

US Market

Design Review

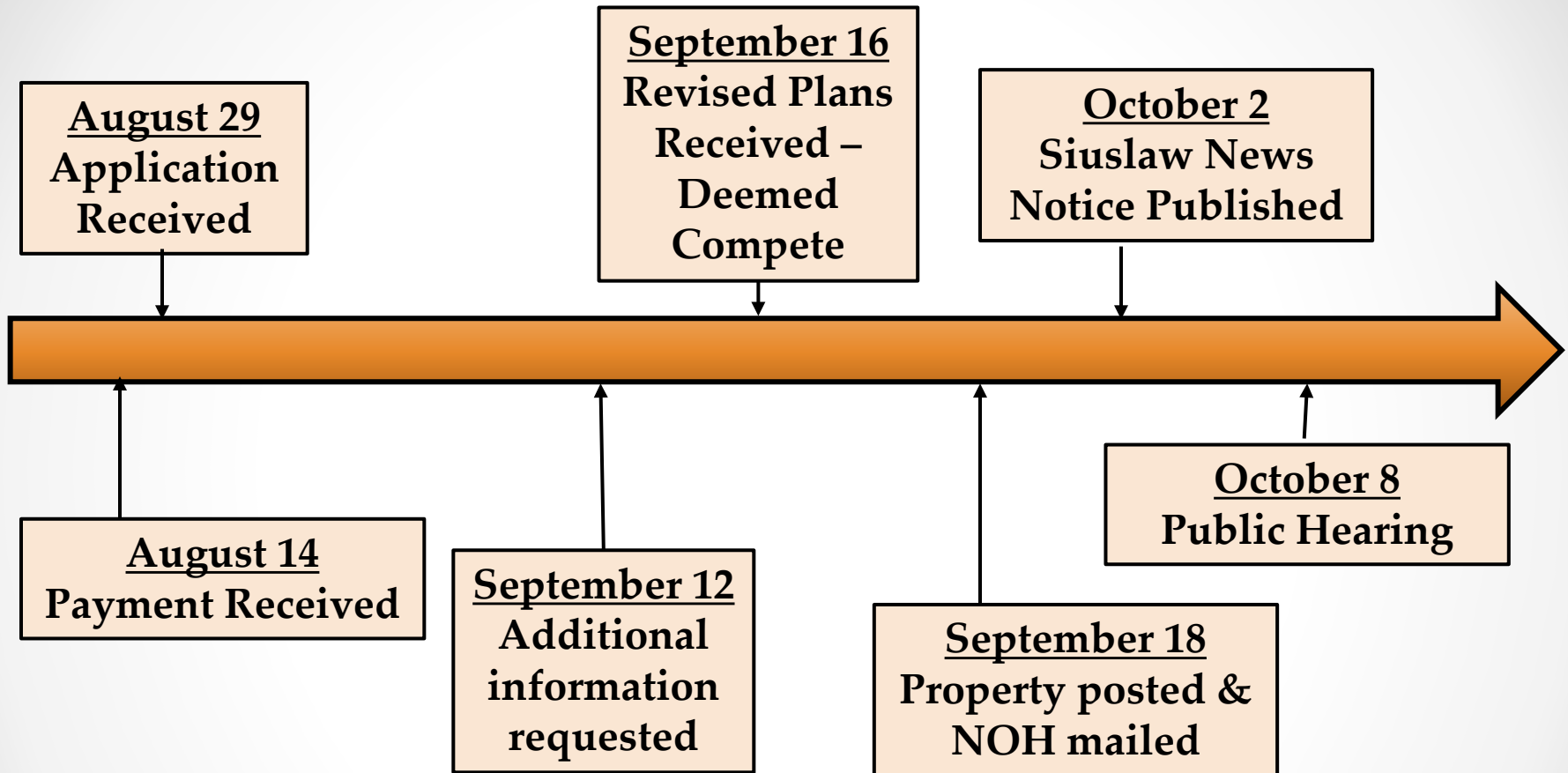
...

Resolution PC 24 32 DR 09



CITY OF
FLORENCE

Introduction / Timeline



Design Review: Convenience Store, Fuel station, and attached coffee shop with drive-thru.

Review Criteria

Florence City Code, 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 10
- Chapter 6: Design Review, Sections 4, 5, 6-3, 6-4-G, 7, 8, 9, and 11
- Chapter 7: Special Development Standards, Sections 10-7-6-3-H & 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

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

Site Location



Public Testimony

Dear Commissioners,

I must have fallen asleep at the wheel...I had come to acceptance about Dollar General, even though I didn't like the idea...

Now I see that, for unknown (to me) reasons, that idea seems to have been scrapped and another one, that makes Dollar General sound good, has taken its place.

A gas station/convenience store and diner? Right there between Linda Did It Deli, Chen's and Burger King? A quarter mile from Fred Meyers's gas pumps and about a mile from Union 76's two? three blocks from the Florence Grab and Go that just opened, and about half a mile from the American Market, and again, Fred Meyers's anything you could want selection of foods, trinkets, auto supplies, linens, clothing, etc. ad nauseam? I won't even ponder the notion of why we need another coffee shop now that Starbuck's is giving Dutch Brothers a run for its money. Why? Why do we need this kind of business in this location? Who does it serve?

Did anyone try to attract a child care business, a community kitchen, a new bicycle shop, or anything besides the same old stuff? Maybe a rock climbing gym, a community center with a swimming pool, a collective of artists, a sewing center, an apothecary shop?

I am so sad about some of these decisions that get made with seemingly no thought for the fallout over time. I really do not like this idea at all. It shows no creativity, no "City in Motion" quality or caché. Just another trash stop with clean bathrooms for tourists, and minimum wage service jobs for the locals. I do hope this plan does not advance.

By the way, whatever happened to Dollar General?

Sincerely,
Ivy Medow, Florence

Referral Feedback-Central Lincoln PUD

- Three-phase facilities present
- Potential new vault installation needed
- Transformer orders: 1 year wait based on customers voltage needs

Referral feedback- Western Lane Fire and EMS

- No issues with the proposal.

Referral feedback- ODOT

- TIA review completed.
- New highway approach application needed for US101.
- Vehicle circulation and turning templates to be addressed.
- Permit required for ODOT right-of-way improvements.

Referral feedback- PW- Sanitary sewer

- Treatment plant capacity: 1.3 mgd; current flow: 0.745 mgd; excess: 0.555 mgd.
- Connection to 8-inch gravity sewer line.
- Fueling area stormwater drains connected to oil/water separator.
- Roof drains to connect to stormwater, not sanitary sewer.
- Kitchen and dumpster floor drains need grease interceptors.

Referral feedback- PW- Streets

- ODOT jurisdiction on US101.
- Existing driveway and sidewalk access via Hwy 101.
- Connection to 35th Street through Burger King private road.
- Developer to verify utility and encumbrance clearances for radius.

Referral feedback- PW- Stormwater

- Civil West Engineering review.
- Minor design corrections: Groundwater levels, pond storage details, outlet structure, storm tie-ins.
- Existing stormwater stub connection to City system via Burger King site.

Referral feedback- PW- Water

- Sufficient water pressure and flow to meet fire flow requirements.
- Meters connected to 8-inch PVC water main.
- Backflow prevention with double-check valve assembly required.

Staff Clarifications on report

- Page 50 has a conclusion section that is not complete. Below is the code and response that should have been included:

3. Right-of-way dedications for future improvements.

4. Street improvements.

Findings: Highway 101 and 35th St. have been updated more recently. Even so, the applicant will be expected to pay their fair share of system development charges, or SDCs, to be put aside for future street and utility maintenance and upgrades.

Conclusion: SDCs will be applied to the property as part of the building permit review.

Staff Clarifications on report

- Page 41 shows the total number of plants proposed as 1,314. The correct amount is 1,536 plants proposed.

QUANTITY	BOTANICAL NAME
3	Cercis occidentalis

17	Arbutus unedo 'Compacta'
22	Arctostaphylos x 'John Dourley'
26	Cistus purpureus
23	Erica x darleyensis 'Furzey'
36	Hebe 'Western Hills'
8	Juniperus scopulorum 'Blue Arrow'
114	Mahonia repens
9	Rosa rugosa 'Alba'
15	Rosmarinus officinalis 'Tuscan Blue'
18	Spiraea x bumalda 'Goldflame'
16	Vaccinium ovatum

PERENNIALS / GROUND COVERS

80	Fragaria Chiloensis
15	Lavandula stoechas 'Otto Quast'
58	Pennisetum alopecuroides 'Little Bunny'
59	Ophiopogon japonicus

QUANTITY	BOTANICAL NAME
66	Carex densa
66	Eleocharis palustris
30	Iris douglasiana
66	Juncus effusus var. pacificus

79 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large

QUANTITY	BOTANICAL NAME
2	Malus fusca
3	Pinus contorta var. contorta
14	Spiraea douglasii
5	Cornus sericea
14	Mahonia nervosa

GARDEN PLANTING SCHEDULE (1186 S.F.)









13 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous

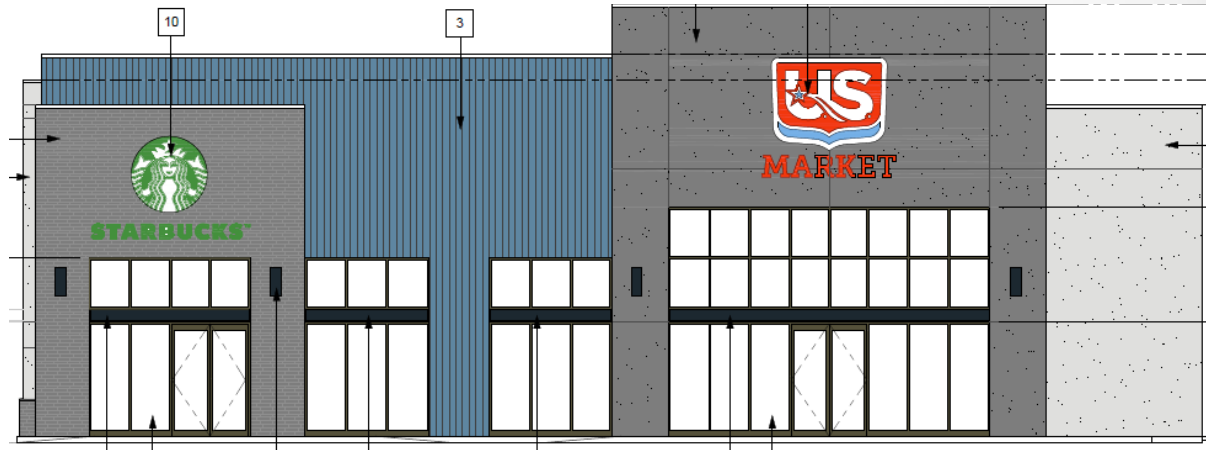
QUANTITY	BOTANICAL NAME
200	Carex densa
200	Eleocharis palustris
50	Iris douglasiana
200	Juncus effusus var. pacificus
55	Ranunculus occidentalis

73 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large

QUANTITY	BOTANICAL NAME
2	Malus fusca
4	Pinus contorta var. contorta
17	Spiraea douglasii
8	Cornus sericea
15	Mahonia nervosa

Building Exterior and Colors

1	= STUCCO COLOR: SW 7064, "PASSIVE"	
2	= STUCCO COLOR: SW 7067, "CITYSCAPE"	
3	= METAL SIDING COLOR: SW 6508, "SECURE BLUE"	
4	= BRICK VENEER - BELDEN 2 1/4" x 11 5/8" COLOR: "TITANIUM VELOUR"	
5	= STOREFRONT WINDOWS FRAME COLOR: DARK BRONZE	
6	= METAL AWNING COLOR: SW 7069, "IRON ORE"	
7	= TRASH ENCLOSURE GATE OPAQUE	
8	= EXTERIOR METAL DOOR AND FRAME COLOR: DARK BRONZE	



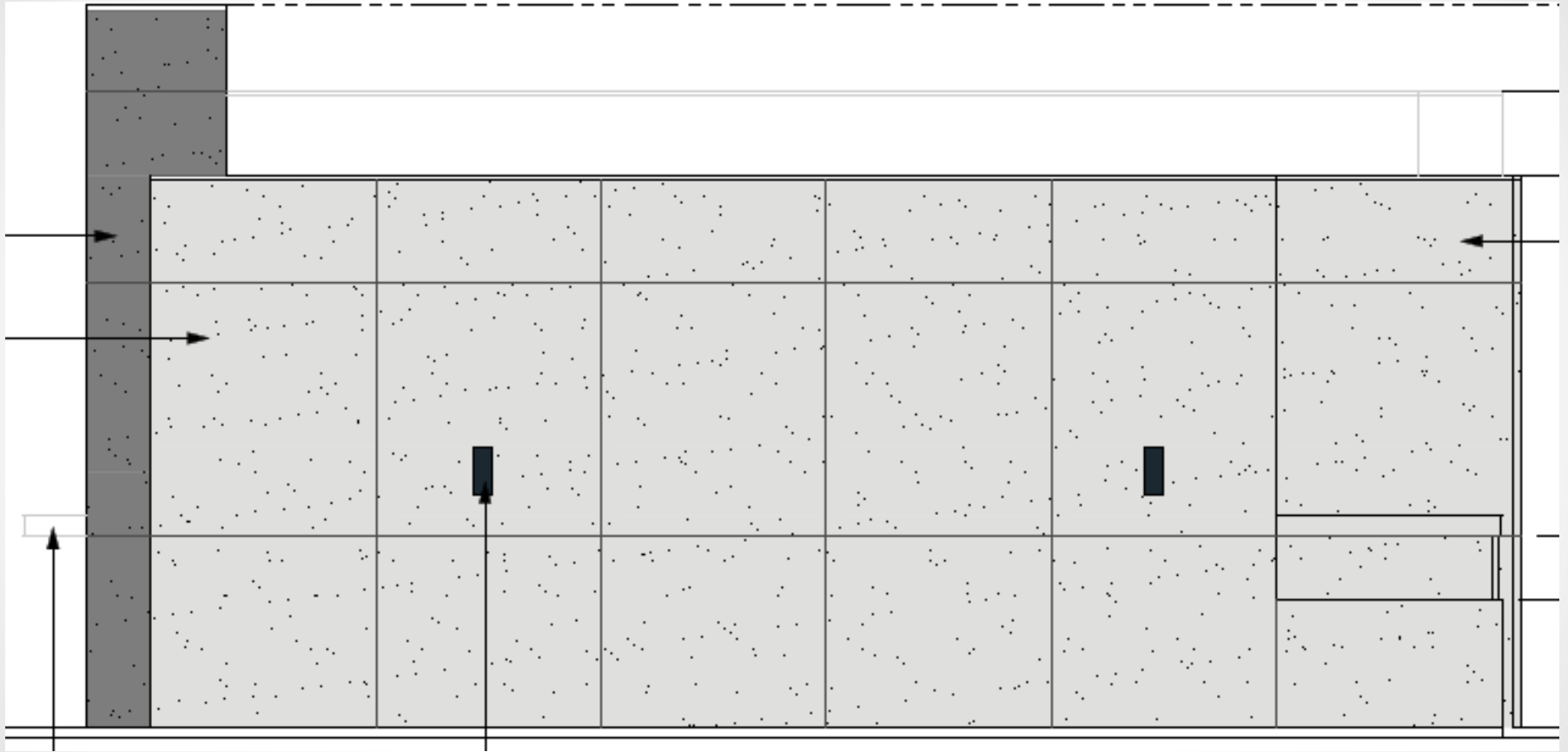
West Elevation



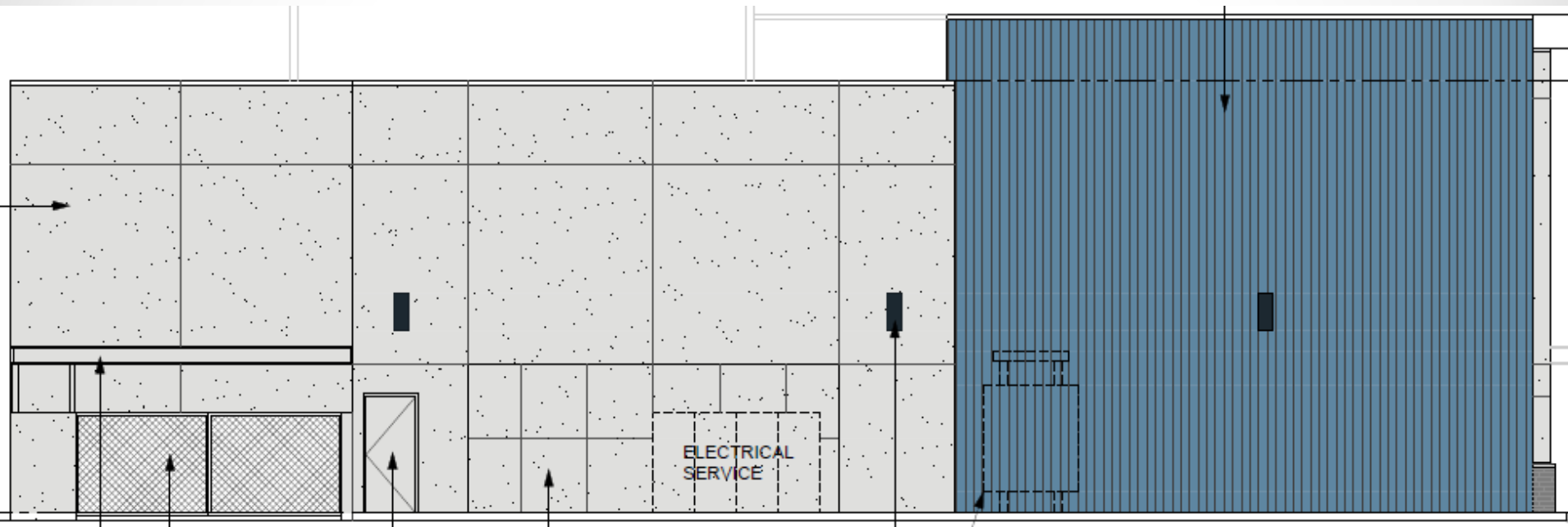
North Elevation



South Elevation

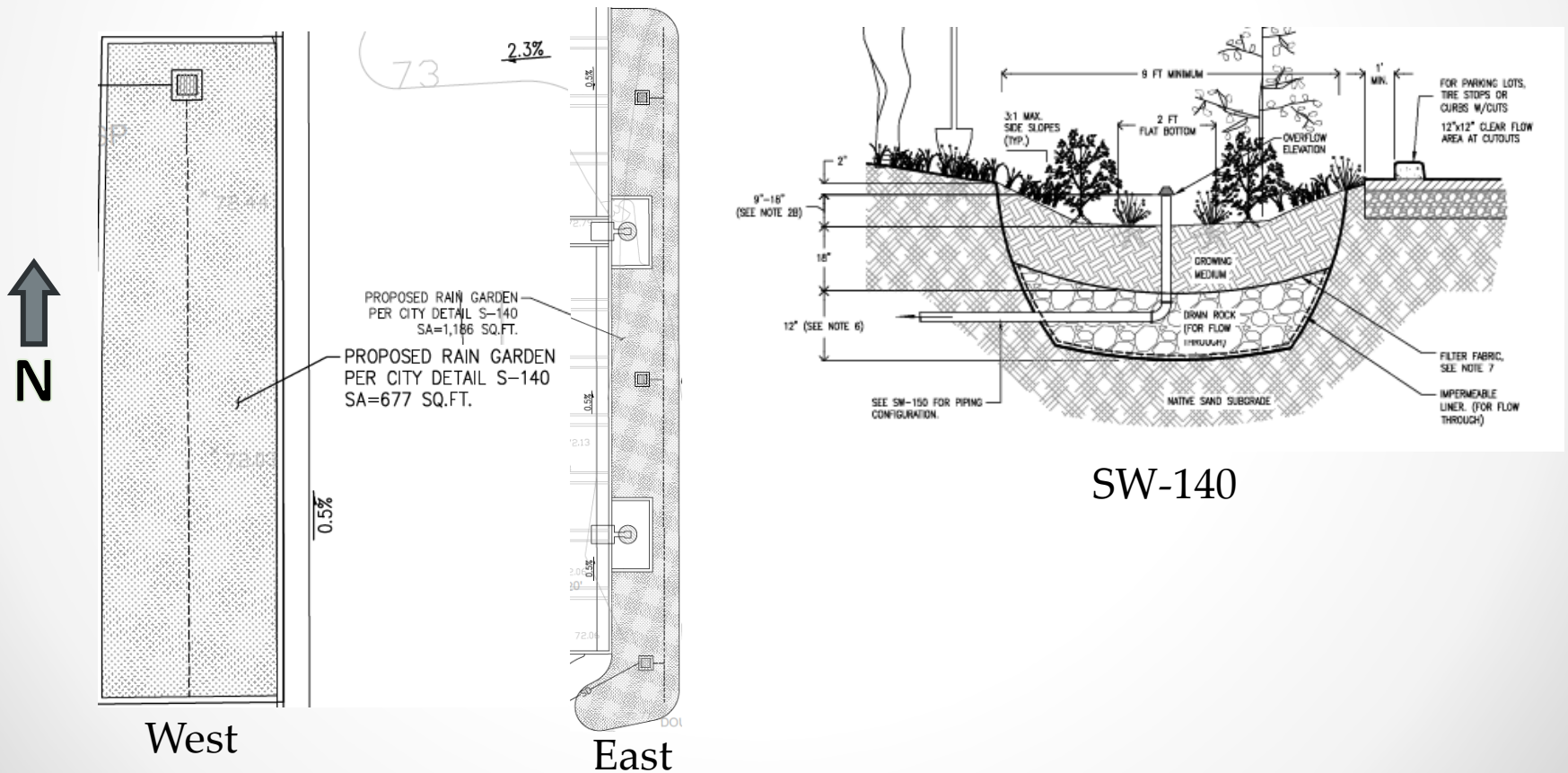


East Elevation



Proposed Stormwater

- Two rain gardens proposed.
- City of Florence Rain garden typical proposed to be used.



Landscaping Conditions of Approval

4. Fencing and evergreen hedges shall be well-kept and maintained.



Landscaping Conditions of Approval

9. Shrubs not proposed for 3-gallon containers shall be changed on the landscape plan to 3-gallon containers unless otherwise specified in the tree and plant list for the city of Florence, and evidence of this change shall be submitted before issuance of any building permits.

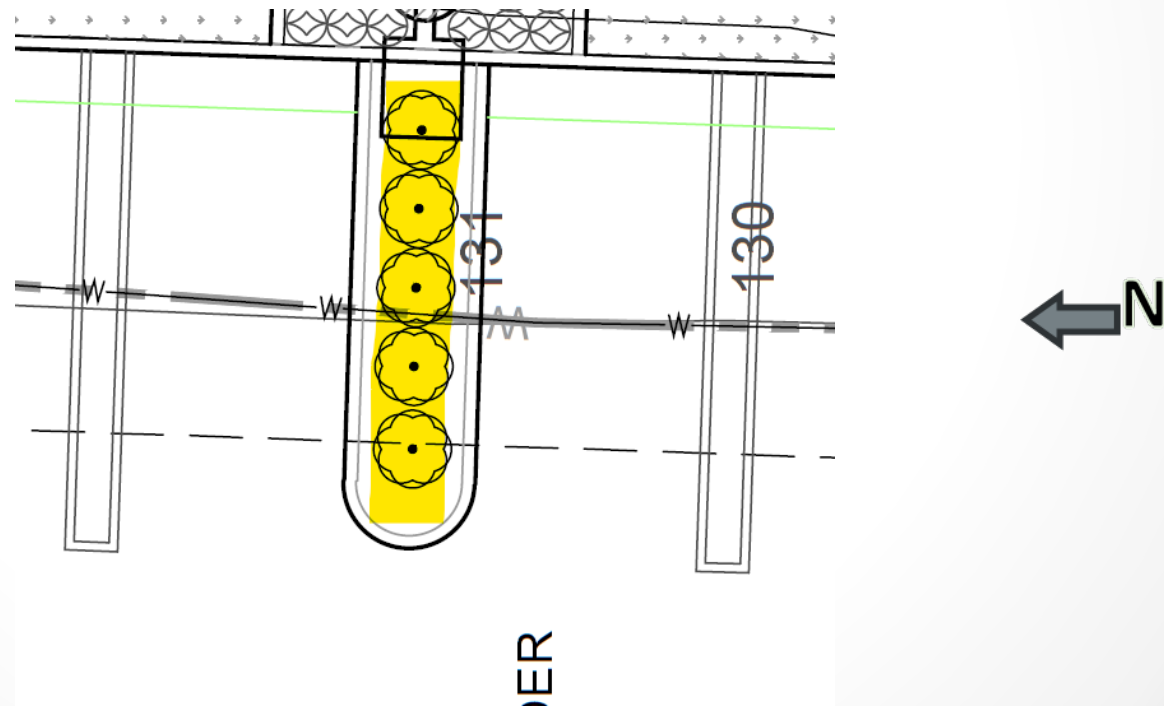
WEST RAIN GARDEN PLANTING SCHEDULE (677 S.F.)						
ZONE A (198 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous plants or 100 Herbaceous plants and 4 small shrubs where 1.98 x 115= 228 Herbaceous plants required						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	66	Canex densa	Dense Sedge	Plug	12" o.c.	Plant in groups
	66	Eleocharis palustris	Creeping Spike Rush	Plug	12" o.c.	Plant in groups
	30	Iris douglasiana	Douglas Iris	1 gal.	12" o.c.	Plant in groups
	66	Juncus effusus var. pacificus	Soft Rush	Plug	12" o.c.	Plant in groups
ZONE B (479 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large shrubs/small trees and 4 small shrubs where 4.79 x 115= 550 Herbaceous plants required						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
	2	Malus fusca	Oregon Crab Apple	1.50' cal.	B&B/Contain.	Tree
	3	Pinus contorta var. contorta	Shore Pine	6/7 ft.	B&B	Tree
	14	Spiraea douglasii	Douglas Spiraea	2 gal.	Container	Large Shrub
	5	Cornus sericea	Red-wing Dogwood	1 gal.	Container	Small Shrub
	14	Mahonia nervosa	Dull Oregon Grape	1 gal.	Container	Small Shrub
EAST RAIN GARDEN PLANTING SCHEDULE (1186 S.F.)						
ZONE A (613 S.F.) Required planting rates / 100 s.f.: 115 Herbaceous plants or 100 Herbaceous plants and 4 small shrubs where 6.13 x 115= 705 Herbaceous plants required						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	200	Canex densa	Dense Sedge	Plug	12" o.c.	Plant in groups
	200	Eleocharis palustris	Creeping Spike Rush	Plug	12" o.c.	Plant in groups
	50	Iris douglasiana	Douglas Iris	1 gal.	12" o.c.	Plant in groups
	200	Juncus effusus var. pacificus	Soft Rush	Plug	12" o.c.	Plant in groups
	55	Ranunculus occidentalis	Western Buttercup	Plug	12" o.c.	Plant in groups
ZONE B (573 S.F.) Required planting rates / 100 s.f.: 1 tree, 3 large shrubs/small trees and 4 small shrubs where 5.73 x 115= 658 Herbaceous plants required						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
	2	Malus fusca	Oregon Crab Apple	1.50' cal.	B&B/Contain.	Tree
	4	Pinus contorta var. contorta	Shore Pine	6/7 ft.	B&B	Tree
	17	Spiraea douglasii	Douglas Spiraea	2 gal.	Container	Large Shrub
	8	Cornus sericea	Red-wing Dogwood	1 gal.	Container	Small Shrub
	15	Mahonia nervosa	Dull Oregon Grape	1 gal.	Container	Small Shrub

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
TREES						
	3	Cercis occidentalis	Western Redbud	5/6 ft.	B&B/Contain.	Natural form- multi-stem/low branching
SHRUBS						
	17	Arbutus unedo 'Compacta'	Compact Strawberry Tree	5 gal.	Container	Tall screening shrub
	22	Arctostaphylos x 'John Douley'	Low-Growing Manzanita	2 gal.	Container	Low spreading shrub
	26	Cistus purpureus	Orchid Rockrose	3 gal.	Container	Medium accent shrub
	23	Erica x darleyensis 'Furzey'	Furzey Heath	1 gal.	Container	Low spreading shrub
	36	Hebe 'Western Hills'	Western Hills Hebe	2 gal.	Container	Medium accent shrub
	8	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5 gal.	Container	Tall accent shrub
	114	Mahonia repens	Creeping Mahonia	1 gal.	Container	Low spreading shrub
	9	Rosa rugosa 'Alba'	White Ramanas Rose	2 gal.	Container	Medium accent shrub
	15	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	3 gal.	Container	Medium accent shrub
	18	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	2 gal.	Container	Medium accent shrub
	10	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	Container	Tall screening shrub
GRASSES / PERENNIALS / GROUND COVERS						
	80	Fragaria Chilensis	Beach Strawberry	4' pot	Container	-
	15	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	1 gal.	Container	-
	58	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	1 gal.	Container	-
	59	Ophiopogon japonicus	Mondo Grass	1 gal.	Container	-

Note: All planting areas to receive a 3" minimum layer of fresh, coarse fir bark mulch.

Landscaping Conditions of Approval

10. A tree shall be added to the parking island along the east property line, and shall be selected from the tree and plant list for the City of Florence.



Landscaping Conditions of Approval

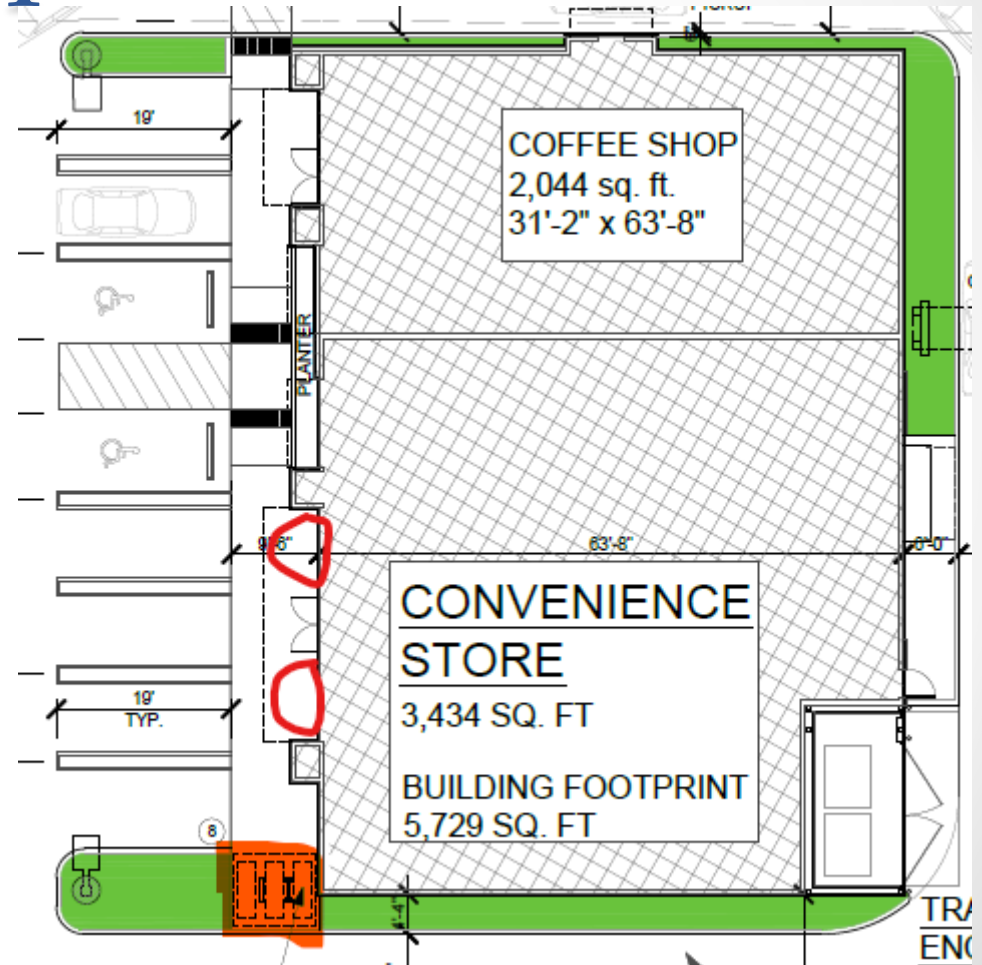
11. Landscape plantings shall be 3-4 feet in height for screening on HWY 101 and be maintained so as not to interfere with pedestrian and bicycle access in accordance with FCC 10-35-2-13.



Bike Parking Conditions of Approval

5. The applicant shall move the bike parking to within 9'6" of the main entrance.

6. The bicycle parking area shall not create a hazard to pedestrians and be clearly marked and reserved for bicycle parking only in accordance with FCC 10-3-10G.



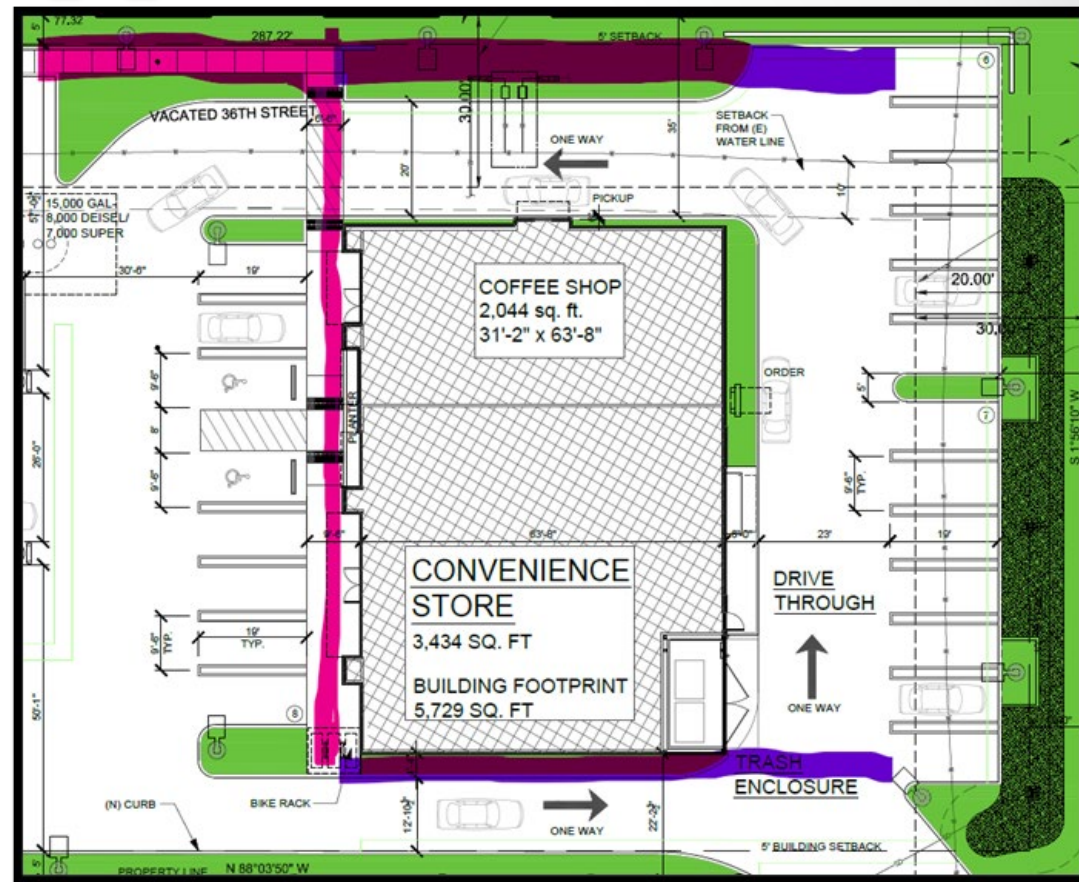
Pedestrian Access Conditions of Approval

17. The walkway from Highway 101 shall be extended along the north property line to the east parking area with associated crosswalks.

18. A walkway shall be installed along the southern portion of the building to connect to the east parking area with associated crosswalks.

19. Pedestrian crosswalks shall be marked with contrasting paving materials, such as light-colored concrete between the asphalt.

20. All pedestrian walkways shall be five feet wide, not including the curb width.



Lighting Conditions of Approval

23. Lighting shall be adjusted so that no foot candles on site are greater than five footcandles or lesser than two footcandles, and a lighting plan that reflects the changes shall be submitted before the issuance of building permits. The fuel station canopy lights shall be shielded or changed to a full cutoff fixture.

24. All lighting not required for safety and security shall be extinguished at the end of business hours.

25. All externally lit commercial signs shall shine from the top and point down toward the ground. Signs with uplighting shall be shielded so that illumination is restricted to the sign face and glare is eliminated.

Description	Symbol	Avg	Max	Min
ENTIRE SITE	+	3.2 fc	8.3 fc	0.1 fc
PARKING SPACES - EAST	×	3.3 fc	5.0 fc	2.3 fc
PARKING SPACES - NORTH	×	3.0 fc	4.8 fc	2.5 fc
PARKING SPACES - STORE ENTRY	×	3.4 fc	4.7 fc	2.1 fc
VEHICLE ACCESS	◇	3.6 fc	8.3 fc	1.6 fc
WALKWAY	✱	3.1 fc	4.9 fc	2.2 fc

All Conditions of Approval

1. All comments from the City of Florence Public Works Director shall be addressed and included in associated plans and submitted for review by public works prior to issuance of a building permit.
2. Required parking spaces shall be maintained and shall not be eliminated, used for the storage of materials of any type, or used for loading or unloading operations during business hours.
3. Fencing and evergreen hedges shall be well-kept and maintained.
4. The width of the striping line used in the parking areas shall be a minimum of 4" wide.
5. The applicant shall move the bike parking to within 9'6" of the main entrance.
6. The bicycle parking area shall not create a hazard to pedestrians and be clearly marked and reserved for bicycle parking only in accordance with FCC 10-3-10G.
7. The proposed windows shall be modified to include the features outlined in FCC 10-6-7-B-2(a&b).
8. The request for Design Review approval shall expire on October 8, 2025, unless substantial construction has taken place or an extension request is received in accordance with FCC 10-6-11(A-C).
9. Shrubs not proposed for 3-gallon containers shall be changed on the landscape plan to 3-gallon containers unless otherwise specified in the tree and plant list for the city of Florence, and evidence of this change shall be submitted before issuance of any building permits.
10. A tree shall be added to the parking island along the east property line, and shall be selected from the tree and plant list for the City of Florence.
11. Landscape plantings shall be 3-4 feet in height for screening on HWY 101 and be maintained so as not to interfere with pedestrian and bicycle access in accordance with FCC 10-35-2-13.
12. Prior to obtaining City building permits, the applicant shall provide evidence of ODOT access permissions required for the proposed access and circulation plans.
13. An easement and maintenance agreement addressing all shared access shall be created with the Burger King property owners. Proof of this agreement shall be submitted to the City before building permit issuance.
14. Signage for proper RIRO operations shall be installed before the issuance of CO.
15. Florence Public Works must approve the construction plans before constructing driveway improvements and other improvements, including the pedestrian sidewalk connection to Highway 101.
16. Landscaping shall be maintained so that plants do not grow to obstruct vision clearance areas at internal intersections or intersections with public streets per FCC 10-34-2-14.
17. The walkway from Highway 101 shall be extended along the north property line to the east parking area with associated crosswalks.
18. A walkway shall be installed along the southern portion of the building to connect to the east parking area with associated crosswalks.
19. Pedestrian crosswalks shall be marked with contrasting paving materials, such as light-colored concrete between the asphalt.
20. All pedestrian walkways shall be five feet wide, not including the curb width.
21. Before obtaining plumbing permits, the applicant shall provide evidence of final approval from the Florence Public Works Department for all water and wastewater improvements.
22. Per FCC 10-36-4, the applicant shall obtain a National Pollution Discharge Elimination (NPDES) permit from the Department of Environmental Quality prior to issuance of a development permit of land use permit as the site is equal to one acre in size.
23. Lighting shall be adjusted so that no foot candles on site are greater than five footcandles or lesser than two footcandles, and a lighting plan that reflects the changes shall be submitted before the issuance of building permits. The fuel station canopy lights shall be shielded or changed to a full cutoff fixture.
24. All lighting not required for safety and security shall be extinguished at the end of business hours.
25. All externally lit commercial signs shall shine from the top and point down toward the ground. Signs with uplighting shall be shielded so that illumination is restricted to the sign face and glare is eliminated.
26. An Operations and Maintenance Agreement shall be submitted before the issuance of a building permit.

Alternatives

1. Approve the Design Review Permit with conditions of approval and findings of fact as written;
2. Review and recommend changes to the Design Review Permit findings and approve as amended;
3. Continue the Public Hearing to a date certain if more information is required; or
4. Do not approve the request, revise the findings, and draft a resolution stating how the application does not meet the criteria.

Staff Recommendation

Alternative 1, Approve the Design Review Permit with conditions of approval and findings of fact as written.

Questions?

