



250 HIGHWAY 101
FLORENCE, OR 97439
CI.FLORENCE.OR.US

September 18, 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Florence Planning Commission will hold a public hearing at 5:30 P.M. on **October 8, 2024**, in the City of Florence City Hall Council Chambers located at 250 Highway 101, to hear and consider the following matter:

RESOLUTION PC 24 32 DR 09: Hwy 101 – US Markets - Lenity

The Design Review application was submitted by David Hulbert of Lenity Architecture. The Planning Commission will deliberate on Resolution PC 24 32 DR 09, a Design Review for a 3,434 sqft gas station/convenience store and coffee shop on an undeveloped parcel located at the NE intersection of Hwy 101 and 35th St., found on Assessor's Map #18-12-23-22, Tax Lot 06800. The proposal includes considerations of the store's exterior architectural features, color pallet, parking, lighting, landscaping, pedestrian walkways, access, utilities, and more. The property is zoned Highway District, regulated by Florence City Code Title 10, Chapter 16.

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10: Zoning Regulations

(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, 3, 4, 5, 8, 9, and
- Chapter 4: 10 Conditional Uses, Section 4-e
- Chapter 6: Design Review, Sections 4, 5, 6-3, 6-4-G, 7, 8, 9, and 11
- Chapter 7: Special Development Standards, Sections 10-7-5 and 10-7-6 A
- Chapter 16: Highway District, Sections 1, 2, 4, 5, and 7
- Chapter 34: Landscaping, Sections 3, 4, and 5
- Chapter 35: Access and Circulation, Sections 2, 3, and 4.
- Chapter 36: Public Facilities, Sections 2-5, 2-16, 2-17, 2-18, and 3 through 8
- Chapter 37: Lighting, Sections 2 through 6

Florence City Code, Title 9: Utilities

- Chapter 5: Stormwater Management Requirements, Sections 3, 4, and 7

Florence Realization 2020 Comprehensive Plan

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

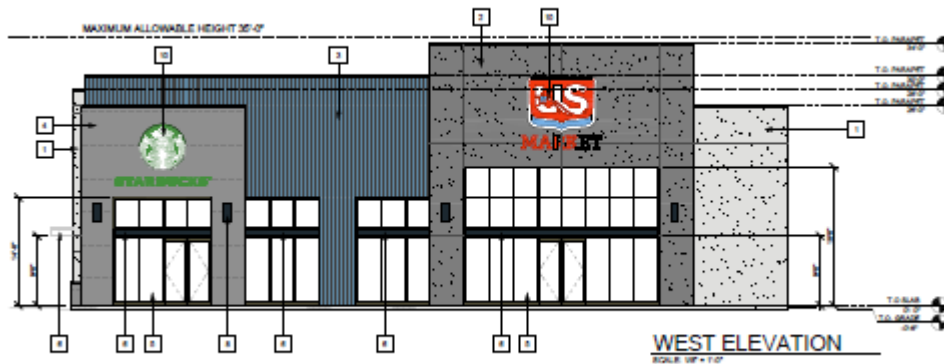
- Chapter 2, Commercial Policy 9; Chapter 12, Transportation Policies 13 & 29

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 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 30, 2024, can be addressed within the staff report;** however, written testimony will be accepted until **October 8, 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.



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

