



*City of Florence*  
Community Development Department  
250 Highway 101  
Florence, OR 97439  
Phone: (541) 997 - 8237  
Fax: (541) 997 - 4109  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

**Type of Request**

**THIS SECTION FOR OFFICE USE ONLY**

Type I    Type II    Type III    Type IV

**Proposal:**

**Applicant Information**

Name: US Market Phone 1: (503) 371-1193

E-mail Address: donsidhu1@aol.com Phone 2: \_\_\_\_\_

Address: 1311 Lancaster Dr., Salem, OR 97301

Signature: DocuSigned by: Don Sidhu Date: 8/27/2024  
2C3C01440003482...

Applicant's Representative (if any): David Hulbert - Lenity Architecture

**Property Owner Information**

Name: US Market Phone 1: (503) 371-1193

E-mail Address: donsidhu1@aol.com Phone 2: \_\_\_\_\_

Address: 1311 Lancaster Dr., Salem, OR 97301

Signature: DocuSigned by: Don Sidhu Date: 8/27/2024  
2C3C01440003482...

Applicant's Representative (if any): \_\_\_\_\_

*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.*

**For Office Use Only:**

Received

**RECEIVED**

*By Sharon Barker at 9:50 am, Sep 09, 2024*

Approved

Exhibit

**Property Description**

Site Address: Highway 101 near 35th St. (no address)

General Description: Vacant undeveloped land currently. Proposed gas station with convenience store

Assessor's Map No.: \_ - 18 - 12 - 23 Tax lot(s): 1812232206800

Zoning District: H - Highway

Conditions & land uses within 300 feet of 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): One property (parcel 1812232207900) at 1.47 ac. within Zone H. All others less than 1 acre within zones H and MR. See attached.

**Project Description**

Square feet of new: +/- 5856 Square feet of existing: None

Hours of operation: 24/7 Existing parking spaces: None

Is any project phasing anticipated? (Check One): Yes  No

Timetable of proposed improvements: Construction start: 1st quarter 2025

Will there be impacts such as noise, dust, or outdoor storage? Yes  No

If yes, please describe: Grading and machinery.

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

Proposed gas station with convenience store of approximately 3,434 sq. ft. with attached coffee shop of approximately 2,200 sq. ft. Includes 4 gas pumps with 8 stations for fueling. On site amenities include 20 parking spaces and a drive-thru lane for the coffee shop. Access to the existing Burger King property is included with two locations. Access to the street for pedestrians has been provided.

**For Office Use Only:**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by: \_\_\_\_\_

Paid