

City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

Ph: (541) 997-8237
planningdepartment@ci.florence.or.us

August 28, 2024

NOTICE OF PUBLIC HEARING

The Florence Planning Commission will hold a public hearing at 5:30 p.m. on September 17, 2024, in the City of Florence City Hall Chambers located at 250 Hwy 101, to hear and consider the following matter:

Resolution PC 24 30 DR 08– 5321 HWY 101- Design Review for Storage Rental Warehouse: An application submitted by David Twombly requesting approval for a five-phase rental warehouse facility as allowed by Florence City Code (FCC), Title 10, Chapter 31, regulated by FCC 10-31-2. This proposed project will be located west of Hwy 101, east of Central Coast Disposal, and 350 feet north of the intersection of 53rd St. and Hwy 101, Assessor’s Map 18-12-11-33, Tax Lot 01600 and 02000.

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10:

(found at <http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

- Chapter 1: Zoning Administration, Sections 1-4, 1-5, 1-6-3, 1-7
- Chapter 3: Off-Street Parking and Loading, Sections 2 through 5, 8-C through 8-L, 9 and 10
- Chapter 6: Design Review, Sections 4, 5-1, 6-3, 6-4-G and 7 through 11
- Chapter 7: Special Development Standards, Sections 3-H, 6, and 7
- Chapter 31: Service Industrial, Sections 2 and 4 through 7
- Chapter 32: Drinking Water Protection Overlay District, Sections 2-9
- Chapter 34: Landscaping, Sections 2 through 5
- Chapter 35: Access and Circulation, Sections 2-2, 2-3, 2-4, 2-6 through 2-14, and 3
- Chapter 36: Public Facilities, Sections 2-4, 2-5, 2-16, 2-17, 2-18, 2-22, 2-23, 3 through 8
- Chapter 37: Lighting, Sections 2 through 6

Title 9: Utilities

Chapter 5: Stormwater Management Requirements, Sections 1 through 7

Florence Realization 2020 Comprehensive Plan

(found at <http://www.ci.florence.or.us/planning/comprehensive-plan>)

- Ch. 2, Industrial Policies 4, 5, and 6
- Ch. 12 Policies 6, 10, 13, 23, 26, and 28

Florence Planning Commission meetings are accessible in person at City Hall and via teleconference call and air live on Cable Channel 191 or the ‘GoToWebinar’ platform link made available on the meeting’s agenda and streamed live and for playback at www.ci.florence.or.us/citymanager/public-meetings-live. Hearing testimony shall be given in person at the meeting or in writing through a request to participate in the conference call. Those testifying via a conference call must complete and submit a speaker’s card by 3:30 PM the day of the hearing. For additional information on how to provide verbal or in-person testimony at the hearing, visit the City of Florence website at <https://www.ci.florence.or.us/bc-pc/request-address-planning-commission-speakers-card>, or contact the City of

Public Works
2675 Kingwood St.
(541) 997-4106

City Manager /
City Recorder
250 Highway 101
(541) 997-3437

Community Development:
Planning & Building
250 Highway 101
(541) 997-8237

Finance /
Utility Billing
250 Highway 101
(541) 997-3436

Justice Center
900 Greenwood St.
(541) 997-3515

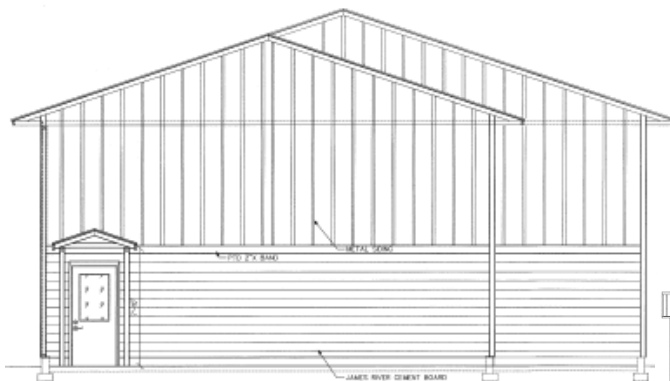
Florence Events Center
715 Quince St.
(541) 997-1994



Florence Planning Department at (541) 997-8237, or visit the meeting calendar page at <https://www.ci.florence.or.us/calendar>.

Testimony and evidence must be directed toward the criteria described above or other criteria in the land use regulations which are believed to apply to the decision. Testimony shall be submitted in one of the following three ways: (1) Written testimony mailed to 250 Hwy 101, Florence, OR 97439, emailed to planningdepartment@ci.florence.or.us, or delivered to the document drop box outside and on the right side of the City Hall main entrance received at least two hours prior to the hearing. (2) Providing verbal testimony at the hearing. (3) Written testimony submitted in person at the hearing. Testimony not submitted in compliance with any of these procedures will not be included in the record. **Written testimony received prior to September 10, 2024, can be addressed within the staff report;** however, written testimony will be accepted until **September 17, 2024**, at 5:30 PM. Comments should include a mailing address. Failure to raise an issue in person or in writing and failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes an appeal based on that issue. The hearing will be conducted in accordance with Florence City Code Title 2, Chapter 10. Applicable criteria, a copy of the application, documents, and evidence submitted by or on behalf of the applicant, and other related materials are available for inspection or for purchase at the City of Florence Planning Department, located at 250 Highway 101, Florence, OR, or may be found on the City's website under "Planning & Zoning." The staff report is available for inspection seven days prior to the hearing and will be provided at a reasonable cost.

For more information, call (541) 997-8237. The meeting location is wheelchair accessible.
For special accommodations, please call (541) 997-8237 at least 48 hours prior to the hearing.



**EAST ELEVATION
UNIT 1**
1/4" = 1'



SOUTH ELEVATION
1/8" = 1'



NORTH ELEVATION
1/8" = 1'