



City of Florence

Community Development Department

250 Highway 101
Florence, OR 97439

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

November 26, 2024

NOTICE OF PUBLIC HEARING

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

RESOLUTION PC 24 27 PUD 01– Elm Park PUD & PC 24 28 SUB 01 Elm Park Replat: The PUD proposal and replat application consist of combining two tax lots into one and constructing 32 affordable housing units and an early learning facility with associated parking, stormwater management, open space, and recreation space. The proposal includes reducing setbacks, modifying buffering requirements, and establishing a preference for families earning up to 60% of the area median income. The development is located on 1.47 acres of property as shown on the Lane County Assessor’s Map Ref 18-12-27-31, Tax Lots 01100 and 01200, located on Block 57 near Greenwood and Fir Streets in Florence.

Criteria applying to this application include:

Florence City Code:

Title 9: Utilities (found at <http://www.ci.florence.or.us/council/title-9-utilities>)

Chapter 5: Stormwater Management, Sections 1 through 7

Title 11: Subdivision Regulations

Chapter 3: Subdivision Tentative Plan Procedure

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

Chapter 3: Off-Street Parking, Section 3, 4, 5, 8, 9, & 10

Chapter 7: Special Development Standards, Section 4

Chapter 10: Residential Districts, Sections 2, 4, 5, & 7

Chapter 23: Planned Unit Development, Sections 2, 4, 5, 6, & 11 through 14

Chapter 34: Landscaping, Section 2 through 5

Chapter 35: Access and Circulation, Sections 2 through 3

Chapter 36: Public Facilities, Sections 2 through 9

Chapter 37: Lighting, Sections 2, 3, 4B, & 5R

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. 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 is believed to apply to the decision. Written testimony may be mailed to 250 Highway 101, Florence, OR 97439, e-

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

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

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

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



mailed 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. **Written testimony received prior to December 6, 2024, can be addressed within the staff report;** however, written testimony will be accepted until December 17, 2024, at 3:30 PM. Comments should include a mailing address. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond precludes 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 7 days prior to the hearing and will be provided at reasonable cost.

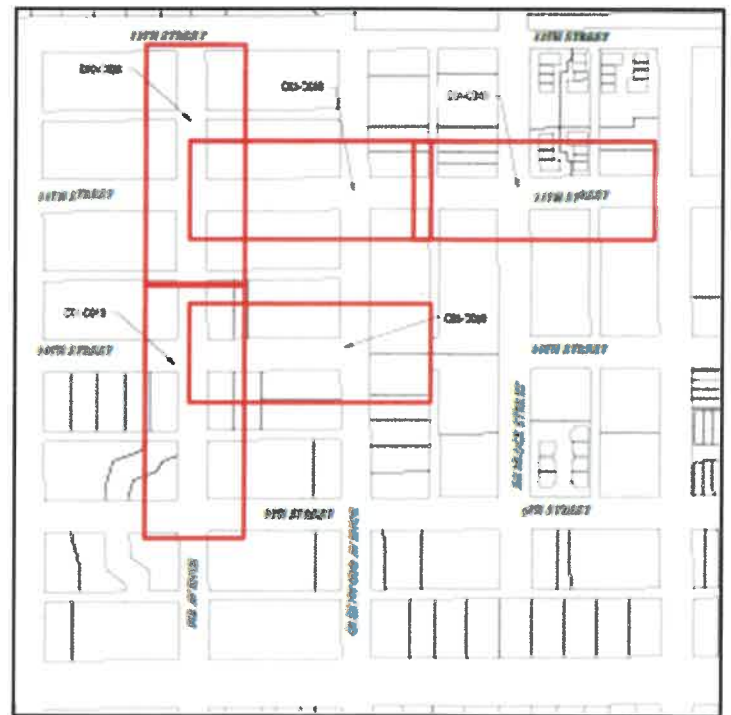
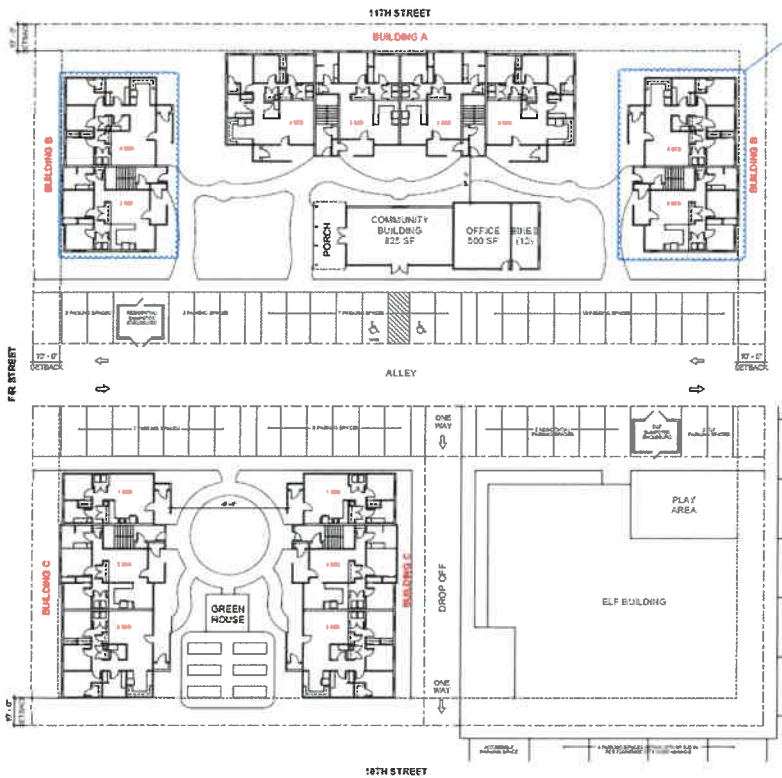


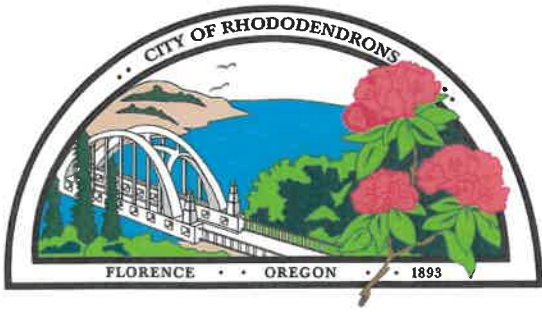
Elm Park
PUD &
Replat

9th

Hemlock
St.

Greenwood
Street





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November 27, 2024

NOTICE OF PUBLIC HEARING

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

RESOLUTION PC 24 39 DR 13 Fir and Associated Streets: The public works director submitted the design review to develop the existing public rights-of-way of Fir Street between 9th and 12th streets; Greenwood between 11th and 12th streets; 10th Street between Greenwood and Fir Streets; and 11th Street between Hemlock and Fir streets. The proposed project will construct the streets to the City of Florence's local street standards, including the installation of water, wastewater, power, telecommunications, curbs, and gutters. The development is located near the 1.47 acres of property as shown on the Lane County Assessor's Map Ref 18-12-27-31, Tax Lots 01100 and 01200, located on Block 57 near Greenwood and Fir Streets in Florence.

Criteria applying to this application include:

Florence City Code:

Title 9: Utilities (found at <http://www.ci.florence.or.us/council/title-9-utilities>)

Chapter 5: Stormwater Management, Sections 1 through 7

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

Chapter 2: General Zoning Provisions, Sections 12 & 13

Chapter 7: Special Development Standards, Section 4

Chapter 36: Public Facilities, Sections 2 through 9

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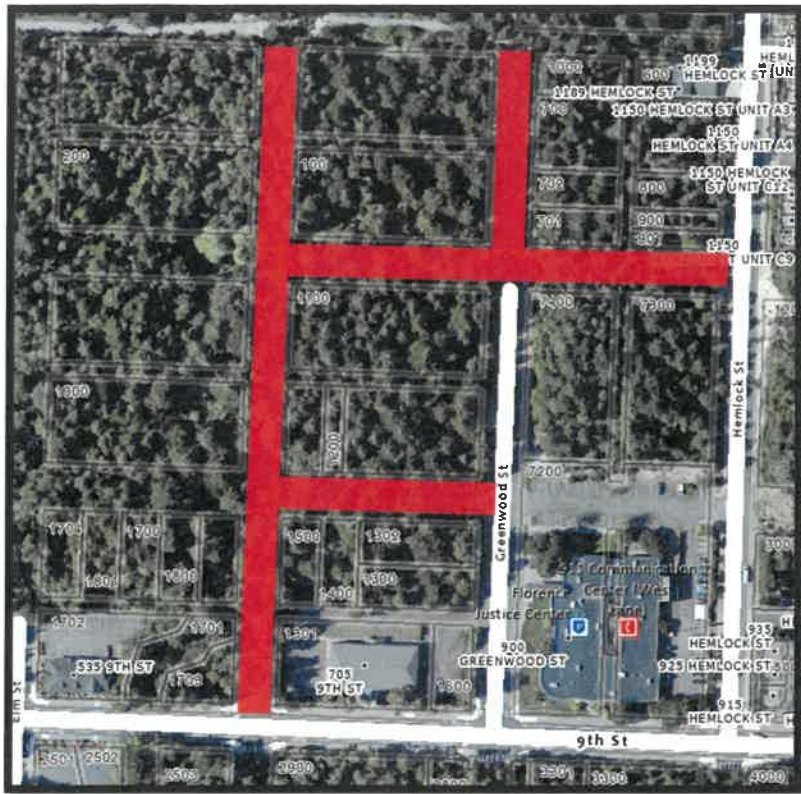
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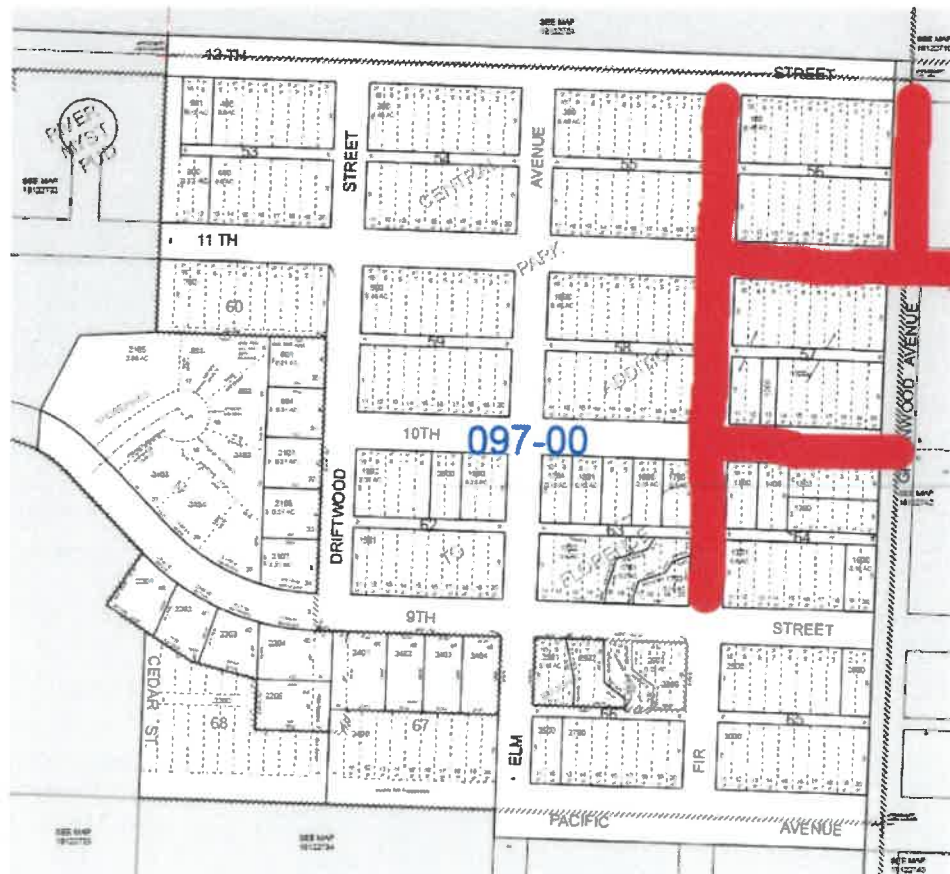
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FOR ASSESSMENT AND
INDEX ONLY

N.E. 1/4 S.W. 1/4 SEC. 27, T.18S R.12W. W.M.
Lane County
1" = 400'

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FLORENCE



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RESOLUTION PC 24 38 DR 12 Early Learning Facility & AR 24 04 DR 03 Apartments: The Design review applications consist of constructing 32 affordable housing units and an early learning facility with associated parking, stormwater management, open space, and recreation space. The development is located on 1.47 acres of property as shown on the Lane County Assessor's Map Ref 18-12-27-31, Tax Lots 01100 and 01200, located on Block 57 near Greenwood and Fir Streets in Florence.

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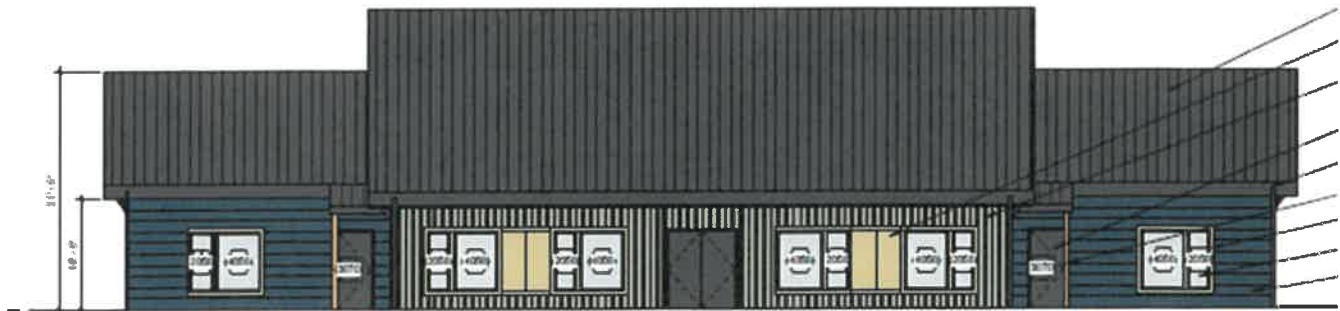
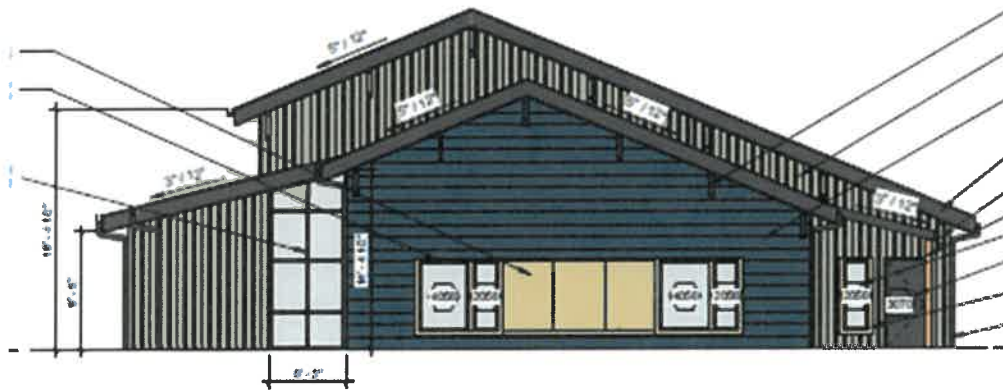
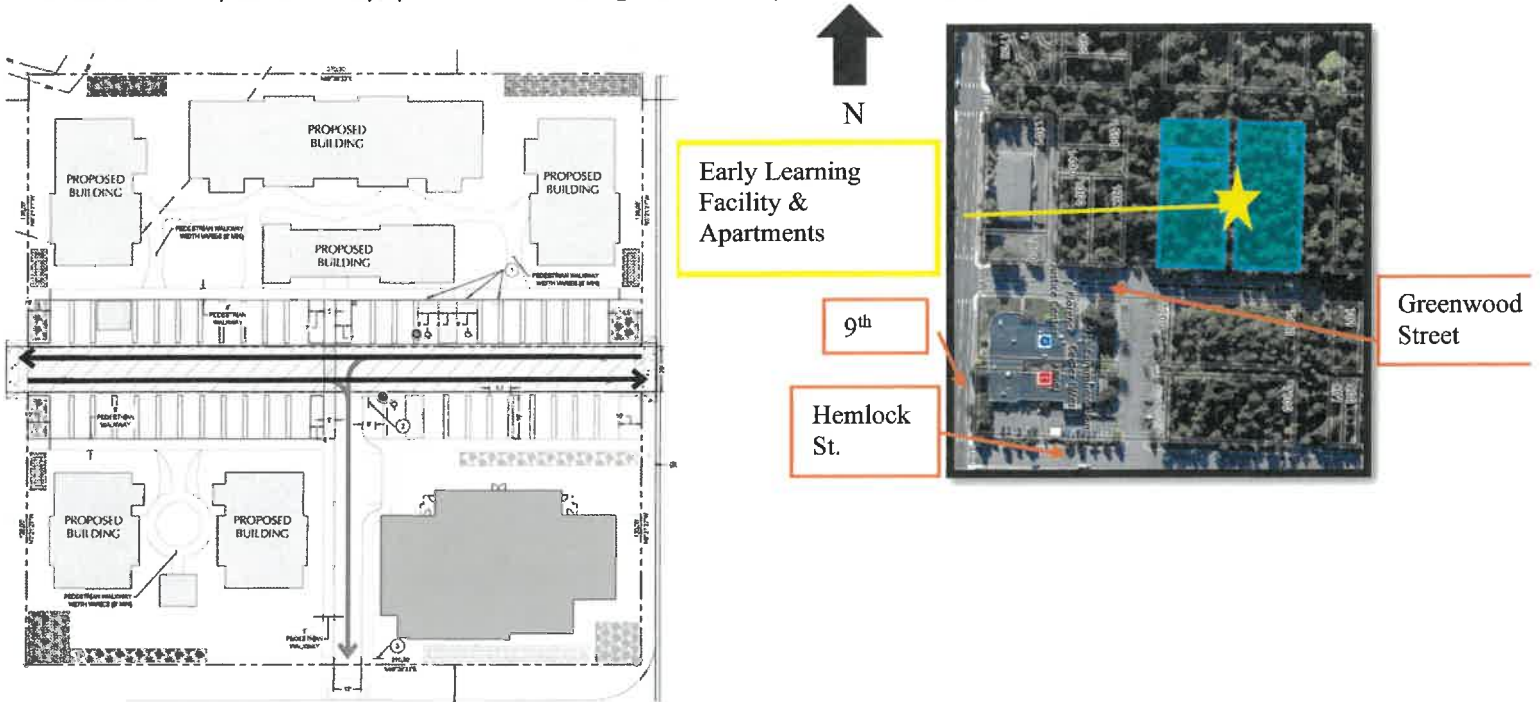
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1 NORTH ELEVATION
1/8" = 1'-0"