

City of Florence
 Community Development Department
 250 Highway 101
 Florence, OR 97439
 (V): (541) 997-8237
 (F): (541) 997-4109
www.ci.florence.or.us

LAND USE APPLICATION FOR DESIGN REVIEW AND/OR CONDITIONAL USE PERMIT

I. Type of Request Administrative Review (also see FCC 10-1-1-6)
 Design Review (See FCC 10-6 for Criteria) Conditional Use Permit (See FCC 10-4 for Criteria)
 FCC (Florence City Code) may be found at www.florence.or.us (under "City Code") or at City Hall

You may request a pre-development conference to obtain assistance in filling out this application or to obtain input on your proposal. If the conference was not more than 90 calendar days from the date of this application submission, the cost of the conference will be credited towards your land use application.

Did you have a pre-development conference (Check One)? Yes No
 If yes, enter the date of the conference: Month _____ Date _____ Year _____ Amount Paid: \$ _____

Please be aware that the applicant has the burden of proof to show how the project meets the applicable criteria (refer to FCC 2-10-6).

Feel free to contact the Planning Department if you have questions at 541-997-8237.

II. Applicant or Representative Information (only one phone number is required)

Name (Print): BOB CARROLL - CARROLLTON DESIGNS Ph: (541) 994-7886
 Mailing Address: P.O. Box 141 Ph: () _____
 City: MAPLETON State: OR Zip: 97453 Ph: () _____
 E-mail (Optional): DIZMURROBO@CDIHOMEPLANS.COM
 Signature: [Signature] Date: 5-23-12

III. Property Owner Information (only one phone number is required)

Name (Print): ROGER CENTER Ph: (541) 999-1740
 Mailing Address: 05625 NORDAHL RD Ph: () _____
 City: FLORENCE State: OR Zip: 97439 Ph: () _____
 E-mail Address (Optional): CENTERBROTHERS@HOTMAIL.COM
 Signature: _____ Date: _____

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

IV. Property Description

Site Address: 2013 10TH ST.
 General Location (Example: City Hall is at the SE corner of 2nd and Highway 101): NE CORNER OF 10TH & SPRUCE.

(This section is continued on the next page)

Assessor's Map No.: 10-12-26-31 Tax Lot(s): 1100 Size of Site: 6225 S.F.

Zoning District: RESIDENTIAL - MEDIUM DENSITY

Describe the conditions and land uses of all land within 300-feet from the proposed site that is one-acre or larger and within 100-feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): THE PROPERTY IS LOCATED IN A PLEASANT RESIDENTIAL NEIGHBORHOOD, COMPOSED MOSTLY OF OLDER HOMES WITH A FEW EXCEPTIONS. MOST NOTABLY, IS THE POORLY MAINTAINED AND UNSIGHTLY PUBLIC WORKS FACILITY FACING THE PROPERTY FROM SPRUCE ST.

V. Utilities

Existing:

List all existing utilities currently available to the site: AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).

NOTE: For help in identifying the location of utilities please call Dig Safely Oregon at 1-(800) 332-2344 or dial 811. Call Public Works for size of utility lines.

Water Supply: _____ - inch line available in Street (s) _____
Sanitary Sewer: _____ - inch line available in Street (s) _____
Storm Sewer: _____ - inch line available in Street (s) _____
Telephone (Check One): is is not available in Street (s) _____
Cable TV (Check One): is is not available in Street (s) _____
Electrical (Check One): is is not available in Street (s) _____
Other (Such as fiber optics): _____

Proposed:

Are new streets planned or needed (Please refer to the Florence Transportation System Plan)? (Check One): yes* no

If yes, describe which ones are needed: _____

Are utility upgrades or extensions planned or needed? yes* no

If yes describe which ones are needed: _____

*If you answered yes to either of the two questions above, how will the improvements be funded? _____

Utility Plan (per FCC 10-4-3-C and 10-6-6-E): Drawn to a common scale (such as 10, 20, 30, 40, or 50 feet to the inch). Location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows and 2' contours. (Questions? Contact Public Works at 541.997.4106. Fire flows may be obtained by the Fire Marshal at 541.997.3212).

Lighting Plan (for new parking lots and walkways): Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-3-8-G.

Stormwater (per FCC 9-5-2-4): A drainage plan is required for projects which are adding 500 square feet or greater of impervious surface area or clearing 10,000 square feet or greater (Single Family houses are exempted). Please refer to FCC 9-5 for requirements and the Florence Stormwater Design Manual.

Traffic Impact Study (per FCC 10-1-1-4-D): (larger projects) Please refer to FCC 10-1-14-D to see if a Traffic Impact Study is required.

(Continued on the next page)

V. Project Description

Square feet of new: _____ : Square feet of existing building _____

Hours of operation: _____ Number of parking spaces (See FCC 10-3): _____

Building color (s) (attach color sample): _____

Is there any phasing anticipated? (Check One): yes no

Timetable of proposed improvements: _____

Will there be impacts such as noise, dust, or outdoor storage? (Check One): yes no

If yes, describe all impacts: _____

Proposal: Attach additional sheets if necessary (double sided copies please). Describe the project in detail such as what is being proposed, size, objectives, and what is desired by the project.

THIS REQUEST FOR AN ADMINISTRATIVE REVIEW CONCERNS THE
INSTALLED FENCE ON THE WEST SIDE OF THE PROPERTY FACING
SPRUCE ST. THE FENCE'S PURPOSE, AS ALLOWED BY SEC.
10-34-S-C # 4 & 5 OF THE FLORENCE CITY CODE, IS TO
PROVIDE SCREENING FROM THE UNSIGHTLY FLORENCE
PUBLIC WORKS COMPOUND ACROSS THE STREET. THAT
GROUP OF BUILDINGS, FENCES, AND LANDSCAPING, IS IN MAJOR
DISREPAIR AND IS A BLEMISH ON AN OTHERWISE DECENT
NEIGHBORHOOD. SINCE THE CITY IS THE CAUSE OF THIS
NEED FOR SCREENING, THERE SHOULD BE NO REASON NOT
TO GRANT THE REVIEW IN THE APPLICANT'S FAVOR.

VI. Additional Information

Below is a check list of the required information to determine if an application is complete. Florence City Code (FCC) references are provided for your convenience. The FCC is available at City Hall or online at www.ci.florence.or.us under click on "City Code" which is located on the main menu. You may also find the *Florence Transportation Plan*, *Downtown Architectural Guidelines*, *Highway 101 Access Management Plans*, *Stormwater Design Manual*, and *Stormwater Management Plan* are available on the City's website or at the City Hall for review or purchase.

All Drawings need to be drawn to a typical scale (site plan in an engineering scale and architectural drawings may be in architectural scale) submitted as follows:

3 full sized sets of plans (if the project fits on 11 x 17 or 8 1/2 x 11 pages, there is no need to enlarge the drawings)

Please note: A planner may request additional copies for larger projects once the application has been deemed complete.

2 sets reduced to 11 x 17

1 electronic copy (pdf or word) (submitted on a CD or by email)

Title Report from a Title Company (per FCC 10-4-3-C and 10-6-6-D): indicating liens, access and/or utility easements, legal description

(Continued on the next page)

Site Plan (per FCC 10-6-6-A): drawn to scale showing majority of dimensions, illustrating the size and location of existing use and structures and proposed use, structures on the property, walkways and parking areas. Please also include natural features which are located on the property such as streams, wetlands, and sand dunes.

Off-Site Conditions (per FCC 10-1-1-4-B-3): 300 feet from the proposed site that is one acre or larger and within 100 feet the site that is less than an acre. Drawing needs to include property lines, utility locations and sizes, existing and future streets, alleys, sidewalks, significant grade changes and natural features such as streams, wetlands and sand dunes. If possible, please include adjacent property's driveway locations. This information is not required to be surveyed by a registered surveyor.

Landscaping Plan (per FCC 10-34-3-2): Location, size and species of the new proposed plant materials (at the time of planting); location(s) of areas where existing vegetation will be cleared and location(s) of areas where existing vegetation will be preserved (delineated on the recent aerial photo or site plan drawn to scale) specification for soil at time of planting, irrigation and anticipated planting schedule, location of existing and proposed fences and walls including buffering and screening materials, existing. Refer to the *Florence Tree and Plant List* to help you decide which plants work best in Florence. Landscaped stormwater facilities may count toward the landscaping require coverage. Provide the square footage of each landscaped area (new and existing).

Architectural Drawings or Sketches (per 10-6-6-C): Drawn to a common scale showing dimensions, floor plan showing doorways and windows, north, south, east, west elevation view of buildings (with height indicated), exterior building materials, styles, and colors (roofing, trim, wall). Properties located in the Old Town and Main Street Districts will also be reviewed with the *Downtown Architectural Guidelines* to determine compatibility.

Access Permit (for properties along State or County Roads) (see FCC 10-35-2-4): A State or County complete access permit or application is required. For properties on Highway 101 located between Highway 126 and the bridge, please also refer to the *Highway 101 Access Management Plan*.

Erosion Control: Projects over 1 acre or more of land disturbance over a period of time (FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System (NPDES) from Department of Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

Old Town District:

For properties within the Old Town District the following are also required:

Survey (per FCC 10-17A-4-K-1-a, 10-17B-4-K-1-a, and 10-17C-4-K-1-a): All new development, redevelopment, and additions require a recent survey map drawn to scale which shows property lines, easements, 2' contours, existing structures (including height of sea-wall, if appropriate), floodplain, and highest observed tide.

Visual Aids (for new construction or story addition in Old Town): Please refer to FCC 10-17A-4-K-1-b, 10-17B-4-K-1-b, and 10-17C-4-K-1-b for the requirements for each subsection.

Site Investigation Report (SIR): SIR may also be required, refer to FCC 10-7-3 which lists the hazard areas within the City Limits which will require a SIR. The SIR form is available at City Hall or by email.

FCC Title 10, Chapter 1 states that staff has 30-days to review the application for completion. A written notice explaining application deficiencies or acknowledging a complete application will be provided to the applicant and/or representative.

Questions: Please call 541.997.8237



SITE PLAN

SCALE : 1" = 20'-0"

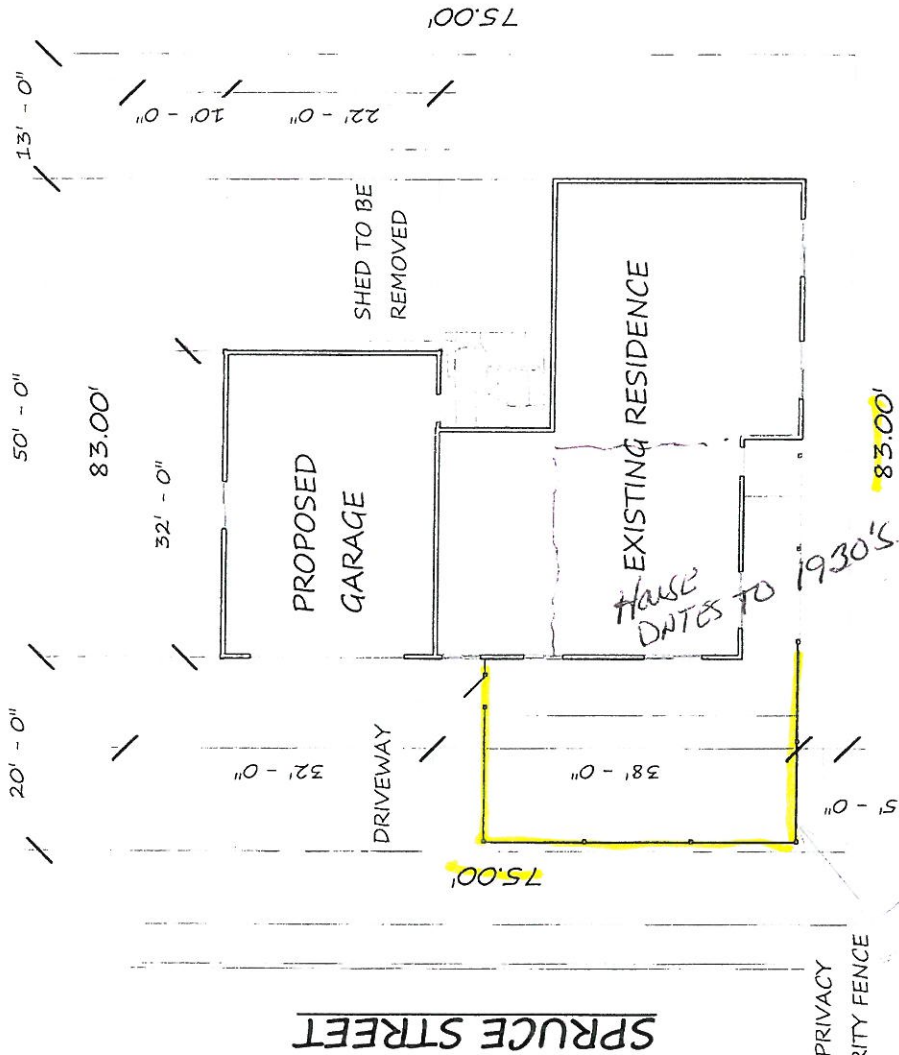
2013 10TH STREET
FLORENCE, OREGON

LOT AREA: 6225 S.F.
TOTAL BLDG. AREA: 2104 S.F.
PERCENTAGE : 33.8%

ANOTHER FINE PROJECT BY:

CENTER BROS. CONSTR.

05625 NORDAHL ROAD FLORENCE, OREGON



10TH STREET

08 DATA
1/23/2008 1:57:46 PM - lachw:c

CANCELLED:

- 1200
- 1501
- 1601
- 1602
- 1603
- 1604
- 1605
- 1900
- 2800
- 2800
- 2800
- 3300
- 3700
- 3900
- 3901
- 4703
- 5200
- 5300
- 5500
- 5700
- 5800
- 6000
- 3500
- 5500



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE AND THAT THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS ADVISED THAT THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE AND THAT THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SEE MAP 18122623

SEE MAP 18122624

SEE MAP 18122611

SEE MAP 18122642

SEE MAP 18122642

SEE MAP 18122600

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

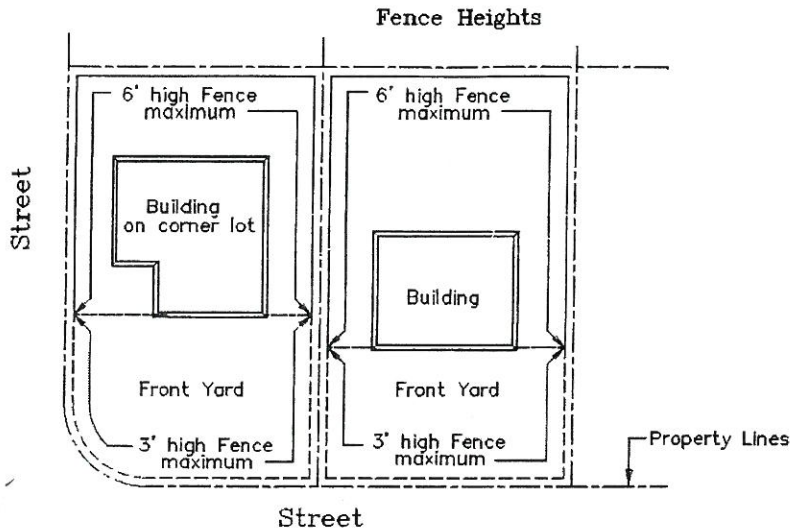
SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

SEE MAP 18122633

Figure 10-34(2): Residential and Commercial Fence Standard



FCC 10-34-5 -

C. The following exceptions may be allowed through Design Review or Administrative Review.

1. Specifically for RV parking in residential zones, the height of fences and walls shall not exceed eight (8) feet in the rear and side yards.
2. A retaining wall exceeding four (4) feet in height within a front yard setback which is necessary for site grading and development (see also FCC 10-34-5-D-3).
3. One arbor, gate, or similar garden structures not exceeding eight (8) feet in height and six (6) feet in width is allowed within the front yard, provided that it is not within a required clear vision area. Courtyard walls up to 6 feet in height may also be allowed in the front yard.
4. Walls and fences for swimming pools, tennis courts, and other recreational structures may exceed six (6) feet provided they are not located in the front yard.
5. Walls and fences taller than otherwise allowed if needed for screening, safety or security purposes.

D. Specific Requirements

1. Walls and fences to be built for required buffers shall comply with Section 10-34-3-6.
2. Fences and walls shall comply with the vision clearance standards of FCC 10-35-2-13.
3. Retaining walls exceeding four (4) feet in height and freestanding walls or fences greater than six (6) feet in height require a building permit

E. Maintenance. For safety and for compliance with the purpose of this Chapter, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the property owner.

F. Materials.

1. Permitted materials: wood; chain-link steel, iron, bricks, stone; stucco, or similar masonry, and non-prohibited evergreen plants.
2. Prohibited materials: unfinished concrete blocks; straw bales; electric or razor wire; scrap lumber or other scrap materials; sheet metal; and hedges taller than eight (8) feet.
3. Barbed wire fencing may be permitted only within commercial and industrial zones or on public property subject to the criteria in FCC 6-1-6-14.

Created by Ord. 9, Series 2009

Section 10-34-3-7-D amended by Ord. No. 4, Series 2010 (effective 4/5/10)

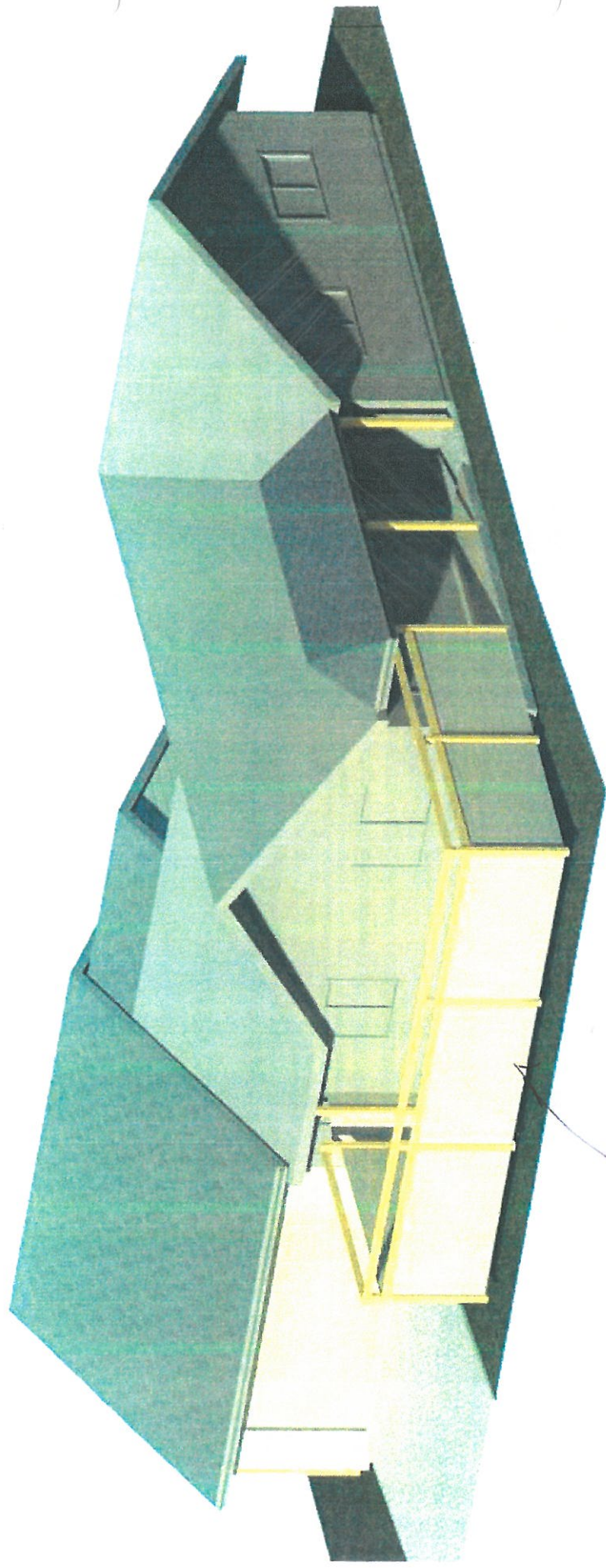
Sections 10-34-3-1-A, 10-34-3-1-B, 10-34-3-4-A-1, 10-34-5-B-1, and 10-34-5-B-2 amended by Ord. No. 4, Series 2011 (effective 4/22/11)

Section 10-34-3-1 amended by Ord. No. 18, Series 2011 (effective 9/19/11)

- B. **Caliper Size.** The minimum diameter or caliper size at planting, as measured six (6) inches above grade, is one and one half (1 ½) inches with a high graft (lowest limb a minimum of 5 foot high from the ground) to ensure pedestrian access.
- C. **Spacing and Location.** Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas, in accordance with the requirements of FCC 10-35-2-3 and 10-36-2-16. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain sixteen (16) square feet, or typically, a four (4) foot by four (4) foot square. In general, trees shall be spaced no more than thirty (30) feet apart, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements, and shall comply with the vision clearance standards of FCC 10-35-2-13.
- D. **Soil Preparation, Planting and Care.** Street trees shall be planted with root guards to preserve the physical integrity of sidewalks and streets. Pocket-planting with a soil-compost blend around trees shall be used to ensure healthy growth (see footnote to FCC 10-34-3-3-A-5). The developer shall be responsible for planting street trees, including soil preparation, ground cover material, staking, and temporary irrigation for three years after planting. The developer shall also be responsible for tree care (pruning, watering, fertilization, and replacement as necessary) during the first three years after planting, after which the adjacent property owners shall maintain the trees.

10-34-5: FENCES AND WALLS: Construction of fences and walls shall conform to all of the following requirements:

- A. **General Requirements.** All fences and walls shall comply with the height limitations of the respective zoning district and the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with land division approval, approval of a conditional use permit, or design review approval. When required through one of these types of approvals, no further land use review is required. (See also, Section 10-34-3-6 for landscape buffering and screening requirements.)
- B. **Dimensions.**
 - 1. Residential Zones: Except as provided below, the height of fences and walls between the building and the front lot line shall not exceed three (3) feet as measured from the grade and no greater than 6 feet in height in rear and side yards unless the front door is located on the longer side of the lot, in which case the fence shall not exceed three (3) feet in height or taller fences or walls are allowed through Design Review approval. (See Figure 10-34(2))
 - 2. Commercial and Industrial Zones: Except as provided below, the height of fences and walls in any required front yard shall not exceed three (3) feet as measured from the grade and no greater than eight (8) feet elsewhere on site.



NEW FENCE



1157
1155

2046 2048
2046 2046

2148

1189

1132

2055

2083

2126 2127
2145

1120

2071

11TH ST

2010

2040

1075

2126 2146

2070

2128 2138

1036

2013

2063 2085

2047

2139 2153

1040 2151

2137 2135

SPRUCE ST

10TH ST

962 2032 2056

980 2130 2150

999

910

2081

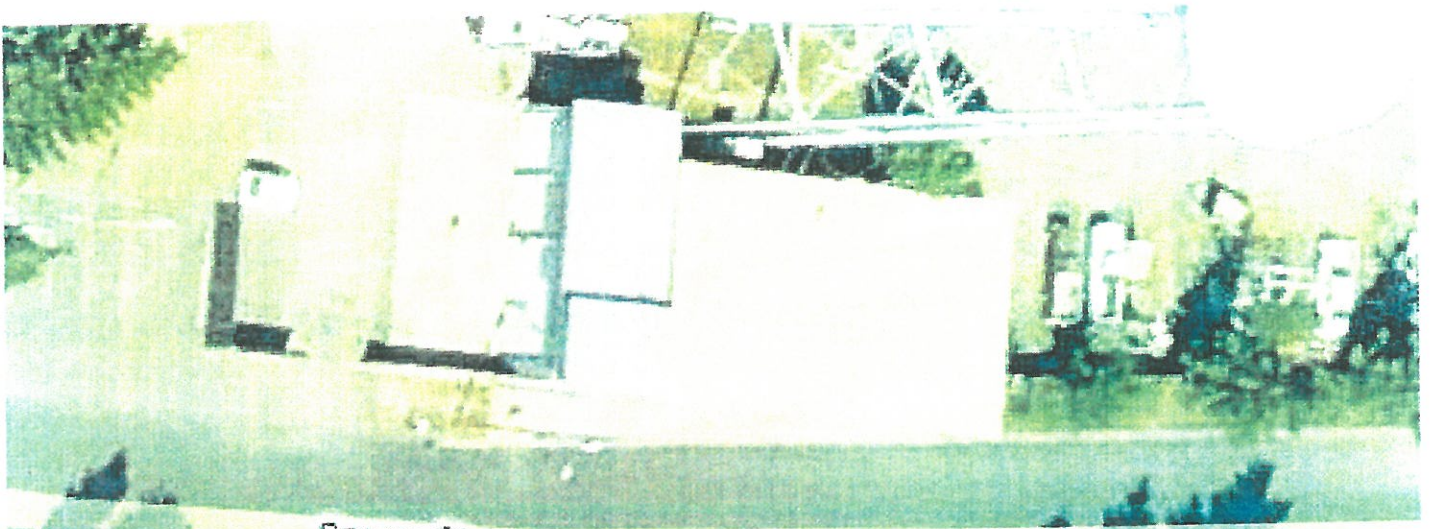
919

930

2155

2111

HWY 926

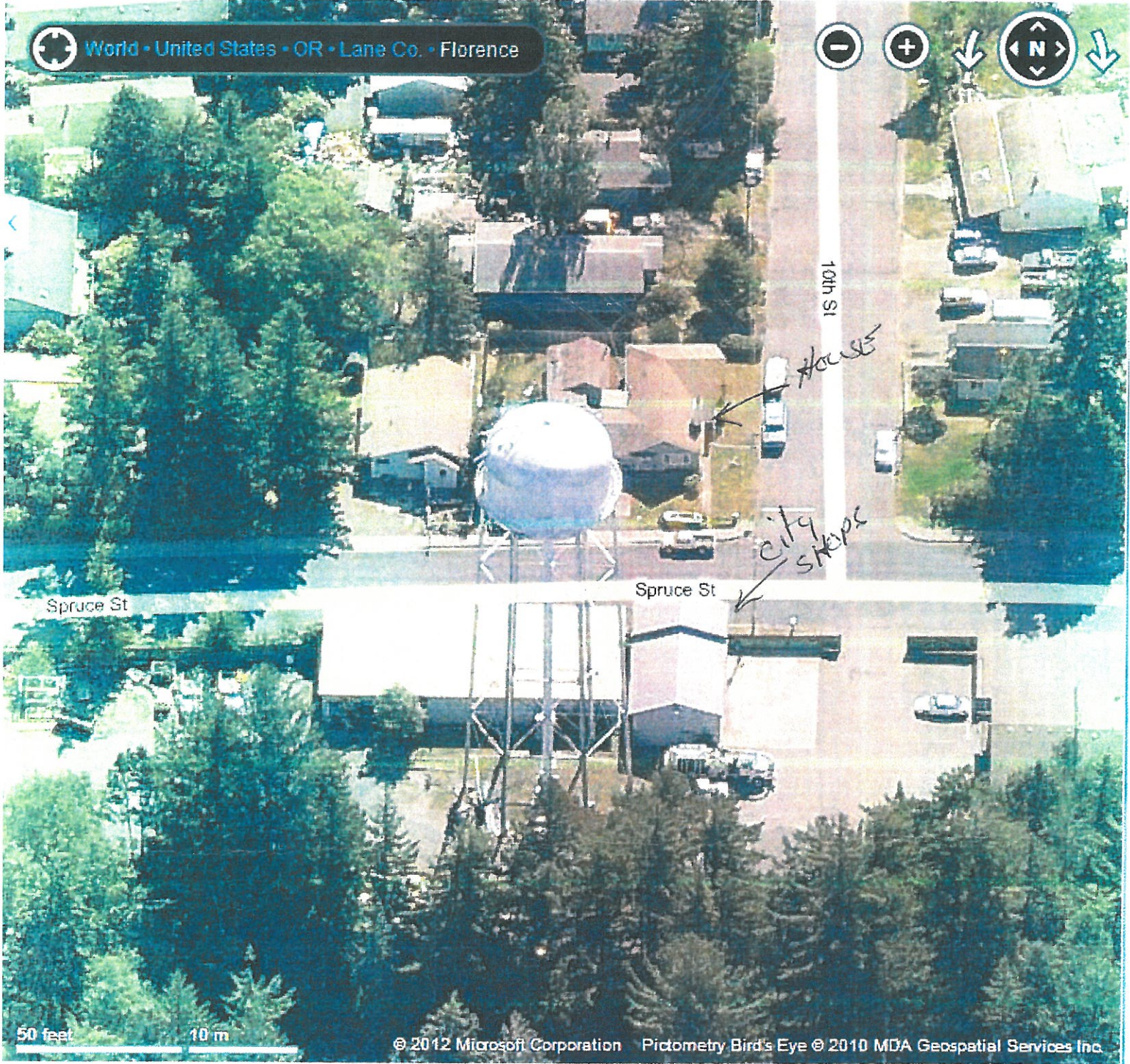


Spruce St



10th St

World • United States • OR • Lane Co. • Florence



Spruce St

Spruce St

10th St

Houses

city shops

50 feet 10 m

World • United States • OR • Lane Co. • Florence



Industrial
USE IN
OPEN SPACE
ZONE OR PARK!
NEVER BEEN
ZONED FOR
THIS!

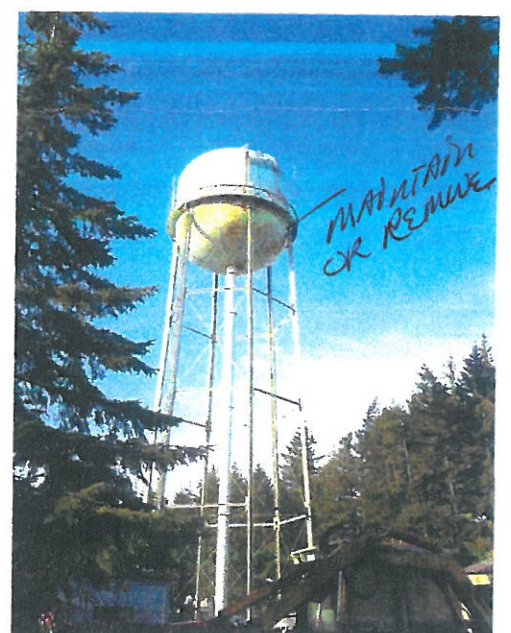
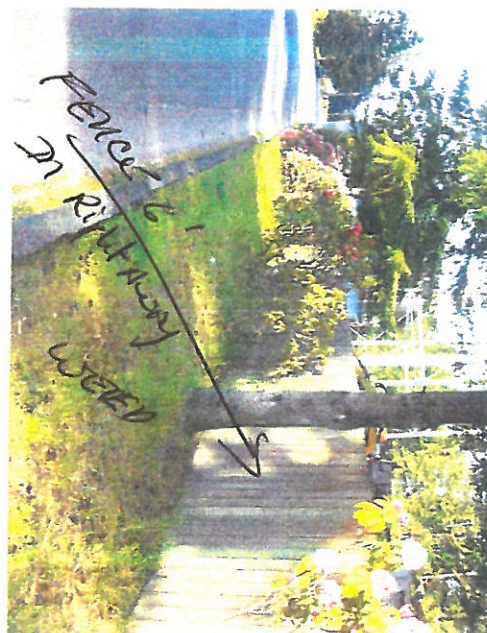
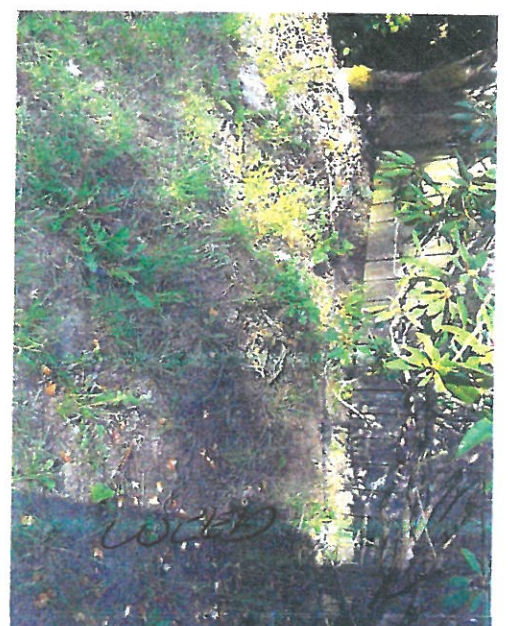
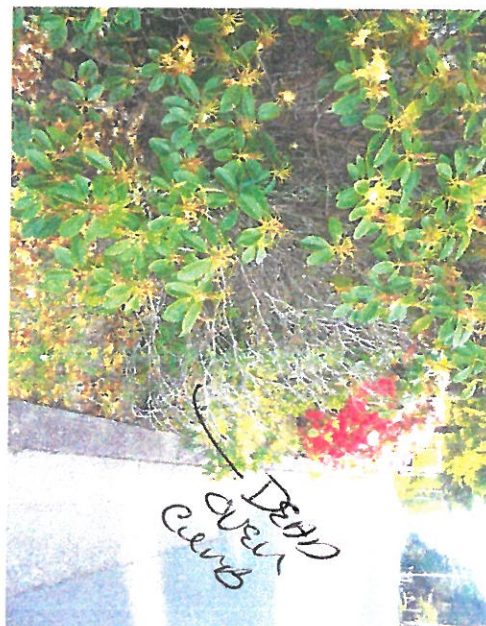
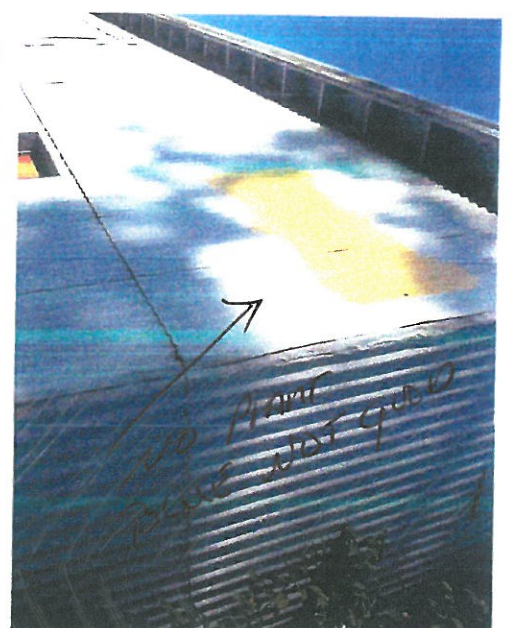
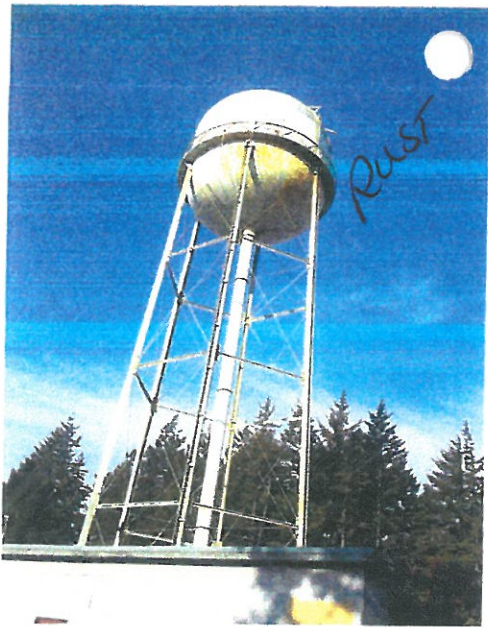
Spruce St

Spruce St

10th St

50 feet 10 m

© 2012 Microsoft Corporation | Picometry Bird's Eye © 2010 MDA Geospatial Services Inc.





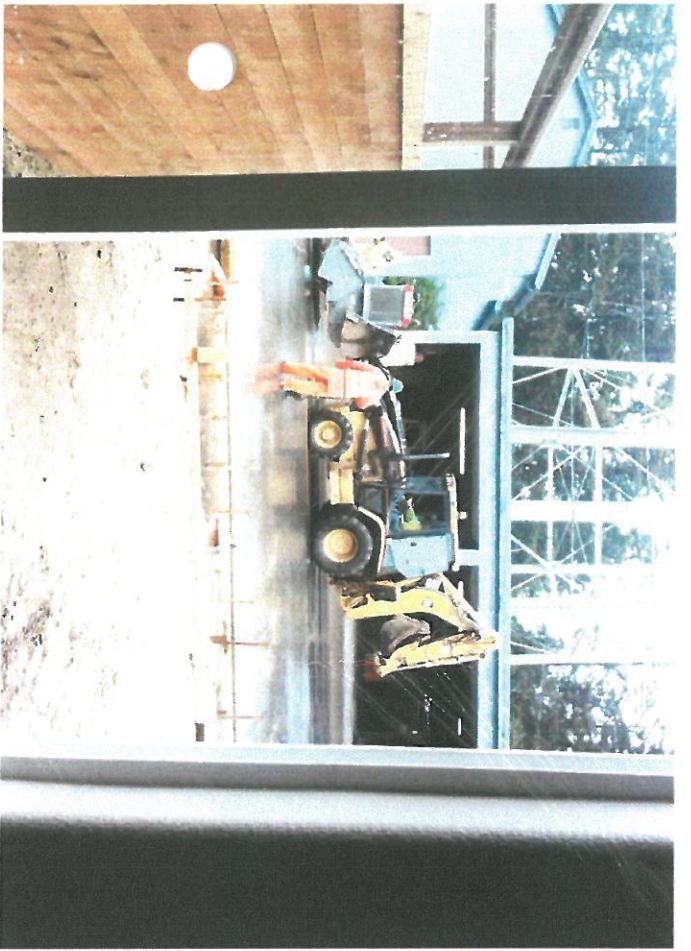
Door TO STREET

NEED paint

Building IN STREET

Spencer said city pay for fence

OK



Adrian's Room View

Patricia's View