 70% of the view within 5 years.
- 8. Any changes to the driveway shall meet the criteria of FCC 10-35-2-12-C

**9. Lighting**

- 9.1. All proposed and existing lighting shall be full cut-off fixtures that will not direct light emissions upward beyond the horizontal plane. The fixtures shall not shine illumination skyward. The applicant shall submit additional lighting information with building permit submittal to be evaluated by the Planning Department prior to issuance of Certificate of Occupancy.
- 9.2. The applicant shall add lighting fixtures or reposition proposed fixtures to provide at least two foot-candles of illumination for those parking spaces as needed

**ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD** the 10<sup>th</sup> day of January, 2016.

\_\_\_\_\_  
 Curt Muilenburg, Chairperson  
**Florence Planning Commission**

\_\_\_\_\_  
 DATE