

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 17 10 DR 01

A REQUEST FOR A DESIGN REVIEW PERMIT, to construct a new 2,596 square foot office building with accessory related storage/preparation area and related site improvements at Map #18-12-34-11, Tax Lot 03400 in the Mainstreet Area “B” District.

WHEREAS, application was made by William Meyer, for a Design Review Permit as required by FCC 10-1-1-4, and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on June 13, 2017 as outlined in Florence City Code 10-1-1-6-3, to consider the application, evidence in the record, and testimony received, and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-1-1-6-3-E, after review of the application, findings of fact, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a Design Review Permit to construct a new 2,596 square foot office building with accessory related storage/preparation area and related site improvements meets with conditions in the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan. The Planning Commission approves the conditional use permit with the conditions listed below:

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:

“A” Findings of Fact

“B” Land Use Application and Supplemental

“C” Site Plans

“D” Elevations

“E” Landscaping Plans

Findings of Fact attached as Exhibit “A” are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence

City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.

4. Parking Requirements

- 4.1. The applicant shall provide an ADA accessible parking space, at least 8'6" wide with an access aisle of at least 96" in width.
- 4.2. The applicant shall provide a curb of not less than six inches in height near abutting streets and interior lot lines (with the exception of the northern lot line as outlined below) and landscaped areas. Landscaped areas abutting street right-of-ways shall also be protected by a curb not less than six inches in height.
- 4.3. The applicant shall either bind this and the northern lots through the deed to not be sold separately or place a 6" curb along the northern property line. Development which makes use of the applicant's driveway through an access easement will not require the placement of a curb along that portion of the interior lot line. The curb shall be installed or the deed announcement recorded with Lane County Deeds and Records and copy provided to Community Development prior to issuance of an Occupancy permit.
- 4.4. The applicant shall provide, as part of the previously stated conditions, a revised parking plan which meets the requirements of FCC 10-3-9.
- 4.5. The applicant shall provide parking spaces which measure 9'6" in width by 19' in length.
- 4.6. The applicant shall provide 4" wide striping for parking spaces double-line striped, two feet on center.
- 4.7. The applicant shall provide additional width (at minimum one foot) for bollard protection of the building corners along the driveway and northern parking space and 23 feet of aisle width.
- 4.8. The applicant shall provide at least two bicycle parking spaces meeting the minimum size, location, design, and other requirements listed in FCC 10-3-10. Bicycle parking shall be indicated on the required revised parking plan. These racks may be located within an interior parking lot or by a building entrance if outside the required minimum 6' pedestrian walkway.

- 4.9 The overflow stormwater drainage shall not be permitted to flow across the sidewalk or adjacent property. The applicant shall use a conveyance and grate system or other Public Works approved system to connect stormwater overflow to Kingwood St.

5. Design Review Requirements

- 5.1 Changes to exterior colors or building materials shall be approved by the Planning Department.
- 5.2 The applicant shall provide product and color selection information for the standing seam metal roof at the time of building permit application. The color of the roofing materials shall be provided and shall be compatible with the building colors chosen, appropriate for the Mainstreet District, and compliant with FCC 10-6-6-4-G.
- 5.3 The applicant shall provide at least a 2½” minimum trim width surrounding all exterior windows and doors.
- 5.4 The applicant shall identify an appropriate location for their mechanical equipment, which, to the greatest extent practicable, meets the intent of FCC 10-6-6-5-G.
- 5.5 The request for Design Review approval shall expire on June 13, 2018.
- 5.6 The building elevations shall be modified to provide one additional 24 inch offset within the first 12 ft. of height along 2nd St. and one additional 24 inch offset within the top 12 ft. of height along both Kingwood and 2nd St.
- 5.7 Gutters and downspouts shall be coated or terne metal or copper.
- 5.8 Shingles shall have a maximum of 6” to the weather.
- 5.9 Gutters shall be round or ogee and leaders shall be round or square.
- 5.10 On the south elevation the applicant shall either reduce the number of horizontal rectangular windows to two, change to a different configuration or replace with a different architectural embellishment.
- 5.11 The proposed 18” stone retaining wall shall meet the criteria of 10-6-6-5-F.

6. Zoning Requirements

- 6.1 The applicant, in conjunction with construction on either other adjacent lots owned by the applicant or by others, provide a reciprocal access easement for access in accordance with the Access Management Plan. The applicant shall provide a driveway stubbed to the property line which will serve future connections to other properties.
- 6.2 The applicant shall provide ADA access to buildings as required by the Building

Official.

- 6.3. All trash containers shall be kept within an enclosure located within the side or rear yard and screened from street or pedestrian view by a permanent solid fence no less than six feet in height.
- 6.4. The applicant shall obtain and record a public use of a private right-of-way agreement for the use of the Kingwood St. right-of-way for the entry door covers and eaves.
- 6.5. The applicant if storing materials outside shall screen them from view and they shall not be stored in a required parking area.

7. Landscaping

- 7.1. The applicant shall select two additional trees which meet the minimum standards of the Tree and Plant List for the City of Florence and submit a revised landscaping plan (or may substitute for the trees which do not meet the criteria).
- 7.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.
- 7.3. New plantings shall be pocket-planted with a soil-compost blend around plants and trees to ensure healthy growth
- 7.4. Noxious weeds shall be removed during site development.
- 7.5. Landscape materials selected shall meet the requirements of FCC 10-34-3-4.
- 7.6. Plantings shall be irrigated unless deemed a drought tolerant plant through the Tree and Plant List. In which case, the applicant shall perform temporary irrigation until the plant has become established or an irrigation system has been installed.
- 7.7. The applicant shall offset their parking and maneuvering area at least one foot to the north and east in order to allow space for the installation of bollards or curbing designed to protect the building from damage by vehicles.
- 7.8. The applicant shall screen mechanical equipment and trash using one of the acceptable materials listed in FCC 10-34-3-7-C.

8. Access Requirements

- 8.1. The applicant shall construct the driveway and driveway apron to City and ADA standards and obtain a right-of-way work permit from the Public Works Department.
- 8.2. The applicant shall provide appropriate vertical and vision clearance per FCC 10-35-2-13 and 10-35-2-14.
- 8.3. The applicant shall provide sidewalks adjacent to their project site prior to final

building inspection and issuance of Certificate of Occupancy. Dedication of right-of-way or easements shall be required as necessary to accommodate construction of 8 ft. sidewalks.

- 8.4 The applicant shall apply for and receive a public right-of-way permit prior to beginning construction work within the right-of-way.

9. Lighting Requirements

- 9.1 The applicant shall provide lighting and photometric information meeting the standards of FCC 10-37.
- 9.2 The applicant shall provide appropriate vertical and vision clearance per FCC 10-35-2-13 and 10-35-2-14.
- 9.3 The lighting fixtures mounted above the parking area shall provide at least two foot-candles of illumination for the entire parking lot with a maximum of 5 foot-candles of illumination.
- 9.4 The applicant shall provide sidewalks adjacent to their project site prior to final building inspection and issuance of Certificate of Occupancy.
- 9.5 Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD
the 13th day of June 2017.

John Murphey Chairperson
Florence Planning Commission

DATE

2014, but had not been filed with Lane County Deeds and Records and Surveyor's Office until immediately prior to receipt of this application. The applicant intends to follow through with the previously approved property line adjustment.

The applicant will also file for another property line adjustment between Lots 53 and 54 in order to expand the width of the proposed building site (Lot 53). The site plans provided demonstrate the widths of the lot following this lot line adjustment, however, this adjustment will require a separate Planning process.

William Meyer submitted an application for a conditional use permit for the office, storage areas, and other requests on March 30, 2017. Additional information was submitted on April 3, 2017. The application was deemed complete on May 2, 2017.

III. NOTICES & REFERRALS:

Notice: On May 23, 2017 notice was mailed to surrounding property owners within 100 feet of the property and on May 23, 2017 a sign was posted on the property. Notice was published in the Siuslaw News on June 7, 2017. On May 24, 2017, notice was re-mailed to surrounding property owners and re-posted on the property with revised applicable criteria.

At the time of this report, the City had received no written comments on the application.

Referrals: On May 24, 2017 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, Northwest Code Professionals, Florence Urban Renewal Agency, and Siuslaw Valley Fire and Rescue.

At the time of this report, the City had received no referral comments on the application.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:

Chapter 1: Zoning Administration, Section 1-6-3
Chapter 3: Off Street Parking & Loading, Sections 2 through 5 and 7 through 10
Chapter 6: Design Review, Sections 5 through 8 and 10
Chapter 27: Mainstreet District, Sections 2, 4 and 5
Chapter 34: Landscaping, Section 3
Chapter 35: Access & Circulation, Sections 2 and 3
Chapter 36: Public Facilities, Sections 2-5, 2-16 through 2-18, and 3 through 6
Chapter 37: Lighting, Sections 2 through 4

V. PROPOSED FINDINGS

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-6-3: TYPE III REVIEWS – QUASI-JUDICIAL LAND USE HEARINGS:

A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to:

5. New construction requiring Design Review.

The applicant has proposed new construction on a vacant building site, which requires design review with a public hearing before the Planning Commission.

B. Notification of Hearing:

1. At least twenty (20) days prior to a Type III (quasi-judicial) hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.

a. Notice shall also be provided to the airport as required by ORS 227.175 and FCC 10-21-2-4 and any governmental agency that is entitled to notice under an intergovernmental agreement with the City or that is potentially affected by the proposal. For proposals located adjacent to a state roadway or where proposals are expected to have an impact on a state transportation facility, notice of the hearing shall be sent to the Oregon Department of Transportation.

d. Notice shall be mailed to any person who submits a written request to receive notice.

Notice of the application was provided to property owners within 100 feet of the subject property and posted on the property 21 days prior to the public hearing on May 23, 2017. The notice required re-mailing, which was completed May 24, 2017 and re-posted on the property May 24, 2017.

2. Prior to a Type III (quasi-judicial) hearing, notice shall be published one (1) time in a newspaper of general circulation. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

Notice of the public hearing was published one time within the Siuslaw News on June 7, 2017. This criterion is met.

C. Notice Mailed to Surrounding Property Owners - Information provided:

1. The notice shall:
 - a. Explain the nature of the application and the proposed use or uses which could be authorized;
 - b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;
 - c. Set forth the street address or other easily understood geographical reference to the subject property;
 - d. State the date, time and location of the hearing;
 - e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;
 - f. State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;
 - g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;
 - h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.
 - i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.

Notice was mailed to all property owners within 100 feet of the proposed site. The notice contained all the required information listed in FCC 10-1-1-6-3-C. This criterion has been met.

D. Hearing Procedure: All Type III hearings shall conform to the procedures of Florence City Code Title 2, Chapters 3 and 10.

E. Action by the Planning Commission:

1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it

found to be the facts supported by reliable, probative and substantive evidence.

2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission held a public hearing per the procedures of FCC 2-3 and FCC 2-10. The Planning Commission held a duly-noticed public hearing on June 13, 2017 to consider the matter, evidence relevant to the issue, the facts within the record, and any applicable public testimony received.

- F. **Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.**

Following a decision by the Planning Commission, notice of the action and decision will be mailed to the applicant and any party who has testified either in writing or verbally at the public hearing.

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

- B. **At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.**

The applicant has proposed new construction with parking spaces provided to meet the intent of FCC 10-3.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

- A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.**

The applicant has proposed parking spaces which are within marked off-street spaces. The applicant, because of their zoning district, is also permitted to count adjacent on-street spaces along Kingwood Street toward their minimum required parking. No parking in driveways has been proposed. These criteria are met.

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Planning Commission for a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Planning Commission and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces, plus additional space(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1, Minimum Required Parking By Use:

C. Commercial and Retail Trade Types:

| | |
|--|---|
| Offices Call centers, data centers, and other similar telecommunications or internet businesses | 1 space per 400 sq. ft. floor area |
|--|---|

The applicant has proposed to provide five off-street parking spaces and approximately 50 lineal feet (room for two parking spaces) of on-street parking on Kingwood Street. The applicant has proposed 2,596 square feet of building space. For this area (6.49 ≈ 6) six parking spaces would be required. A total of seven parking spaces will be provided for this building through a combination of off-street and on-street parking. This criterion is met.

10-3-5: VEHICLE PARKING - MINIMUM ACCESSIBLE PARKING:

- A. Accessible parking shall be provided for all uses in accordance the standards in Table 10-3-2; parking spaces used to meet the standards in Table 10-3-2 shall be counted toward meeting offstreet parking requirements in Table 10-3-1;**
- B. Such parking shall be located in close proximity to building entrances and shall be designed to permit occupants of vehicles to reach the entrance on an unobstructed path or walkway;**

- C. Accessible spaces shall be grouped in pairs where possible;
- D. Where covered parking is provided, covered accessible spaces shall be provided in the same ratio as covered non-accessible spaces;
- E. Required accessible parking spaces shall be identified with signs and pavement markings identifying them as reserved for persons with disabilities; signs shall be posted directly in front of the parking space at a height of no less than 42 inches and no more than 72 inches above pavement level. Van spaces shall be specifically identified as such.

| Table 10-3-2 – Minimum Number of Accessible Parking Spaces Source: ADA Standards for Accessible Design 4.1.2(5) | | | |
|--|---|---|---|
| Total Number of Parking Spaces Provided (per lot) | Total Minimum Number of Accessible Parking Spaces (with 60” access aisle, or 96” aisle for vans*) | Van Accessible Parking Spaces with min. 96” wide access aisle | Accessible Parking Spaces with min. 60” wide access aisle |
| 1 to 25 | 1 | 1 | 0 |

The site as proposed provides one ADA accessible parking space. The applicant proposes to provide seven total parking spaces with one ADA accessible space.

The ADA accessible parking space proposed does not meet the minimum standards for this parking space. The applicant proposes a 13-foot wide parking space with a 4-foot wide access aisle. The minimum standard for an ADA parking space is the minimum standard for a parking space within the City, 8’6” between striping, and, in this case, a 96” wide access aisle (8’).

The applicant shall provide an ADA accessible parking space, at least 8’6” wide with an access aisle of at least 96” in width. **(Condition 4.1)**

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete , porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50’) from the street.

- B. All parking areas except those required in conjunction with a single-family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or has been

otherwise approved by the City.

The applicant has proposed a use other than a single-family or duplex dwelling. The applicant will provide a catch basin in the approximate center of the parking lot with all paved areas within the property graded towards the catch basin. The applicant's drainage system will not be connected directly to the storm sewer, but will be able to overflow over the surface from the rain garden into the Kingwood Street storm system when needed. The overflow stormwater drainage shall not be permitted to flow across the sidewalk or adjacent property. The applicant shall use a conveyance and grate system or other Public Works approved system to connect stormwater overflow to Kingwood St.

C. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.

Parking has not been proposed in an area where headlights would shine into an adjacent residential use, except for the parking space immediately north of the building, which would shine west towards the church west of Kingwood Street. The parking space orients towards the rain garden. In reviewing the landscape plan rain garden plant selections it appears that the species chosen will screen headlights that may shine west towards the residential uses.

The eastern parking spaces orient east towards an embankment. This embankment protects the Highway 101 right-of-way beyond from headlight glare from the proposed parking lot. These criteria are met.

D. Except for parking areas required in conjunction with a single-family or duplex dwelling, all parking areas shall provide:

- 1. A curb of not less than six inches (6") in height near abutting streets and interior lot lines. This curb shall be placed to prevent a motor vehicle from encroaching on adjacent private property, public walkways or sidewalks or the minimum landscaped area required in paragraph D2 of this subsection.**
- 2. Except for places of ingress and egress, a five foot (5') landscaped area wherever it abuts street right-of-way. In areas of extensive pedestrian traffic or when design of an existing parking lot makes the requirements of this paragraph unfeasible, the Planning Commission may approve other landscaped areas on the property in lieu of the required five foot (5') landscaped area. See also FCC 10-34-3-6 and -7 for parking lot landscaping standards.**

The landscape plan illustrates a 5' wide landscape area between the parking area and the 2nd St. right-of-way. Criterion 2 is met. The site plan appears to illustrate a curb along all edges of the parking lot and driveway with the exception of the northern property line, however curbing is not clearly indicated. The applicant also owns the adjacent property to the north and intends to develop this property in the near future.

The applicant shall provide a curb of not less than six inches in height near abutting streets and interior lot lines (with the exception of the northern lot line as outlined below) and landscaped areas. Landscaped areas abutting street right-of-ways shall also be protected by a curb not less than six inches in height. **(Condition 4.2)**

The applicant shall either bind this and the northern lots through the deed to not be sold separately or place a 6" curb along the northern property line. Development which makes use of the applicant's driveway through an access easement will not require the placement of a curb along that portion of the interior lot line. The curb shall be installed or the deed announcement recorded with Lane County Deeds and Records and copy provided to Community Development prior to issuance of an Occupancy permit. **(Condition 4.3)**

E. No parking area shall extend into the public way except by agreement with the City.

No on-site parking extends into the public right-of-way. This criterion is met.

F. Except for parking in connection with dwellings, parking and loading areas adjacent to a dwelling shall be designed to minimize disturbance by the placement of a sight obscuring fence or evergreen hedge of not less than three feet (3') nor more than six feet (6') in height, except where vision clearance is required. Any fence, or evergreen hedge must be well kept and maintained.

The parking area is not adjacent to a dwelling. The property to the north is currently undeveloped and zoned for either residential or commercial use.

G. Lighting: Refer to Section 10-37 of this Title for requirements.

The requirements of FCC 10-37 will be addressed later within this report.

H. Except for single-family and duplex dwellings, groups of more than two (2) parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right of way other than an alley.

The applicant has proposed a parking lot of more than two parking spaces, and has thus proposed a driveway to serve the parking lot which will allow backing movements without the need to back into a street right-of-way. This criterion is met.

I. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.

The zoning district in question does not require front or side yards, but does restrict parking lots from being placed in front of the buildings they serve. This criterion is met.

- J. **Planning review is required for all parking lot construction or resurfacing.**
- K. **A plan, drawn to a suitable scale, indicating how the off- street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall indicate in detail all of the following:**
 - 1. **Individual parking and loading spaces.**
 - 2. **Circulation area.**
 - 3. **Access to streets and property to be served.**
 - 4. **Curb cut dimensions.**
 - 5. **Dimensions, continuity and substance of screening, if any.**
 - 6. **Grading, drainage, surfacing and subgrading details.** 7. **Obstacles, if any, to parking and traffic circulation in finished parking areas.**
 - 8. **Specifications for signs, bumper guards and curbs.**
 - 9. **Landscaping and lighting.**

The applicant has provided enough of the listed information regarding the proposed parking to perform a review of the application.

10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS: All off-street parking spaces (except those provided for single-family and duplex homes) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

- A. **Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.**
- B. **Each space shall have double line striping with two feet (2') wide on center.**
- C. **The width of any striping line used in an approved parking area shall be a minimum of 4" wide.**
- D. **All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;**
- E. **Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;**
- F. **Parking areas shall conform to Americans With Disabilities Act (ADA)**

standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines

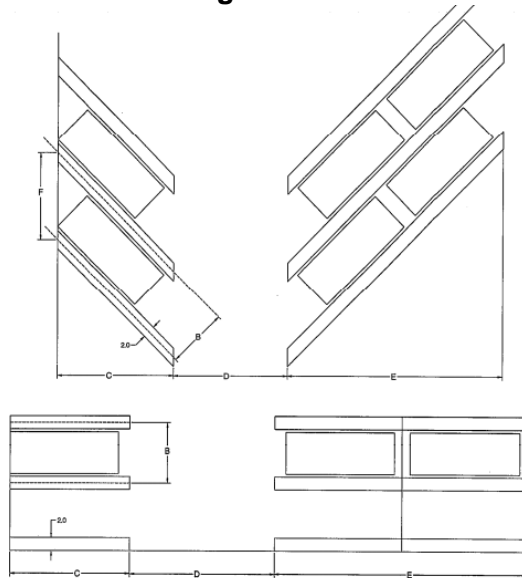


FIGURE 10-3 (1)

| Space Dimensions in feet | Parking Angle ^α | Table 10-3-3 – Parking Area Layout | | | | Stall width (B) | Curb Length (F) |
|--------------------------|----------------------------|------------------------------------|------------|-------------|-------------|-----------------|-----------------|
| | | Stall Depth | | Aisle Width | | | |
| | | Single (C) | Double (E) | One Way (D) | Two Way (D) | | |
| | 30° | 15.6 | 26.7 | 12 | 18 | 9.5 | 19.0 |
| | 45° | 18.4 | 33.4 | 13 | 18 | 9.5 | 13.4 |
| | 60° | 20 | 38.8 | 17 | 18 | 9.5 | 11.0 |
| | 70° | 20.3 | 40.6 | 18 | 19 | 9.5 | 10.1 |
| | 80° | 20 | 41.2 | 22 | 22 | 9.5 | 9.6 |
| | 90° | 19 | 40.5 | 23 | 23 | 9.5 | 9.5 |

The applicant has provided a parking plan which demonstrates parking spaces in a variety of widths from 9'6" to 13' in width. The parking does not meet the requirements of FCC 10-3-9.

The applicant shall provide, as part of the previously stated conditions, a revised parking plan which meets the requirements of FCC 10-3-9. **(Condition 4.4)**

The applicant shall provide parking spaces which measure 9'6" in width by 19' in length. **(Condition 4.5)**

The applicant shall provide 4" wide striping for parking spaces double-line striped, two feet on center. **(Condition 4.6)**

The applicant has indicated that they will provide an aisle width 21 feet wide. An additional 2' of width is needed in order to meet the minimum aisle width for 90° parking and additional space is needed for bollards at the corners of the proposed building in order to prevent damage by vehicles.

The applicant shall provide an additional width (at minimum one foot) for bollard

protection of the building corners along the driveway and northern parking space and 23 feet of aisle width. **(Condition 4.7)**

10-3-10: BICYCLE PARKING REQUIREMENTS: All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

- A. Minimum Size Space: Bicycle parking shall be on a two (2) feet by six (6) feet minimum.**
- B. Minimum Required Bicycle Parking Spaces. Short term bicycle parking spaces shall be provided for all non-residential uses at a ratio of one bicycle space for every ten vehicle parking spaces. In calculating the number of required spaces, fractions shall be rounded up to the nearest whole number, with a minimum of two spaces.**
- D. Location and Design. Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle space other than handicap parking, or fifty (50) feet, whichever is less and shall be easily accessible to bicyclists entering the property from the public street or multi-use path.**
- E. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage;**
- F. Lighting. For security, bicycle parking shall be at least as well lit as vehicle parking. Refer to Section 10-37 of this Title for requirements.**
- G. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.**
- H. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards. If bicycle parking cannot be provided safely, the Planning Commission or Community Development Director may waive or modify the bicycle parking requirements.**

The applicant has not indicated that they will be providing bicycle parking as part of their project. Bicycle parking, two parking spaces at minimum, must be provided.

The applicant shall provide at least two bicycle parking spaces meeting the minimum size, location, design, and other requirements listed in FCC 10-3-10. Bicycle parking shall be indicated on the required revised parking plan. **(Condition 4.8)**

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-5: GENERAL CRITERIA: The Planning Commission or Planning Commission

or their designee may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Commission shall, consider the effect of its action on the availability and cost of needed housing. The Commission or their designee shall not use the requirements of this Section to exclude needed housing types. However, consideration of these factors shall not prevent the Commission or their designee from imposing conditions of approval if the costs of such conditions shall not unduly increase the cost of housing. The Commission or their designee shall have no authority to affect dwelling unit densities. The Commission or their designee shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following:

- A. **Setbacks, yards, height, density and similar design features according to the underlying zoning district.**
- B. **Lot area, dimensions and percentage of coverage according to the underlying zoning district.**

The requirements of the Mainstreet zoning district will be reviewed as part of review of criteria of FCC 10-27.

- C. **Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.**

Landscaping will be reviewed as part of FCC 10-34.

- D. **The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.**

Access will be reviewed as part of FCC 10-35.

- E. **Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.**

No noise, vibration, smoke, dust, odor, light or electrical interference has been proposed nor will be permitted.

- F. **Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.**

Parking has been addressed previously within this report.

- G. **Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.**

- H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.**

Architectural quality and aesthetic appearance will be reviewed later within this chapter of staff review.

Changes to exterior colors or building materials shall be approved by the Planning Department. **(Condition 5.1)**

- I. Exterior lighting and security.**

Lighting will be addressed in a later section.

- J. Public health, safety and general welfare.**

No proposed aspects of the building will adversely affect public health, safety, or general welfare.

- K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.**

- L. Requiring a time period within which the proposed use or portions thereof shall be developed.**

- M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)**

- N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)**

No bonds, timelines, or other conditions than those outlined in response to applicable criteria will be required.

10-6-6-3: BUILDING FAÇADES:

- A. Horizontal Design Elements: Multi-story commercial storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Horizontal articulations shall be made with features such as awnings, overhanging eaves, symmetrical gable roofs, material changes, or applied fascia detail. New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows; an existing awning or canopy line, or belt course between building stories; and/or an existing cornice or parapet line. Where existing adjacent buildings do not**

meet the City's current building design standards, a new building may establish new horizontal lines.

There are no existing, nearby buildings which would establish adequate horizontal lines. The applicant has proposed a building which has strong horizontal articulations above and below windows and along a belt course which runs along the perimeter from the base of the building to 3'6" above the base. These criteria are met.

B. Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by material changes, variations in roof heights, applied facia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 to 40 feet.

The building is 40' wide by 66' long. The Kingwood St. front elevation, the commercial storefront, illustrates two front gabled porch covers and exposed rafter end and adornment at the main gable peak. These three elements are equally spaced along the front elevation. The 2nd St. side elevation illustrates a roof height change 22' east of the front building face. The remaining 44' uses horizontal windows in a stair step orientation to break up the horizontal features of the building. The exposed rafter ends provide additional vertical offset. These criteria are met.

C. Articulation and Detailing: All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:

- 1. Plans shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40 feet. In addition, each floor shall contain at least two elements meeting the following criteria:**
 - a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of 4 feet;**
 - b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or**
 - c. Offsets or breaks in roof elevation of 2 feet or greater in height.**
 - d. A "break," for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may**

include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.

This policy has two criteria to meet, 1. Incorporating one of the listed design features every 30-40 feet and 2. Each floor must contain two of the listed elements.

Criterion 1: The building has two elevations that orient to a street-west and south. The elevation illustrations incorporate design features along the west and south elevations every 30-40 ft. and include varying roofline, overhangs, and window reveals. The first criterion is met.

Criterion 2: The office portion of the building facing Kingwood St. is one story. The storage portion of the building running 44 ft. of the 66 ft. length along 2nd St. consists of open bays. While the building is a height consistent with a two-story it is front gabled and the top 12 ft. of the roof on 2nd St. is the side of the gable roof. Kingwood Elevation-The bottom 12 ft. west elevation includes two overhangs above the office entrances. They each measure 4 ft. in depth and 10 ft. in width. These overhangs mimic the roofline of the gable end. The top 12 ft. of this elevation includes a 30 inch offset in roof elevation between the rear of the building and the front, office portion. The top 12' also includes a marquee that extends out 18 inches. The eave extends out just 12 inches. 2nd St. Elevation-The bottom and top 12 ft. on the 2nd St. elevation includes a floor area extension of 12 inches. The eaves and rafter ends extend out just 12 inches. The 24" break in roof elevation on Kingwood St. is visible from the 2nd St. elevation.

Finding: The 1st floor elevation on Kingwood meets the criteria. Both the 1st floor of 2nd St. and both 2nd floor street elevations need one additional feature projecting 24 inches. This could be accomplished by adding a feature meeting the criteria or modifying one of the proposed features to be 24 inches. These include: 2nd floor Kingwood-either the marquee or eave, 1st floor 2nd St.-floor area extension, 2nd floor 2nd St.-eave or floor area extension. The building elevations shall be modified to provide one additional 24 inch offset within the first 12 ft. of height along 2nd St. and one additional 24 inch offset within the top 12 ft. of height along both Kingwood and 2nd St. (**Condition 5.6**)

10-6-6-4: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

A. Exterior Building Walls:

- 1. Lap siding, board and batten siding, shingles and shakes. Metal siding and vinyl siding shall not be permitted.**

The applicant has proposed board and batten siding as well as shingles. The building materials will be Hardi fiberboard, which will have the appearance of wood board and batten and shingles.

B. Roofs, Awnings, Gutters, and Visible Roofing Components:

2. Standing seam roofing: copper, terne metal or coated metal.

The applicant has stated that the roofing material will be seamless metal roofing. Elevations show the roofing demonstrated as a pattern which may mimic standing seam metal roofing. The applicant confirmed that the roofing material will in fact be standing seam.

The applicant shall provide product and color selection information for the standing seam metal roof at the time of building permit application. The color of the roofing materials shall be provided and shall be compatible with the building colors chosen, appropriate for the Mainstreet District, and compliant with FCC 10-6-6-4-G. **(Condition 5.2)**

3. Gutters and downspouts: copper, terne metal, or coated metal.

Gutter systems are not illustrated on the elevations. Gutters and downspouts shall be coated or terne metal or copper. **(Condition 5.7)**

10-6-6-5: MATERIAL APPLICATIONS AND CONFIGURATIONS:

A. Building Walls:

1. For each building, there shall be one single, clearly dominant exterior wall material and finish.

Board and Batten and shingle siding are proposed in roughly 2/3 and 1/3 proportions respectively. Board and batten is the dominant exterior wall finish. This criterion is met.

2. Brick and stone front façades shall return at least 18” around side walls.

No brick or stone are proposed.

3. Building walls of more than one materials shall change along horizontal lines only, with a maximum of three materials permitted per façade.

The board and batten and shingles change along horizontal lines only. They are the only other materials other than adornments and trim. This criterion is met.

4. Heavier-appearing materials, such as stone, shall only be used below lighter-appearing materials, such as siding.

The shingle is being used as the base except on the front where it also faces the gable end. This criterion is met.

5. Siding and shingles shall have a maximum 6" to the weather.

Shingle exposure width was not provided. Shingles shall have a maximum of 6" to the weather. **(Condition 5.8)**

6. 4" minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush, or protrude beyond the surrounding wall surface.

Skirt trim is proposed to be 7" and 11", rake trim is 4", eave trim is 8", corner, trim widths are not indicated on the elevation plans but appear in comparison to other trim widths on the plans to exceed 4". All trims run their course to surrounding wall surfaces. These criteria are met.

7. Board and batten siding: battens shall be spaced a maximum of 8" on center.

Bat spacing is not indicated on the plans. Staff has researched bat widths and finds that 12" is typical and has not found in any architectural criteria in multiple Oregon coastal sources that bat size is specified. While 8' spacing can appear monotonous on a building this size and length it may be sufficient on a store front. Staff recommends a larger spacing of up to 12" be approved.

B. Roofs, Awnings, Gutters and Roofing Accessories:

1. Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical gable or hip configuration.

The primary roof is a 6:12 pitch and the entry door roof covers appear to mirror that pitch. This criterion is met.

2. Eaves shall be continuous except at sheds and dormers.

Eaves are continuous. This criterion is met.

3. Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.

No shed roofs are proposed.

3. Flat roofs shall be concealed by cornices or parapets.

Flat roofs are not proposed.

5. Gutters shall be round or ogee profile. Leaders shall be round or square.

Gutter details are not proposed. Gutters shall be round or ogee and leaders shall be round or square. **(Condition 5.9)**

6. All roof-mounted components such as mechanical equipment shall not be visible from streetlevel public rights-of-way.

All roof-mounted components such as mechanical equipment shall not be visible from street level public rights-of-way. (Condition 5.4)

7. Sloped roof eaves shall overhang exterior wall planes at least 12” and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

The primary roof eaves overhang the wall 12” to 16”. The entry roof covers do not overhang at all but do not have exterior walls. The elevations illustrate rafter ends and corbels under all eaves. This criterion is met.

D. Visible Windows, Glazing, and Entrances:

1. Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops.

The entry doors have vertical rectangular windows proposed on both sides of the doors and arched transom windows are proposed above each door. Four of these six windows are vertical rectangular. The 2nd Street and norther elevations have five vertical rectangular shape windows with straight horizontal windows capping each vertical window. The 2nd St. elevation also has six horizontal rectangular windows. The non-square/vertical rectangular windows are discussed below. The proposal meets this criterion.

2. 10% of total windows maximum on the public façade may be circular, hexagonal, octagonal or other window configurations.

There are 15 windows on the public façade. Six (40%) of these are horizontal rectangular. If the Planning Commission does not waive this criterion the applicant shall either reduce the number of horizontal rectangular windows to two, change to a different configuration or replace with a different architectural embellishment. (Condition 5.10)

4. Overhead doors shall not face the building’s primary street façade or a major public right-of-way.

The applicant has proposed two bays with overhead doors. These doors will face east, away from the building’s primary street façade. The doors will orient towards Highway 101, but will be shielded from view by a large berm to the south of the Sportsman building. Visibility from the Highway should be minimized.

7. No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.

The largest window panel proposed is 15 square feet in area. This criterion is met.

8. **Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.**

All proposed vertical window groupings have also been proposed to be separated by 4" vertical trim. This criterion is met.

9. **Windows and doors in exterior walls shall be surrounded with 2 ½" minimum width trim applied flush or projecting beyond the finished wall surface.**

The applicant has proposed windows which meet the 2½" minimum trim width requirement, but it is unclear if the same standard has been proposed for exterior doorways.

The applicant shall provide at least a 2½" minimum trim width surrounding all exterior windows and doors. **(Condition 5.3)**

F. Visible Landscape/Retaining Walls and Fences:

1. **Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap, or other compatible termination.**
2. **Site wall materials should generally match or provide compatibility with the adjoining building materials.**
3. **Metal and iron fencing shall be configured in predominately vertical elements.**

The proposed 18" stone retaining wall shall meet the criteria of 10-6-6-5-F. **(Condition 5.11)**

G. Mechanical Equipment:

1. **Building walls. Where mechanical equipment, such as utility vaults, air compressors, generators, antennae, satellite dishes, or similar equipment, are permitted on a building wall that abuts a public right-of-way or civic space, it shall be screened pursuant with FCC 10-34. Standpipes, meters, vaults, and similar equipment need not be screened, but shall not be placed on a front elevation when other practical alternatives exist; such equipment shall be placed on a side or rear elevation where practical.**
2. **Rooftops. Except as provided below, rooftop mechanical units shall be setback and/or screened behind a parapet wall so that they are not visible from any public right-of-way or civic space. Where such**

placement and screening is not practicable, the City decision body may approve painting of the mechanical units in lieu of screening; such painting shall meet the standards of FCC 10-6-6-4-G above and shall make the equipment visually subordinate to the building and adjacent buildings, if any. These regulations do not apply to solar photovoltaic and solar thermal energy systems as allowed by HB 3516 on properties not listed in the Comprehensive Plan's Historic Inventory.

3. **Ground-Mounted.** Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings per FCC 10- 34-3-7. The City may require additional setbacks and/or noise attenuating equipment for compatibility with adjacent uses.

The applicant has not indicated the location of their mechanical equipment at this time.

The applicant shall identify an appropriate location for their mechanical equipment, which, to the greatest extent practicable, meets the intent of FCC 10-6-6-5-G. **(Condition 5.4)**

10-6-10: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a either a Type II or III design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

- A. The request for an extension is made in writing prior to expiration of the original approval.
- B. There are special or unusual circumstances that exist which warrant an extension.
- C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

The request for Design Review approval shall expire on June 13, 2018. **(Condition 5.5)**

TITLE 10: CHAPTER 27: MAINSTREET DISTRICT

10-27-2 Permitted Buildings and Uses

aaa. Offices for the following:

- **Engineers, architects, landscape architects, surveyors and those engaged in the practice of drafting or graphics**
- **Offices similar to the above but not specifically listed**

The applicant has proposed a building which will serve as offices for the applicant's engineering business, which allows room to expand and/or provides possible leasable space for other similar businesses. The applicant has proposed two garage bays on the eastern face of the building in order to easily bring in equipment (control systems) with which he is working.

10-27-4 Lot and Yard Dimensions

A. Minimum Lot dimensions: The minimum lot width shall be 25'.

B. Minimum Lot Area: The minimum lot area shall be 2500 square feet.

The proposed site is composed of two legal lots with a lot line adjustment being needed following approval. The applicant has proposed utilizing the southern 55'6" of Lots 53 (Taxlot 3400) and 54 (Taxlot 3500). This proposal allows a remainder of 45.7', this amount is more than the required 25' lot width for this district. The proposal will also leave a usable lot larger than 2,500 square feet.

C. Lot coverage: Up to a maximum of 90% lot coverage by buildings and other impervious surfaces.

The applicant has proposed 74% lot coverage, with the rest of the property remaining as landscaped areas. This criterion is met.

D. Yard Regulations: Area "A":

- 1. Front yards: Front yards may vary from 0' to 10' from back of property line. Ten percent of the frontage, or a minimum of 6', may be utilized for pedestrian walkways connecting to interior parking lots. Upper story windows, balconies, benches and tables and awnings may encroach into the sidewalk area as long as a minimum 8' wide pedestrian way is maintained within the sidewalk area.**
- 2. Side and rear yards: Buildings may be zero lot line, provided that all Building Code requirements are met. In each block, there will be at least one opening for public access to interior parking lots. Where a commercial use abuts a residential district, a fifteen foot (15') buffer may be required.**

The applicant has proposed the front of the building property-line-tight along Kingwood Street. Along 2nd Street, the applicant has proposed a five-foot setback. To the north of the building, the applicant has proposed a setback of 10 feet. These proposed front,

side, and rear yards are appropriate for the zoning district and meet the listed criteria. The front door entry covers and eaves on the Kingwood St. elevation extend into the right-of-way. The applicant shall obtain and record a public use of a private right-of-way agreement for the use of the right-of-way. **(Condition 6.4)**

10-27-5 Site and Development Provisions

A. Building or Structural Height Limitations

Area “A”: Buildings shall be a minimum of 20’ in height. This measurement may include a building façade as opposed to a total building height of 20’. If a façade is used, it must be designed so that it is not readily apparent that it is only a façade. The maximum height shall be 38’ for a building or structure without an approved fire extinguishing system unless otherwise approved by the Planning Commission. The Planning Commission may allow heights up to 50 feet/four stories provided that: [...]

The applicant has proposed a building which will be more than 24 feet in height. This criterion is met.

B. Fences, Hedges, Walls and Landscaping: Landscaping shall be in accordance with FCC 10-34, except as modified by the following specific standards:

Area “A” as shown on the following page: A minimum of 10% landscaping is required. The calculation of the required minimum may include street trees installed and maintained by the applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the 10% calculation must be installed and maintained by the applicant or his/her successors.

Interior parking lots may be separated from rear courtyards by walls, fences or hedges 4’ in height or less. Eating establishments may separate outdoor eating areas from parking lots and adjacent buildings or structures by a fence, wall or hedge not to exceed 6’ in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas.

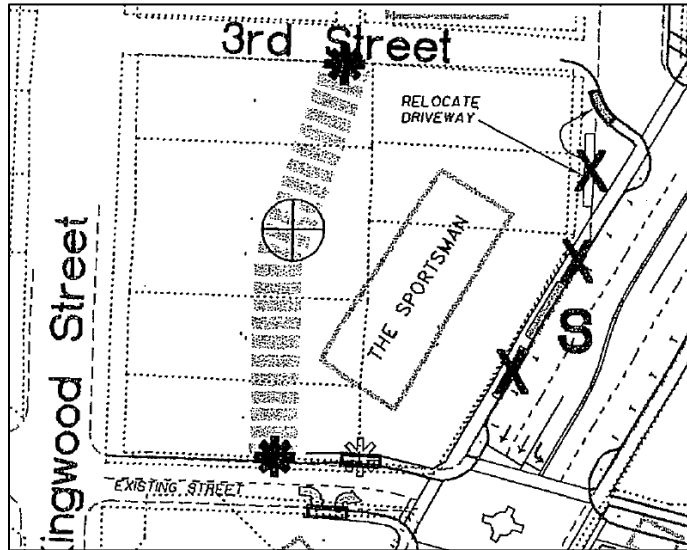
Where a commercial use abuts a residential district, see FCC 10-34-3-7-D.

The applicant has proposed several new landscape features which will also serve as stormwater pre-treatment as part of a rain garden. The applicant has stated that the facility will provide 1,757 square feet of landscaped area within the property, not including areas along the adjacent right-of-ways, a total of 26.0% of the area of the entire site (6,744 square feet).

C. Access and Circulation. Refer to Section 10-35 Access and Circulation of this Title for Requirements.

1. **Access Management Plan: All access points to Highway 101 shall be governed by the Access Management Plan for Highway 101 in Downtown Florence.**

The proposed project will not have an access onto Highway 101, but the area is addressed in the Access Management Plan, as pictured below:



The applicant has proposed to provide an interior parking lot with driveway access onto 2nd Street. The applicant has also posed an interest in providing access to parking for a building on his lot north of the building proposed.

The applicant, in conjunction with construction on either other adjacent lots owned by the applicant or by others, provide a reciprocal access easement for access in accordance with the Access Management Plan. The applicant shall provide a driveway stubbed to the property line which will serve future connections to other properties. **(Condition 6.1)**

2. **Sidewalks abutting buildings on Highway 101, Highway 126, and local streets within the Mainstreet District shall be at least 8' in width, except collector streets within the Mainstreet District without on-street parking as described below. Sidewalk area beyond the standard 6' sidewalk width may be surfaced with pavers, brick or other similar materials. Maintenance and repair of pavers, brick, etc. are the responsibility of the business/property owner.**
 - a. **Sidewalks on collector streets within the Mainstreet District may be reduced to 6' in width with 6' of clear walkway if there is no on-street parking on that side of the street.**

The applicant has proposed that the building will have eight-foot sidewalks adjacent to both the Kingwood and 2nd Street street frontages of the building. This criterion is met.

3. Access to all floors of all commercial buildings and structures shall meet ADA requirements.

The applicant shall provide ADA access to buildings as required by the Building Official. (Condition 6.2)

D. Parking and Loading Spaces

Area "A": Parking spaces may be located on-street in front of the front yard of the lot (if approved by ODOT on Highways 101/126) and/or may be in interior shared parking lots within the block where the applicant's lot is located, or in a shared lot in another block. Business/property owners are strongly encouraged to cooperate in proposing joint parking agreement areas as part of development or redevelopment proposals. Parking will not be permitted in front yards. The Planning Commission may grant parking under a temporary arrangement if an interior or off-site shared parking lot is planned and approved, but not yet constructed, and/or may require the applicant or owner to sign a non-remonstrance agreement for parking improvements. Parking standards in Chapter 3 of this Title shall be used as a guideline for determining parking need.

Bicycle racks shall be provided either in the interior parking lot, or by an entrance if located outside the required minimum 6' pedestrian walkway.

The applicant has proposed an interior parking lot. The driveway, per Condition 6.1 and the Access Management Plan, will need to provide reciprocal access to adjacent property owners.

The applicant has not indicated bicycle parking and the location, but per Condition 4.8, must provide two bicycle parking spaces.

These racks may be located within an interior parking lot or by a building entrance if outside the required minimum 6' pedestrian walkway. (Condition 4.8)

E. Vision Clearance. Refer to Section 10-2-13 and 10-35-2-14 of this Title for definitions and requirements.

Vision clearance will be addressed as part of staff review of FCC 10-35.

F. Signs. Shall be in accordance with Title 4 Chapter 7 of this Code. (Ord. 4, 2011)

Signage will be addressed by the Building Permit Technician at the time of sign permit submittal.

G. Lighting. Street lighting, building lighting and lighting of parking lots and walkways shall conform to the following lighting standards:

- 1. Light fixtures shall conform to the lighting styles in the Architectural Guidelines.**
- 2. Lighting shall be pedestrian scaled.**
- 3. Refer to Section 10-37 of this Title for additional requirements.**
- 4. Wiring for historic fixtures shall be underground. Other overhead wiring shall be placed underground, where possible.**

Lighting along Highway 101 will be soon upgraded through the ReVision Florence project.

Lighting on-site should be made as compatible as possible, as reasonably as possible with as yet unselected ReVision lighting. Lighting has not yet been proposed by the applicant.

Lighting shall be pedestrian-scaled and mounted at a height of no more than 16 feet per Condition 8.4.

Other lighting criteria will be addressed as part of staff review of FCC 10-37.

H. Design Review.

All uses except single family and residential duplex units shall be subject to Design Review criteria contained within FCC 10-6 to insure compatibility and integration with the Mainstreet character, and to encourage revitalization. Architectural design shall be reviewed against the Architectural Design code contained within FCC 10-6-6 to determine compatibility, with the exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516.

Architectural design code has been addressed previously within this report.

I. Trash Enclosures.

All trash enclosures shall be located in side or rear yards, and shall be screened from street or pedestrian courtyard view with a permanent solid fence or wall at least 6' high. Service shall be from an abutting alley or interior parking lot where possible. Gates opening to non-street faces may be slatted chain link.

The applicant did not specify where trash containers were housed. All trash containers shall be kept within an enclosure located within the side or rear yard and screened from street or pedestrian view by a permanent solid fence no less than six feet in height.

(Condition 6.3)

J. General Provisions.

1. **Outdoor storage of materials and display of merchandise for sale shall be subject to approval by the Planning Commission.**

Outdoor storage has been proposed, for function of the operations center. Materials stored are not for sale or display. The applicant if storing materials outside shall screen them from view and they shall not be stored in a required parking area. **(Condition 6.5)**

3. **Any use allowed must not cause unreasonable odor, dust, smoke, noise, vibration or appearance.**

No unreasonable odor, dust, smoke, noise, vibration, or appearance has been proposed or will be permitted.

TITLE 10: CHAPTER 34: LANDSCAPING

10-34-3: LANDSCAPING 10-34-3-1: Applicability. Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

- A. **For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)**

The applicant has proposed new development and will need to meet the requirements of the landscaping code.

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape plans shall include the following information:

- A. **The location and height of existing and proposed fences and walls, buffering or screening materials.**
- B. **The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.**
- C. **The location, size, and species of the new proposed plant materials (at time of planting).**
- D. **The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.**

- E. Existing and proposed building and pavement outlines.
- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.
- G. Other information as deemed appropriate by the City Planning Official.

The applicant has provided the listed information as required.

10-34-3-3: Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district² for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

A. Landscaping shall include planting and maintenance of the following:

- 1. One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.

The site has 177 lineal feet of street frontage according to the provided site plan. Per this distance, according to current code, six trees are required on the site.

The site, as proposed, will have three Jaquemonti Birch trees and one Weeping Katsura which, while not listed in the Tree and Plant List for the City of Florence, will meet the intent of the landscaping code.

The proposed Blue Spruce and Vine Maples (3) will not meet the intent of the landscaping code (see Note 1 – “Tree and Plant List for the City of Florence” for Vine Maples and size requirements for other Spruce specimens).

The applicant shall select two additional trees which meet the minimum standards of the Tree and Plant List for the City of Florence and submit a revised landscaping plan (or may substitute for the trees which do not meet the criteria). **(Condition 7.1)**

- 2. Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.

For the above distance of street frontage, 35 shrubs would be required. The landscaping plan provided by the applicant calls for 37 shrubs. This criterion is met.

- 3. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting. **(Condition 7.2)**

- 4. Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the

first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.

The applicant has proposed required landscaping outside of the first 20 feet of a street-abutting lot line. In this particular case, and since there is a large unusable area of the lot (without significant regrading or retaining wall installation), these plantings beyond the first 20 feet (along the eastern property line) are sufficient and meet the intent of this code.

5. **Pocket-planting³ with a soil-compost blend around plants and trees shall be used to ensure healthy growth.**

New plantings shall be pocket-planted with a soil-compost blend around plants and trees to ensure healthy growth. **(Condition 7.3)**

- B. **Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.**

No noxious weeds have been identified on the site at this time and no plantings of invasive or noxious weeds have been proposed.

Noxious weeds shall be removed during site development. **(Condition 7.4)**

10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

- A. **Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.**

1. **Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards: plants from 4-inch pots shall be spaced a maximum of 18 inches measured on center, and 1-2 gallon size plants shall be spaced a maximum of 3 feet measured on center.**

2. **Shrubs.** Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.
3. **Trees.** Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 ¾ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).
4. **Non-plant Ground Covers.** Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.

Landscape materials selected shall meet the requirements of FCC 10-34-3-4. (Condition 7.5)

10-34-3-5: Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

Plantings shall be irrigated unless deemed a drought tolerant plant through the Tree and Plant List. In which case, the applicant shall perform temporary irrigation until the plant has become established or an irrigation system has been installed. (Condition 7.6)

10-34-3-7: Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

- A. **Parking/Maneuvering Area Adjacent to Streets and Drives.** Where a parking or maneuvering area is adjacent and parallel to a street or driveway, a berm; an evergreen hedge; decorative wall (masonry or similar quality material) with openings; arcade; trellis; or similar partially opaque structure 3-4 feet in height shall be established between street and driveway or parking area. See also FCC 10-3-7-D for standards specific to parking lots adjacent to the street. The required screening shall have breaks or portals to allow visibility (natural surveillance) into the site and to allow pedestrian access to any adjoining walkways. Hedges used to comply with this standard shall be a minimum of 36 inches in height at maturity, and shall be of such species, number, and spacing to provide yearround screening within five (5) years after planting. Vegetative ground cover is required on

all surfaces between the wall/hedge and the street/driveway line.

The applicant has proposed a parking area adjacent to a street. The plantings proposed adjacent to 2nd Street will meet the minimum 36" height requirement for screening at maturity.

- B. Parking/Maneuvering Area Adjacent to Building.** Where a parking or maneuvering area or driveway is adjacent to a building, the area shall be separated from the building by a curb and a raised walkway, plaza, or landscaped buffer not less than five (5) feet in width. Raised curbs, bollards, wheel stops, or other design features shall be used to protect pedestrians, landscaping, and buildings from being damaged by vehicles.

The applicant has proposed parking to the north, immediately alongside their building and a driveway immediately to the east of the building.

The applicant shall offset their parking and maneuvering area at least one foot to the north and east in order to allow space for the installation of bollards or curbing designed to protect the building from damage by vehicles. **(Condition 7.7)**

- C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required.** All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:

1. a decorative wall (i.e., masonry or similar quality material),
2. evergreen hedge,
3. opaque or sight-obscuring fence complying with Section 10-34-5, or
4. a similar feature providing an adequate screen.

The applicant shall screen mechanical equipment and trash using one of the acceptable materials listed in FCC 10-34-3-7-C. **(Condition 7.8)**

- D. Abutting Land Use Buffers.** When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer

shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

There are no residential zones or uses adjacent to the proposed site at this time.

TITLE 10: CHAPTER 35: ACCESS AND CIRCULATION

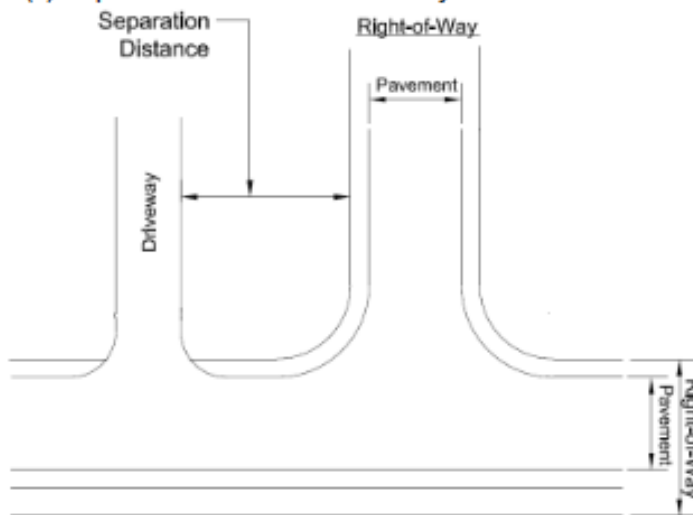
10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:

- A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements.

Separation Distance from Driveway to Pavement:

| | |
|------------------|---------|
| Alley | 15 feet |
| Local Street | 25 feet |
| Collector Street | 30 feet |
| Arterial Street | 50 feet |

Figure 10-35(1): Separation Distance from Driveway to Street



The applicant has proposed their driveway entry further than 30 feet from a Collector Street and further than 50 feet from an Arterial. These criteria are met.

10-35-2-8: Access Standards: New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on

access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

The applicant has proposed access onto a local street. This criterion is met.

10-35-2-9: Site Circulation: New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

The applicant has proposed, and through required conditions of approval, an adequate site circulation system.

10-35-2-10: Joint and Cross Access – Requirement: When necessary for traffic safety and access management purposes, the City may require joint access and/or shared driveways in the following situations:

- A. For shared parking areas;**
- B. For adjacent developments, where access onto an arterial street is limited and access spacing standards can not otherwise be met;**
- C. For multi-tenant developments, and developments on multiple lots or parcels. Such joint accesses and shared driveways shall incorporate all of the following:**
 - 1. A continuous service drive or cross-access corridor that provides for driveway separation consistent with the applicable transportation authority’s access management classification system and standards;**
 - 2. Driveway stubs to property lines (for future extension) and other design features to demonstrate that the abutting properties may be required with future development to connect to the cross-access driveway;**
 - 3. Fire Code Official-approved turnaround for service drives or driveways over 150 feet long.**

The applicant has proposed a possible shared access driveway to properties north for his own use in the future. Per Condition 6.1, the applicant shall provide a continuous drive, stubbed to the property line.

10-35-2-11: Joint and Cross Access – Easement and Use and Maintenance Agreement: Pursuant to this Section, the following documents shall be recorded with the deed for each parcel:

- A. An easement allowing cross-access to and from other properties served by the joint-use driveways and cross-access or service drive;**
- B. An agreement that remaining access rights along the roadway for the subject property shall be dedicated to the City and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;**
- C. A joint maintenance agreement defining maintenance responsibilities of property owners.**

The lot to the north has not developed at this time, but access and an easement will be provided by the applicant as part of this approval. Future development will address easement use and maintenance agreements.

10-35-2-12: Driveway Design: All openings onto a public right-of-way and driveways shall conform to the following:

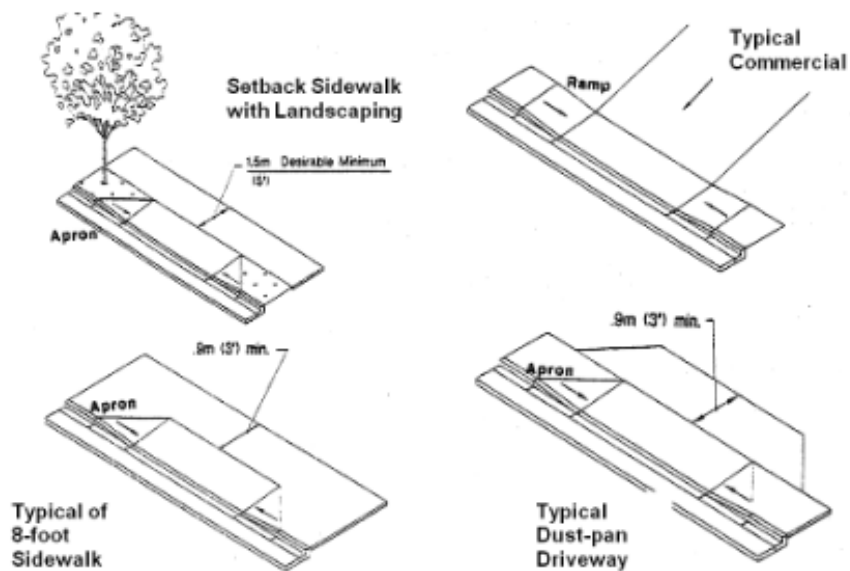
- A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.**
- B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:**
 - 1. Driveways for single family residences shall have a width of not less than ten (10) feet and not more than twenty-four (24) feet. Driveways leading to covered parking should be not less than 20 feet in depth from the property line to the structure.**
 - 2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.**
 - 3. Where a driveway is to provide two-way traffic, the minimum width shall be 18 feet.**
 - 4. One-way driveways shall have appropriate signage designating the driveway as a one-way connection. Fire apparatus lanes shall be so**

marked (parking prohibited).

5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

- C. **Driveway Apron Construction.** Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10-35(2). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

Figure 10-35(2): Examples of Driveway Next to Sidewalks/Walkways



The applicant has proposed a driveway and driveway apron with an acceptable width and grade.

The applicant shall construct the driveway and driveway apron to City and ADA standards and obtain a right-of-way work permit from the Public Works Department. **(Condition 8.1)**

10-35-2-13: Vertical Clearances: Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13'6" for their entire length and width.

10-35-2-14: Vision Clearance: No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in "vision clearance areas" on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

- A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20').
- B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').
- C. At the intersection of internal driveways, the minimum vision clearance shall be ten feet (10'). The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-2-13 of this Title for definition.

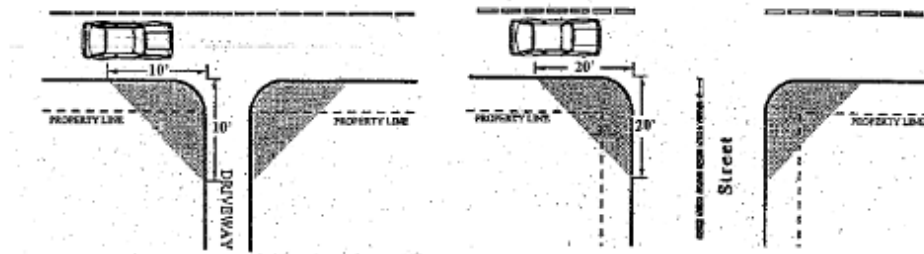


Figure 10-35(4): Vision Clearance Areas
(solid lines indicate curbs or edge of pavement)

The applicant shall provide appropriate vertical and vision clearance per FCC 10-35-2-13 and 10-35-2-14. (Condition 8.2)

10-35-3: PEDESTRIAN ACCESS AND CIRCULATION: All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1: Sidewalk Requirements:

- A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the

following conditions:

1. Upon any new development of property.

The applicant has proposed the new development of property and will be responsible for the construction of sidewalks adjacent to their proposed site. Dedication of right-of-way shall be required as necessary to accommodate construction of 8 ft. sidewalks. **(Condition 8.3)**

D. Timing: Sidewalks shall be constructed and approved by the Public Works Department prior to final inspection for the associated building permit. No certificate of occupancy may be issued until the required sidewalks are constructed or financially secured.

The applicant shall provide sidewalks adjacent to their project site prior to final building inspection and issuance of Certificate of Occupancy. **(Condition 8.3)**

TITLE 10: CHAPTER 36: PUBLIC FACILITIES

10-36-2-5: Rights-of-Way and Street Sections: Street rights-of-way and improvements shall be consistent with the Transportation System Plan and standards specified in Title 8 Chapter 2.

A. Street right-of-way and pavement widths shall be based on the following cross section standards. See individual zoning chapters for additional requirements regarding sidewalk width (for sidewalks wider than the standard 5 feet).

The applicant shall apply for and receive a public right-of-way permit prior to beginning construction work within the right-of-way. **(Condition 8.4)**

TITLE 10: CHAPTER 37: LIGHTING

10-37-2: APPLICABILITY: Section 10-37 applies to installation of all lighting fixtures as of the effective date of this Ordinance, except as exempted by provision of this Ordinance. Devices include but are not limited to, lights for: buildings and structures, recreational areas, parking lot and maneuvering areas, landscape areas, streets and street signs, product display areas, building overhangs and open canopies, holiday celebrations, and construction lights.

10-37-3: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to

achieve the purposes of this Ordinance.

The applicant has not proposed any lighting fixtures for their project. The applicant will need to provide lighting information for both exterior building lighting and parking lot lighting fixtures.

The applicant shall provide lighting and photometric information meeting the standards of FCC 10-37. **(Condition 9.1)**

10-37-4: LIGHTING STANDARDS:

- A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.**

The applicant shall ensure that lighting fixtures do not project light skyward or onto adjacent or nearby property. **(Condition 9.2)**

- B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) footcandles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.**

The lighting fixtures mounted above the parking area shall provide at least two foot-candles of illumination for the entire parking lot with a maximum of 5 foot-candles of illumination. **(Condition 9.3)**

- C. Lighting in or adjacent to residential zones or residential uses shall not exceed twenty feet in height as measured from the adjacent grade to the top of the light fixture. Heights in other zoning districts shall not exceed 25 feet unless the Design Review Board adopts findings that the higher light fixtures are necessary to achieve proper illumination levels.**

The proposed site is within a mixed-use district, however, opposite Kingwood Street the property is a residential district. Lighting within the Mainstreet district is required to be pedestrian-scaled. The applicant shall not mount lighting more than 16 feet in height. **(Condition 9.4)**

- D. Main exterior lights for commercial, institutional, and industrial buildings, landscaping and parking lots shall be extinguished at end of business hours with a minimum lighting remaining for personal and building security and safety after hours.**
- E. A thirty-day review period beginning with the first day in business using the new lighting system shall be required to evaluate and adjust**

illumination levels of lighting. The City may ask for lighting to be adjusted in this time period based on public comments or staff inspections.

The applicant has not stated whether or not the lights will be extinguished at the end of business hours.

Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues. **(Condition 9.5)**

Lighting will be reviewed during a 30-day review period following the issuance of a Certificate of Occupancy. Should the proposed lighting not meet the requirements of FCC 10-37, staff may require the lighting to be adjusted.

VI. ALTERNATIVES

- 1. Approve the application based on the findings of compliance with City regulations.**
- 2. Modify the findings, reasons or conditions, and approve the request as modified.**
- 3. Deny the application based on the Commission's findings.**
- 4. Continue the Public Hearing to a date certain if more information is needed.**

VII. CONCLUSIONS AND RECOMMENDATIONS

Staff finds that the proposed application meets the requirements of City Code with conditions, and recommends approval of the conditional use permit subject to the following conditions.

VIII. CONDITIONS OF APPROVAL

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:
 - "A" Findings of Fact*
 - "B" Land Use Application and Supplemental*
 - "C" Site Plans*
 - "D" Elevations*
 - "E" Landscaping Plans*

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.
3. Upon encountering any cultural or historic resources during construction, the applicant shall immediately contact the State Historic Preservation Office and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Construction shall cease immediately and shall not continue until permitted by either a SHPO or CTCLUSI representative.
4. **Parking Requirements**
 - 4.1. The applicant shall provide an ADA accessible parking space, at least 8'6" wide with an access aisle of at least 96" in width.
 - 4.2. The applicant shall provide a curb of not less than six inches in height near abutting streets and interior lot lines (with the exception of the northern lot line as outlined below) and landscaped areas. Landscaped areas abutting street right-of-ways shall also be protected by a curb not less than six inches in height.
 - 4.3. The applicant shall either bind this and the northern lots through the deed to not be sold separately or place a 6" curb along the northern property line. Development which makes use of the applicant's driveway through an access easement will not require the placement of a curb along that portion of the interior lot line. The curb shall be installed or the deed announcement recorded with Lane County Deeds and Records and copy provided to Community Development prior to issuance of an Occupancy permit.
 - 4.4. The applicant shall provide, as part of the previously stated conditions, a revised parking plan which meets the requirements of FCC 10-3-9.
 - 4.5. The applicant shall provide parking spaces which measure 9'6" in width by 19' in length.

- 4.6. The applicant shall provide 4" wide striping for parking spaces double-line striped, two feet on center.
- 4.7. The applicant shall provide additional width (at minimum one foot) for bollard protection of the building corners along the driveway and northern parking space and 23 feet of aisle width.
- 4.8. The applicant shall provide at least two bicycle parking spaces meeting the minimum size, location, design, and other requirements listed in FCC 10-3-10. Bicycle parking shall be indicated on the required revised parking plan. These racks may be located within an interior parking lot or by a building entrance if outside the required minimum 6' pedestrian walkway.
- 4.9 The overflow stormwater drainage shall not be permitted to flow across the sidewalk or adjacent property. The applicant shall use a conveyance and grate system or other Public Works approved system to connect stormwater overflow to Kingwood St.

5. Design Review Requirements

- 5.1. Changes to exterior colors or building materials shall be approved by the Planning Department.
- 5.2. The applicant shall provide product and color selection information for the standing seam metal roof at the time of building permit application. The color of the roofing materials shall be provided and shall be compatible with the building colors chosen, appropriate for the Mainstreet District, and compliant with FCC 10-6-6-4-G.
- 5.3. The applicant shall provide at least a 2½" minimum trim width surrounding all exterior windows and doors.
- 5.4. The applicant shall identify an appropriate location for their mechanical equipment, which, to the greatest extent practicable, meets the intent of FCC 10-6-6-5-G.
- 5.5. The request for Design Review approval shall expire on June 13, 2018.
- 5.6. The building elevations shall be modified to provide one additional 24 inch offset within the first 12 ft. of height along 2nd St. and one additional 24 inch offset within the top 12 ft. of height along both Kingwood and 2nd St.
- 5.7 Gutters and downspouts shall be coated or terne metal or copper.
- 5.8 Shingles shall have a maximum of 6" to the weather.
- 5.9 Gutters shall be round or ogee and leaders shall be round or square.

5.10 On the south elevation the applicant shall either reduce the number of horizontal rectangular windows to two, change to a different configuration or replace with a different architectural embellishment.

5.11 The proposed 18" stone retaining wall shall meet the criteria of 10-6-6-5-F.

6. Zoning Requirements

6.1. The applicant, in conjunction with construction on either other adjacent lots owned by the applicant or by others, provide a reciprocal access easement for access in accordance with the Access Management Plan. The applicant shall provide a driveway stubbed to the property line which will serve future connections to other properties.

6.2. The applicant shall provide ADA access to buildings as required by the Building Official.

6.3. All trash containers shall be kept within an enclosure located within the side or rear yard and screened from street or pedestrian view by a permanent solid fence no less than six feet in height.

6.4 The applicant shall obtain and record a public use of a private right-of-way agreement for the use of the Kingwood St. right-of-way for the entry door covers and eaves.

6.5 The applicant if storing materials outside shall screen them from view and they shall not be stored in a required parking area.

7. Landscaping

7.1. The applicant shall select two additional trees which meet the minimum standards of the Tree and Plant List for the City of Florence and submit a revised landscaping plan (or may substitute for the trees which do not meet the criteria).

7.2. Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.

7.3. New plantings shall be pocket-planted with a soil-compost blend around plants and trees to ensure healthy growth

7.4. Noxious weeds shall be removed during site development.

7.5. Landscape materials selected shall meet the requirements of FCC 10-34-3-4.

7.6. Plantings shall be irrigated unless deemed a drought tolerant plant through the Tree and Plant List. In which case, the applicant shall perform temporary irrigation until the plant has become established or an irrigation system has

been installed.

- 7.7. The applicant shall offset their parking and maneuvering area at least one foot to the north and east in order to allow space for the installation of bollards or curbing designed to protect the building from damage by vehicles.
- 7.8. The applicant shall screen mechanical equipment and trash using one of the acceptable materials listed in FCC 10-34-3-7-C.

8. Access Requirements

- 8.1. The applicant shall construct the driveway and driveway apron to City and ADA standards and obtain a right-of-way work permit from the Public Works Department.
- 8.2. The applicant shall provide appropriate vertical and vision clearance per FCC 10-35-2-13 and 10-35-2-14.
- 8.3. The applicant shall provide sidewalks adjacent to their project site prior to final building inspection and issuance of Certificate of Occupancy. Dedication of right-of-way or easements shall be required as necessary to accommodate construction of 8 ft. sidewalks.
- 8.4. The applicant shall apply for and receive a public right-of-way permit prior to beginning construction work within the right-of-way.

9. Lighting Requirements

- 9.1. The applicant shall provide lighting and photometric information meeting the standards of FCC 10-37.
- 9.2. The applicant shall provide appropriate vertical and vision clearance per FCC 10-35-2-13 and 10-35-2-14.
- 9.3. The lighting fixtures mounted above the parking area shall provide at least two foot-candles of illumination for the entire parking lot with a maximum of 5 foot-candles of illumination.
- 9.4. The applicant shall provide sidewalks adjacent to their project site prior to final building inspection and issuance of Certificate of Occupancy.
- 9.5. Main lights shall be extinguished at the end of work hours. A minimum amount of lighting may remain on if needed due to security issues.

IX. EXHIBITS

| |
|---|
| "A" Findings of Fact |
| "B" Land Use Application and Supplemental |

| |
|-----------------------|
| "C" Site Plans |
| "D" Elevations |
| "E" Landscaping Plans |



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

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: PC 17 10 DR 01 - NEW CONSTRUCTION - OFFICE / STORAGE 2ND & KINGWOOD

Applicant Information

Name: William Meyer Phone 1:

E-mail Address: Phone 2: _____

Address:

Signature: Date: 3/30/17

Applicant's Representative (if any): _____

Property Owner Information

Name: SAME AS ABOVE Phone 1: _____

E-mail Address: _____ Phone 2: _____

Address: _____

Signature: _____ Date: _____

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
City of Florence
MAR 30 2017
By: GMS

Approved

Exhibit

Property Description

Site Address: _____

General Description: _____

VACANT LOT - CORNER 2nd + Kingwood

Assessor's Map No.: _____

18 12 - 34 - 11

Tax lot(s): _____

03400

Zoning District: _____

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): _____

RESIDENTIAL, RETAIL, MOTEL, CHURCH

Project Description

Square feet of new: _____

2596

Square feet of existing: _____

0

Hours of operation: _____

8AM - 5PM

Existing parking spaces: _____

0

Is any project phasing anticipated? (Check One):

Yes No

Timetable of proposed improvements: _____

COMPLETED ~~BY~~ SEPT-2017

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

Yes No

If yes, please describe: _____

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

SEE ATTACHED.

For Office Use Only:

Date Submitted: _____

Fee: _____

Received by: _____

Paid

William A Meyer
75 Harbor Street, Unit 306
Florence, Oregon 97439
(541) 450-3390 harleywam@gmail.com

March 30, 2017

Recipient: City of Florence, Oregon

Re: Proposed building at Corner of 2nd and Kingwood Street.

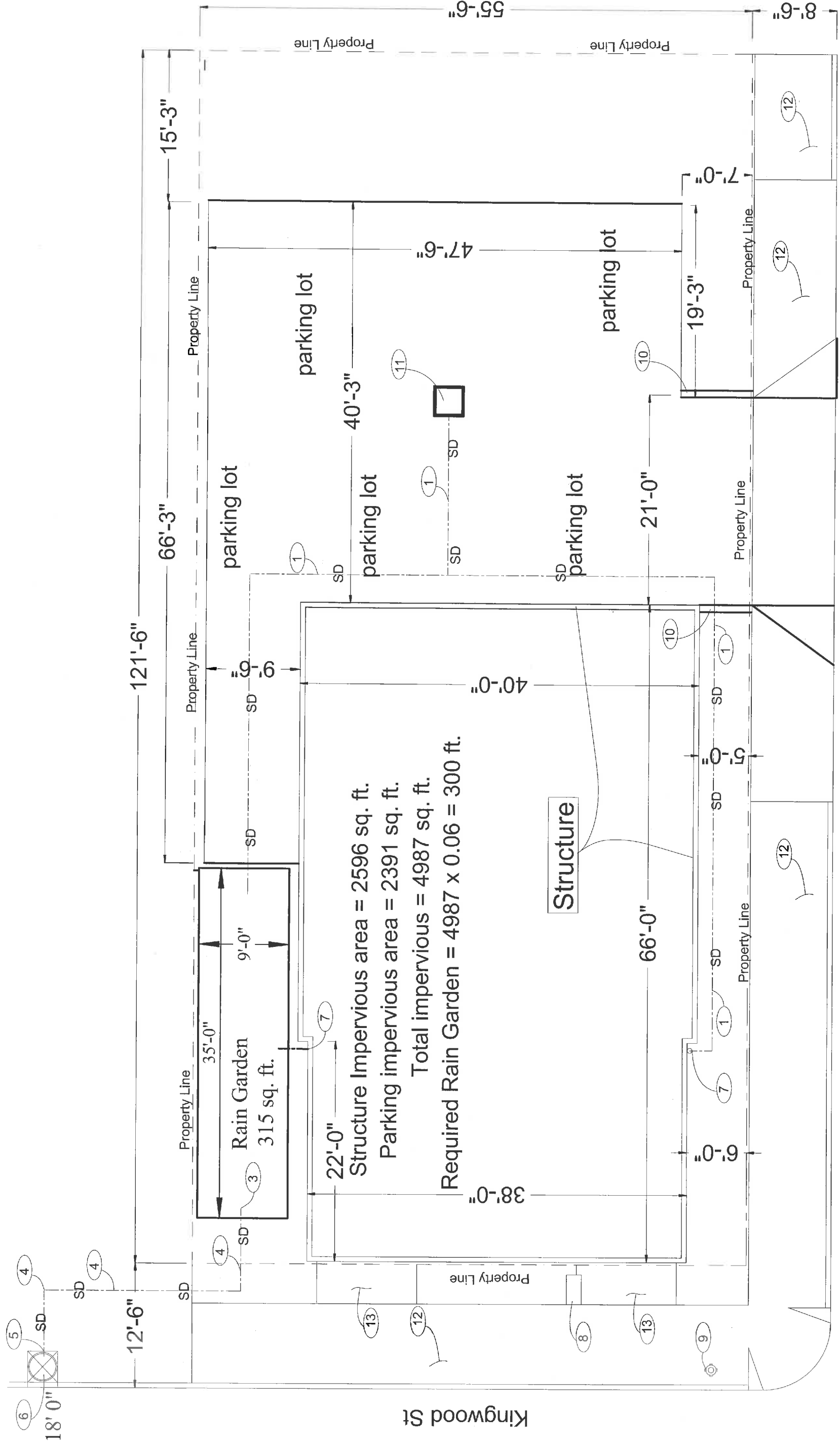
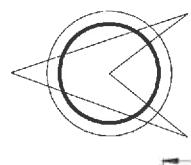
The proposed building is a general purpose Office and storage/preparation facility. It is designed as four quadrants, two office spaces and two storage/ preparation/ support spaces. The current design just shows one open space for the storage/preparation/support. But a dividing wall can be constructed to easily create two spaces from the single current space.

The offices each have an ADA bath room The storage/preparation/support space has two toilets and a wash up site.

The initial use of the building will be to support my engineering work for the embedded computer systems that I have helped design over the years. That will involve (1) software support at a computer work station, (2) functional testing of control systems on which the software resides.

The building is larger than I currently need but gives me room to expand. The building is also general purpose enough that it could be used for up to four commercial spaces, all uses of which would comply with the current zoning code.

N



Kingwood St

2nd Street

Tax Map 1812341103400
 Lot Area: 6744 sq. ft.

| | | |
|------------------------------|-------------|-----|
| Kingwood Engineering Office | | |
| Stormwater Management Design | | |
| SIZE | DWG NO | VER |
| B | KW17-001pg1 | 1 |
| SCALE | SHEET | |
| 1" = 10' | 1 of 4 | |

- ① 4" ABS Sch.40 Storm Drain Pipe ^{Flows Through}
- ② Rain Garden 315 sq.ft. Infiltration Type. See "Diagram A".
- ③ Stormwater Overflow per "Diagram A" Rain Garden Typical
- ④ 4" ABS Sch.40 Storm Water Outflow Pipe
- ⑤ Overflow discharge into Kingwood Catch Basin
- ⑥ Curb-side Catch Basin Kingwood Street
- ⑦ Connect down-spout to Storm Drain
- ⑧ Watermeter Enclosure
- ⑨ Fire Hydrant
- ⑩ Landscape Block Retaining Wall Max Height 18 inches
- ⑪ 36" x 36" Storm Water Catch Basin
- ⑫ 8 Foot Sidewalk
- ⑬ Entryway into Structure

ELEVATION TABLE

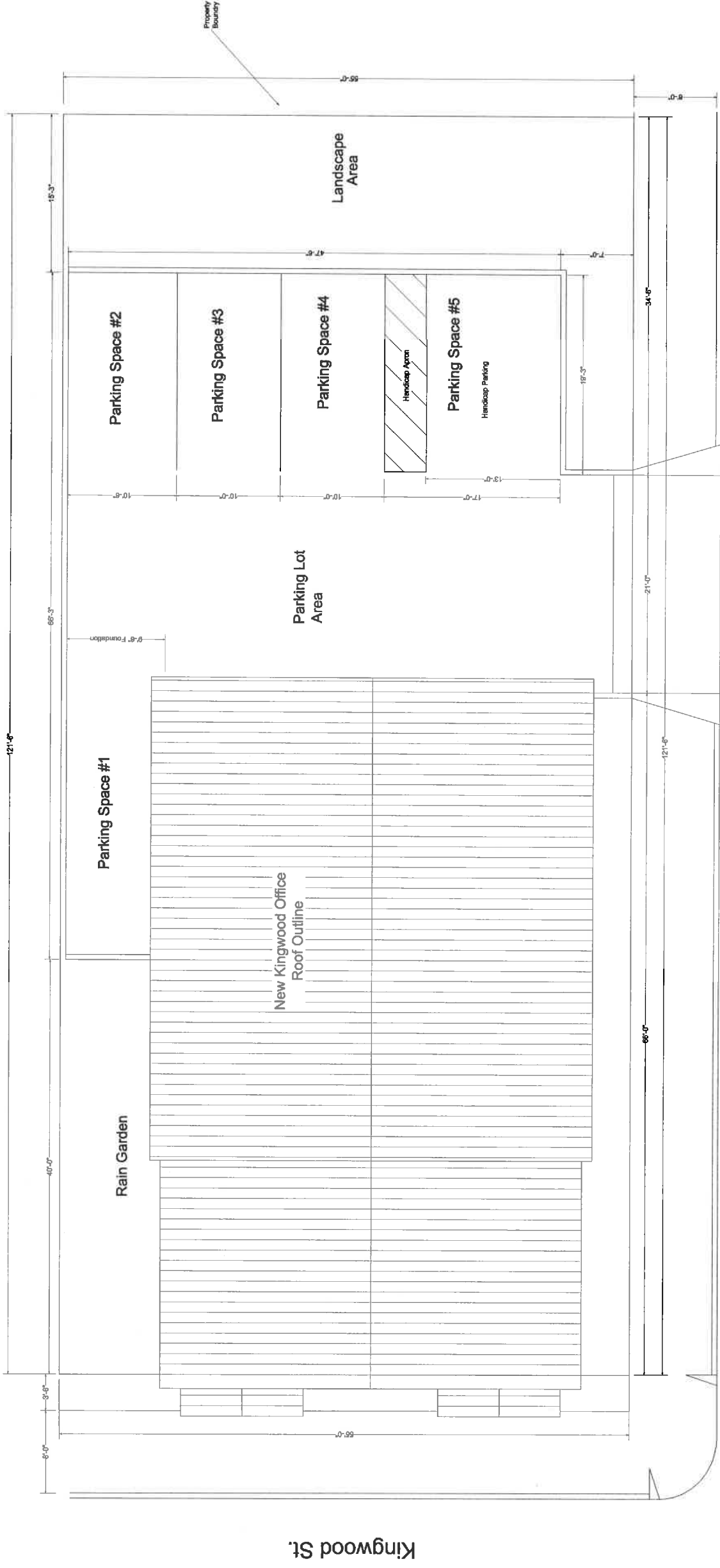
| | |
|--|---------|
| BOTTOM OF CURB KINGWOOD ST. SEE NOTE 1 | 18' 6" |
| TOP OF CURB KINGWOOD ST. SEE NOTE 1 | 19' |
| TOP OF SLAB - STRUCTURE | 19' 9" |
| PARKING LOT - MAX | 19' 8" |
| PARKING LOT - MIN (DRAINS TO RAIN GARDEN) | 19' 0" |
| TOP OF RAIN GARDEN | 18' 10" |
| BOTTOM OF RAIN GARDEN | 15' 8" |
| STORM WATER OVERFLOW RAIN GARDEN | 18' 8" |
| OVERFLOW INTO KINGWOOD BASIN SET AT OR BELOW | 17' 2" |

Note 1: Kingwood elevation as per survey by Robert Ward
 Professional Land Surveyor file 17-018.TVR
 Date of Survey 2-21-2017
 100 year flood level is 14ft for this location.
 All elevations referenced to the NAVD88 datum.

Tax Map 1812341103500
 Lot Area: 6744 sq. ft.

Kingwood Engineering Office
 Stormwater Management Design

| | | |
|-------|-------------|--------|
| SIZE | DWG NO | VER |
| B | KW17-001pg1 | 1 |
| SCALE | 1" = 10' | SHEET |
| | | 2 of 4 |



Kingwood Office
Bill Meyer

XX Kingwood
Florence, OR
Drawn By: Dylon Vinger
March 23, 2017
Rev. 2

Viking Maps Drafting
1401 Franklin Ave., Suite 100, Medford, OR 97504
503.754.4400
www.vikingmaps.com

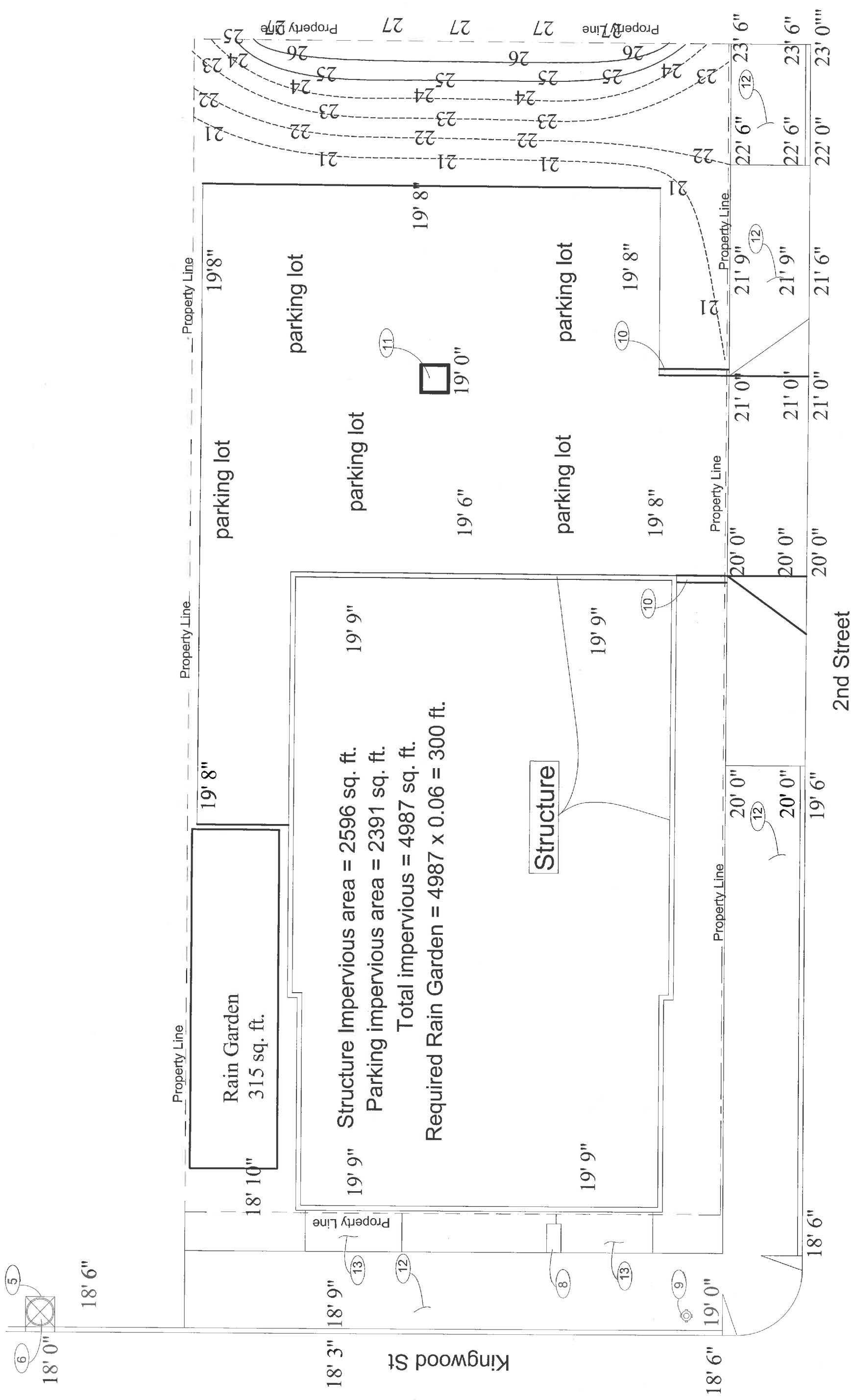
Site Plan

E-1

2nd Street

Kingwood St.

1 Site Plan
3/28/17



Tax Map 1812341103400
 Lot Area: 6744 sq. ft.

Site Elevation and Grading

Kingwood Engineering Office
 Stormwater Management Design

| | | |
|--------|----------------|-----|
| SIZE | DWG NO | VER |
| B | KW17-001pg1 | 1 |
| SCALE | 1" = 10' SHEET | |
| 4 of 4 | | |

Abbreviations:
 UNL - Unless Noted Otherwise
 PE - Pre Engineered Truss or Girder Truss
 L - Load (see notes)
 LV - Load Bearing
 RM - Reverse Mount Hangers (on top of member)
 DM - Down Frame Section of Roof
 LM - Load Bearing Wall
 SB - Continuous Ex Supports Below or Under Truss
 PT - Pressure Treated Material for weather resistance

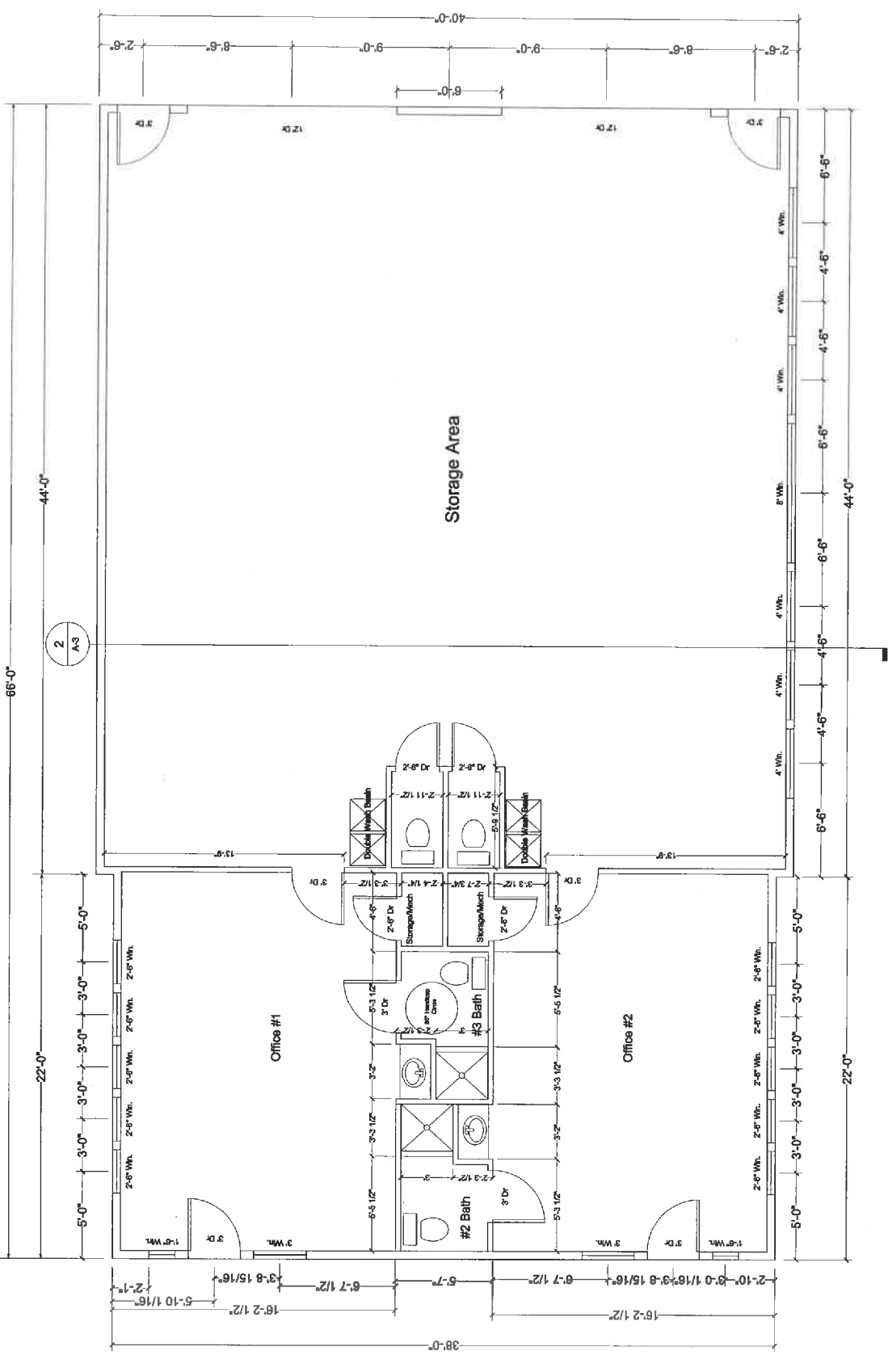
○ - Vented Fan to Exterior
 ☒ - Smoke Detector
 ◇ - Window Tag
 ◊ - Door Tag
 ○ - Door Tag

studs)
 - Load From Above (Cont. Support Load with Ex

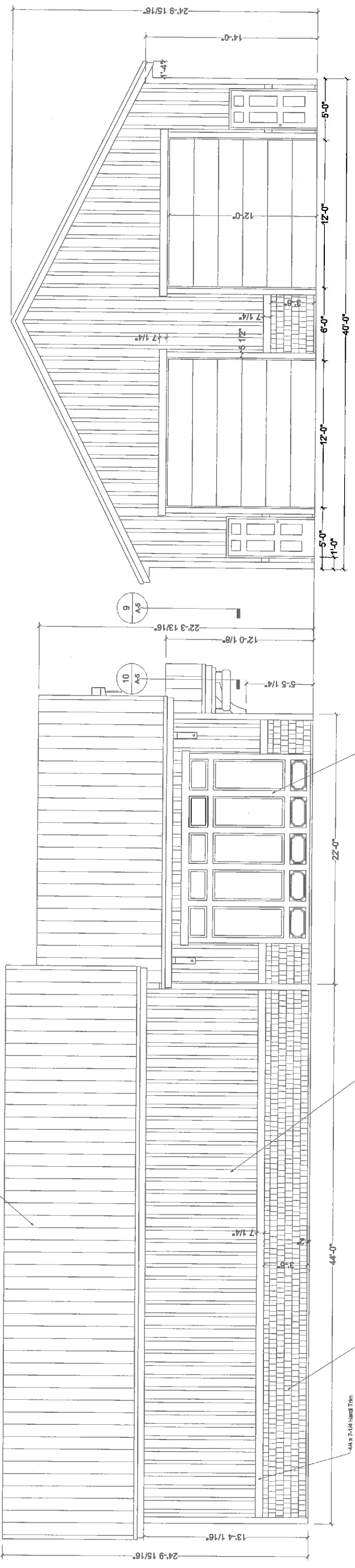
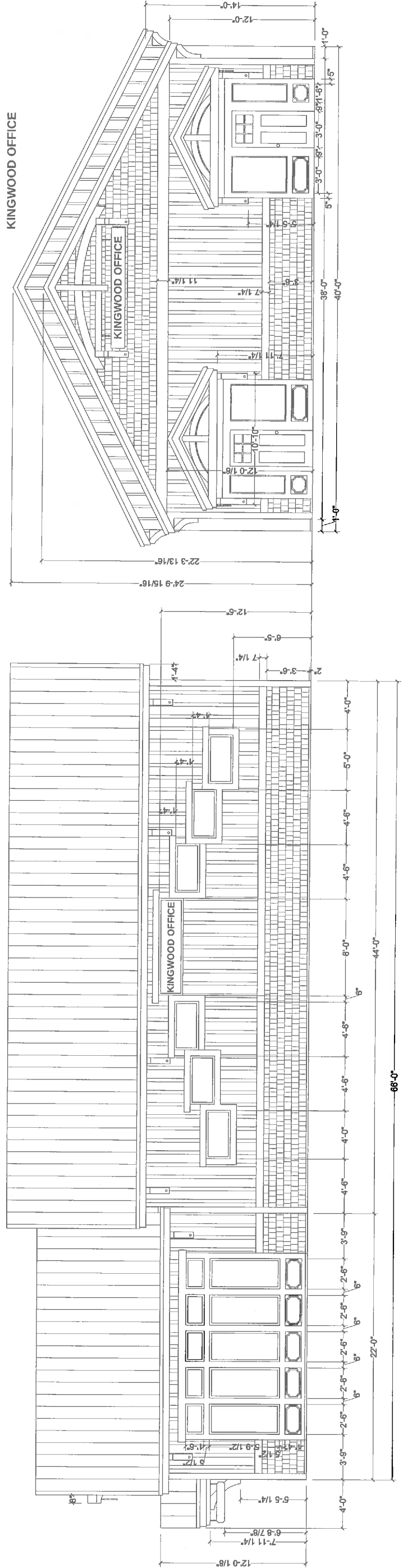
Energy Code Compliance:
 R-20 located in Attics
 R-30 located in Exterior Walls
 R-50 located in Lower Floor Section/Or Fill cavity
 R-10 located in between Garage and Living
 R-10 for basement walls
 R-10 Slab perimeter and depth is R-10 For 24-inches down

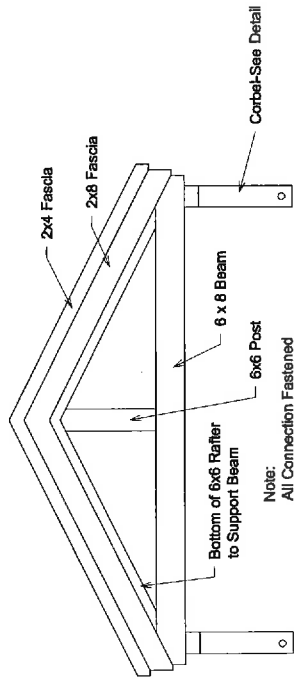
General Notes:
 1. All work to be completed as shown with:
 2009 International Residential Building Code
 2. Contractor to verify dimensions and drawing intention
 3. Elevation are based on main garage floor elev. 1010.00'
 4. Design Loads typical Floor 10psf dead load
 15psf live load
 30psf snow load
 50psf snow load
 5a. Exterior Decks
 7. Contractor to verify elevation method in order to provide
 a positive drainage away from foundation.
 8. All Bedrooms to have 1 egress window 57sq ft area, 24" clear
 height, 20" clear width.
 9. Provide Tempered Glass when glazing is within 18" of the
 finished floor on a stair or landing, within 24" horizontally of
 an egress door.
 10. Smoke detectors required in all bedrooms, 18" from a
 bedroom door, and on each level near top of roof line.
 11. All Bedrooms to have a Mechanical Vent to the outside
 12. Provide Combustion air to Mechanical Area
 13. Foundation
 See Structural Drawings

General Framing Notes:
 1. Contractor to verify dimensions before starting work and
 notify owner of any discrepancies.
 2. All Major Roof Framing Sections to be 2x12 UNL.
 Refer to Roof Framing Schedule for smaller over-frame
 3. Pre-Engineered Trusses to be checked by General Contractor
 4. All Wood Columns supporting roof beams to be minimum 2-2x
 6. All Truss Girders to be fully supported with 2x studs UNL.
 2x6 Subfascia typical throughout
 Roof Sheathing to be 3/4" OSB or 5/8" CDX UNL
 7. All framing to be 1/2" minimum
 8. Framing materials to be used shall be #2 Hem Fir or #2
 Douglas Fir or Better
 9. Structural headers to be a min. 2x6's unless noted
 otherwise.
 10. One 2x trimmer stud on openings 6' and shorter
 11. Floor joists to be minimum 2x6's unless noted otherwise.
 Any Structural Engineer or charts.
 12. Connections noted otherwise, minimum nailing shall be per
 (2009 IRC)
 All floor connectors to meet (LPL, RFI) or TJI specs if
 applicable.
 13. Members per Simpson Strong Tie Connectors
 Per manufacturer's recommended fastening schedules
 14. Block all roof framing at exterior walls with a
 15. Like hood gaps at sheathing for venting UNL.
 plates a span of 4'-0" or greater.
 15. All Glu-Lam and wood beams designed for allowable bending
 stress and shear.
 16. Beams to be treated with a weather resistant exterior stain or
 paint.
 17. Snow Requirements:
 w/ 80 psf at 16' o.c. on end of sheath next to framing
 members and 12" on center in field of sheath.
 18. All framing to be 1/2" minimum
 corners typical on all corners of sheath 4' from each
 corner.
 w/ Exterior Sheathing nailed into Sill Plates at 4' o.c.
 Second Floor Walls (Note: Do not Break Main Floor Sheath
 at Top of Main Floor)
 19. All framing to be 1/2" minimum
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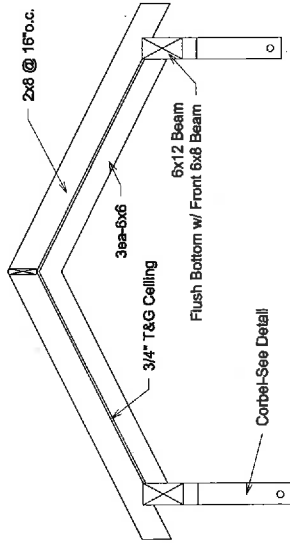
Floor Plan
A-1
1/8" = 1'-0"



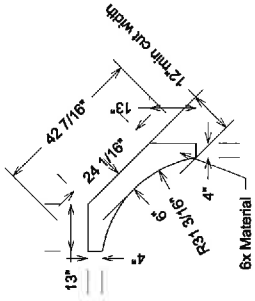


Note:
All Connection Fastened
w/ TimberMate Connectors
w/ 2-1/2" Penetration into
Second Member

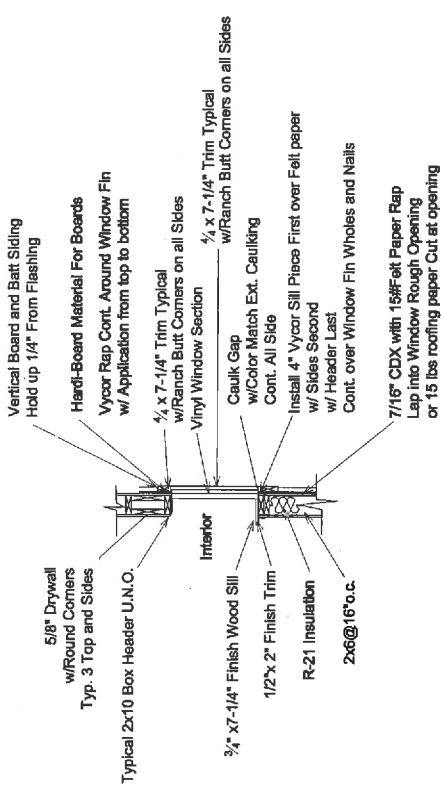
D9 Entry Framing Detail
1/2"-1'-0"



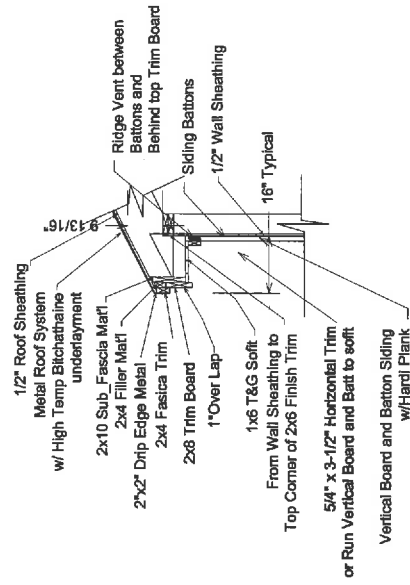
D10 Section-Entry Framing Detail
1/2"-1'-0"



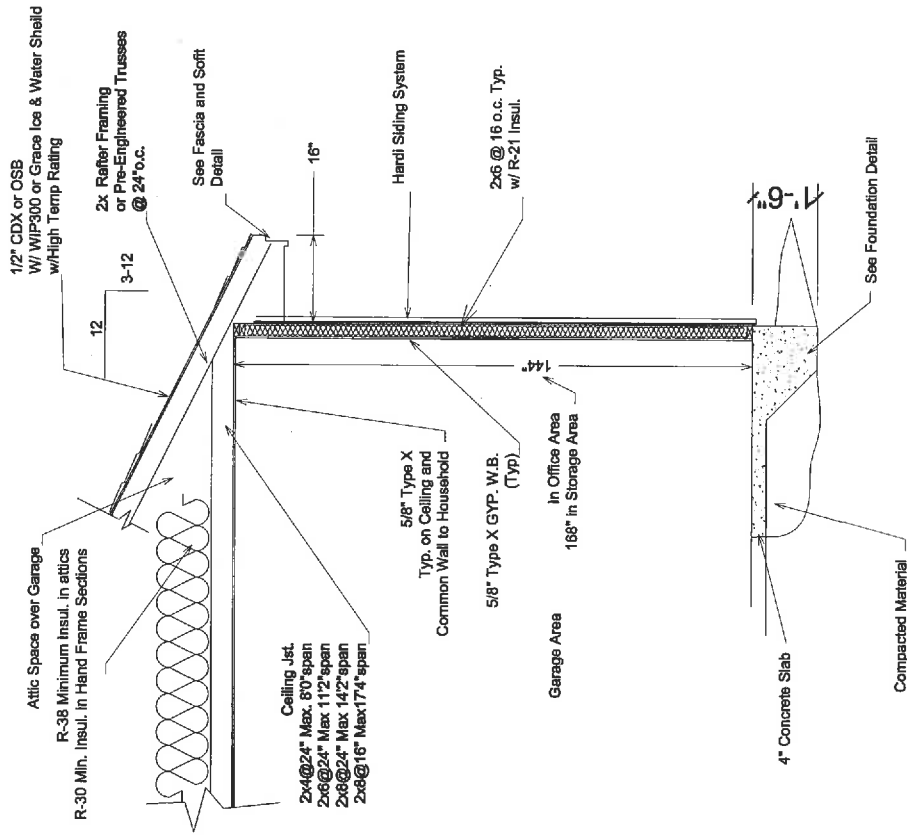
D11 Section-Entry Framing Detail
1/2"-1'-0"



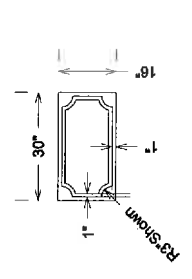
D12 Section-Entry Framing Detail
1/2"-1'-0"



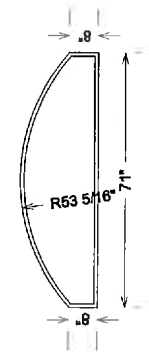
D13 Typical Eave Detail
1/2"-1'-0"



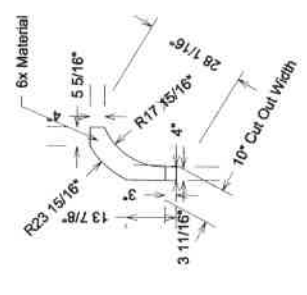
D1 Typical Wall Section
1/2"-1/4"



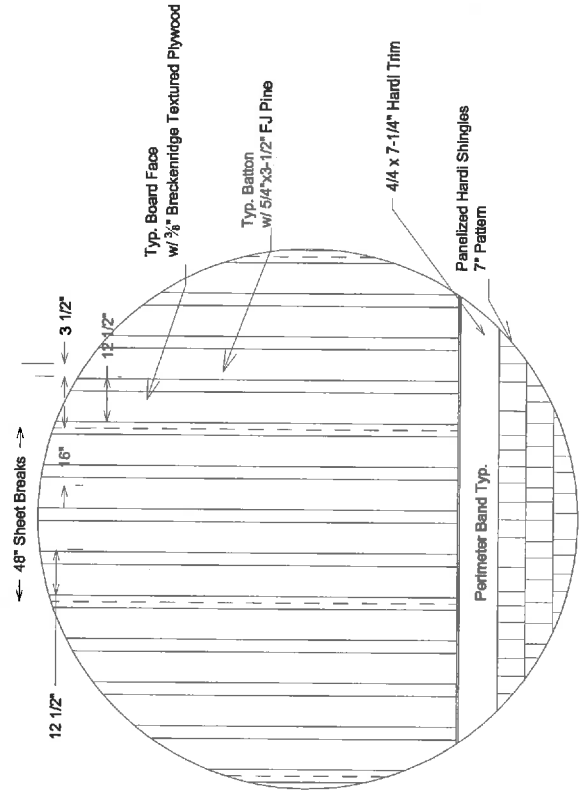
D2 Raised Wood Panel
1/2"-1/4"



D3 Entry Window Detail
1/2"-1/4"



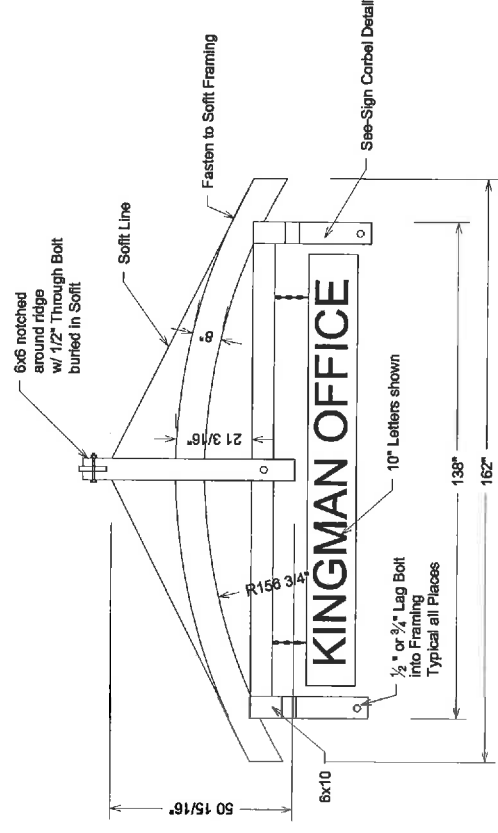
D6 Exterior Wall Corbels
1/2"-1/4"



D4 Sliding -Vertical Board and Belt
1/2"-1/4"



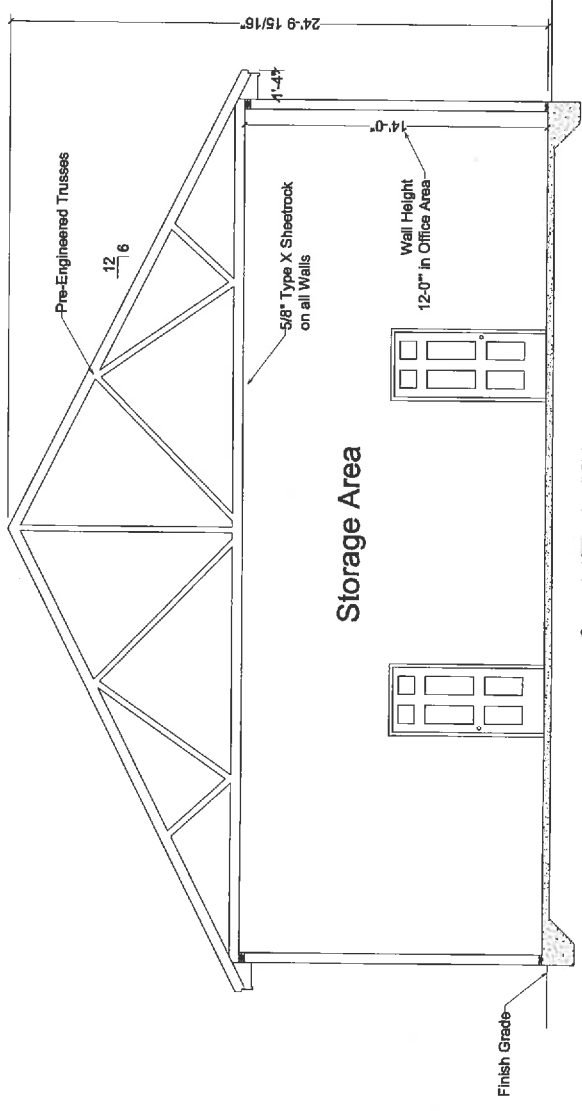
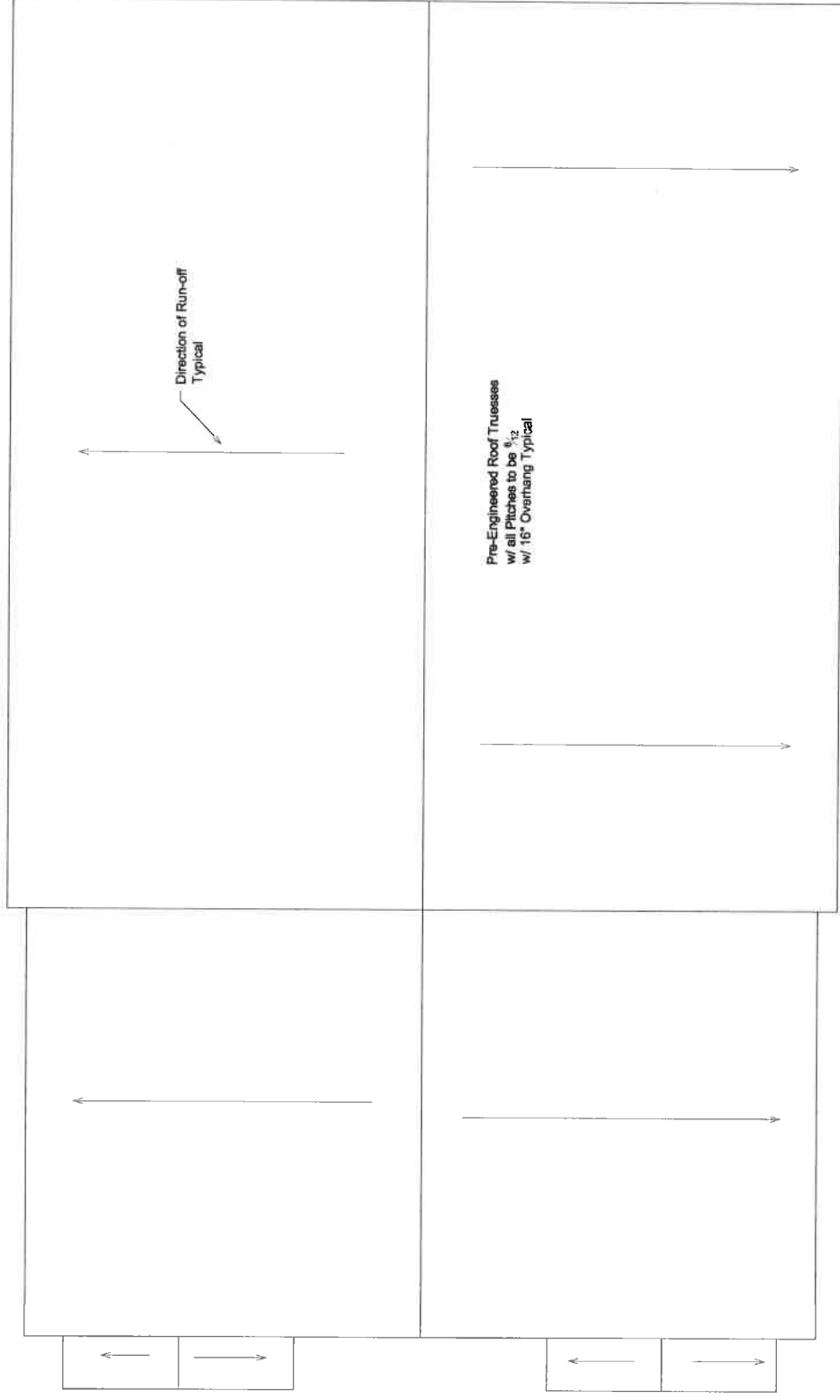
D7 Sliding -Vertical Board and Belt
3/8"-1/4"



D8 Building Sign Corbel
1/2"-1/4"

Notes:
All Connection Fastened
w/ TimberMate Connectors
w/ 2-1/2\"/>

D5 Building Sign
1/2"-1/4"



Kingwood Office
Bill Meyer

xx Kingwood
Florence, OR
Drawn By: Byron Under
March 23, 2017
Rev. 2

Viking Maps Drafting
1221 Lincoln Dr. Florence, OR 97030
503-746-2888
vikingmaps.com

Roof Plan
Building Sec.

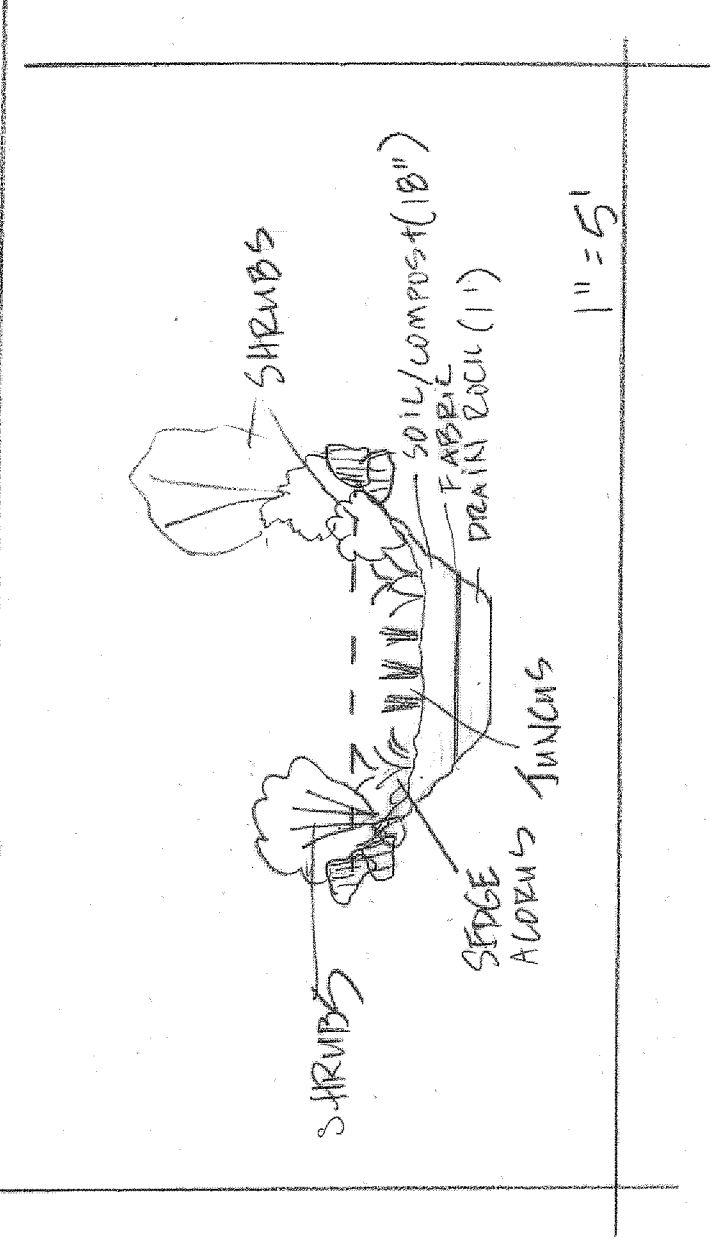
A-3

LANDSCAPE DESIGN
 KINGWOOD ENGINEERING OFFICE
 374 KINGWOOD FLORENCE OR
 DESIGN BY LISA WALTER-SEDLACEK
 LAUREL BAY GARDENS

LOB # 671B
 APRIL 10, 2017

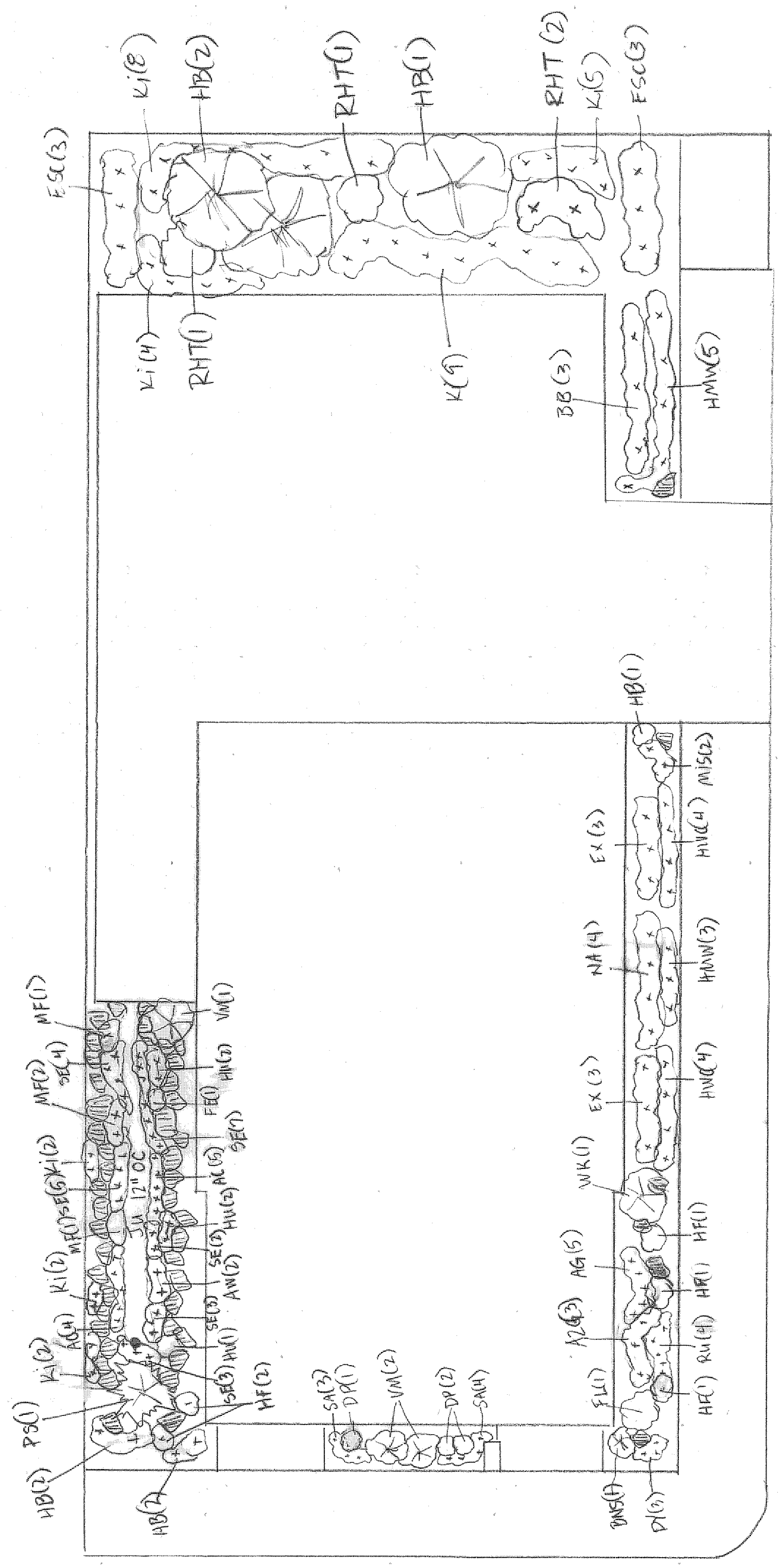
1" = 10'

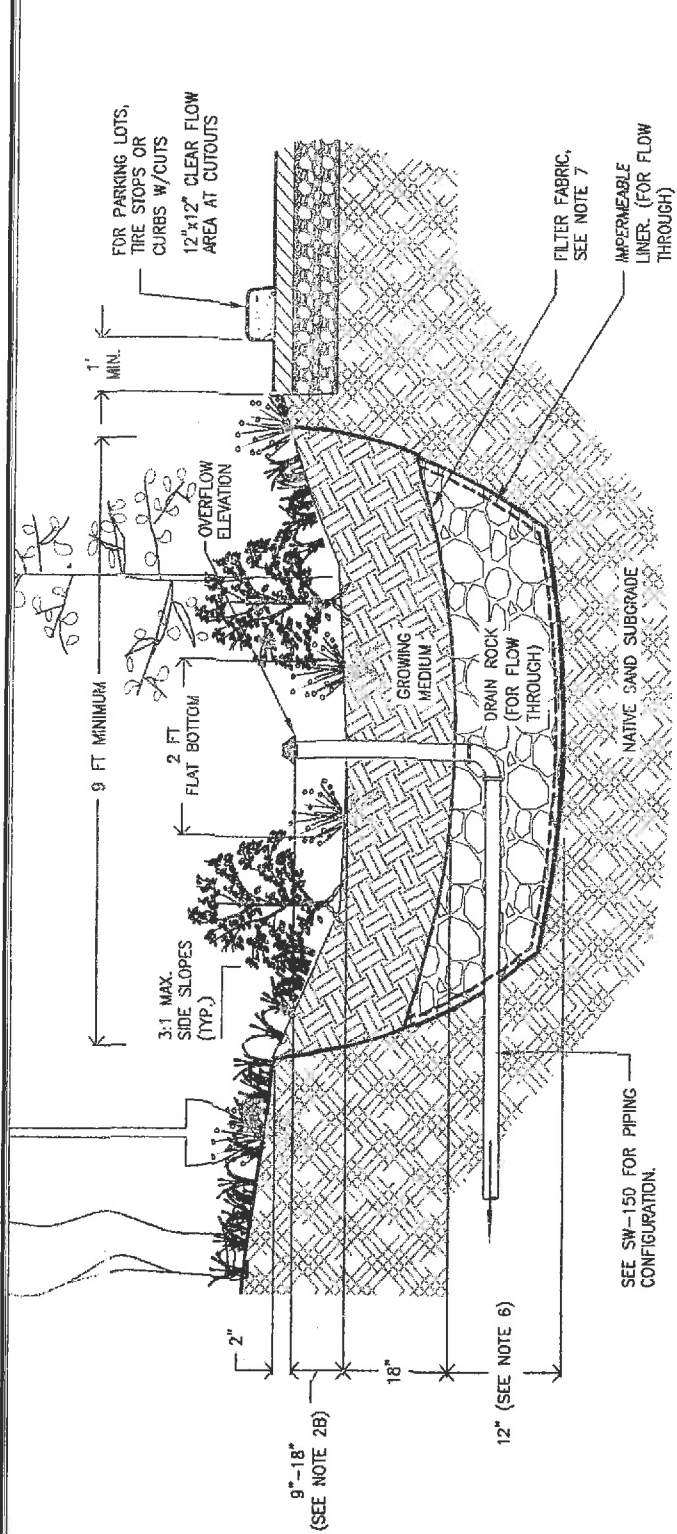
BIOSWALE DETAIL



PLANT LIST

| | | | |
|---------------------|-----|-----------|----------------------------|
| 3 | HB | 1 1/2" CC | Jaquemonti Birch |
| 1 | WK | 1 1/2" CC | Weeping Katsura |
| 1 | PS | 3/4" | Hoopsii Blue Spruce |
| 3 | VM* | 5/6" | Vine Maple |
| 6 | ESC | 3G | Escallonia 'Pink Princess' |
| 3 | RHT | 30" | Rhododendron 'Taneus' |
| 5 | HU | 3G | Evergreen Huckleberry |
| 3 | BB | 5G | Eunonymus 'Burning Bush' |
| 4 | NA | 3" | Nandina 'Moyers Red' |
| 6 | EX | 7G | Exbury Azalea |
| 3 | DP | 7G | Pieris 'Little Heath' |
| 3 | AZG | 2G | Azalea 'Gumpo White' |
| 4 | MF* | 2G | Midwinter Fire Dogwood |
| 1 | FL | 2G | New Zealand Flax |
| 1 | BNS | 2G | Bird's Nest Spruce |
| 5 | HB | 1G | Heather 'Blazeaway' |
| 3 | HF | 1G | Heather 'Furzy' |
| 8 | HMW | 1G | Heather 'Mediwhite' |
| 8 | HWC | 1G | Heather 'Winter Chocolate' |
| 7 | SA | QT | Sarcococca 'Sweetbox' |
| 5 | AG | 1G | Agapanthus 'Dark Lady' |
| 4 | RU | QT | Rudbeckia goldstrum |
| 3 | DY | 1G | Daylily 'Hyperion' |
| 1 | FEX | QT | Alaskan Fern |
| 28 | Ki | 4" | Kinnikinnick 'Vancouver' |
| 2 | MIS | 1G | Miscanthus 'Little Kitten' |
| RAIN GARDEN (ALSO*) | | | |
| 9 | AC | 4" | Acorus |
| 24 | SE | 4" | Carex 'Blue Zinger' |
| 2 | AW | 1G | Arctic Willow |
| 64 | JU | 4" | Juncus 'Elks Blue' |





1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Dimensions:
 - a. Width of basin: 9' minimum.
 - b. Depth of basin (from top of growing medium to overflow elevation): Simplified: 12'; Presumptive: 9"-18".
 - c. Flat bottom width: 2' min.
 - d. Side slopes of basin: 3:1 maximum.
3. Setbacks (from midpoint of facility):
 - a. Infiltration basins must be 10' from foundations and 5' from property lines.
 - b. Flow-through swales must be lined with connection to approved discharge point according to SWDM Section 2.1.
4. Overflow:
 - a. Overflow required for Simplified Approach.
 - b. Inlet elevation must allow for 2" of freeboard, minimum.
 - c. Protect from debris and sediment with strainer or grate.
5. Piping: shall be ABS Sch.40, cast iron, or PVC Sch.40. 3" pipe required for up to 1,500 sq ft of impervious area, otherwise 4" min. Piping must have 1% grade and follow the Uniform Plumbing Code.
6. Drain rock:
 - a. None required for infiltration basin
 - b. Size for flow-through basin: 3/4" washed
7. Separation between drain rock and growing medium: Use filter fabric (see SWDM Exhibit 2-5).
8. Growing medium:
 - a. 18" minimum
 - b. See Appendix B for specification.
9. Vegetation: Follow landscape plans otherwise refer to plant list in SWDM Appendix G. Minimum container size is 1 gallon. # of plantings per 100sf of facility area):
 - a. Zone A (wet): 115 herbaceous plants OR 100 herbaceous plants and 4 shrubs
 - b. Zone B (moderate to dry): 1 tree AND 3 large shrubs AND 4 medium to small shrubs.

The delineation between Zone A and B shall be either at the outlet elevation or the check dam elevation, whichever is lowest.
10. Install washed pea gravel or river rock to transition from inlets and splash pad to growing medium.
11. Inspections: Call City of Florence Public Works (541) 997-4106 to schedule appropriate inspections.

- DRAWING NOT TO SCALE -

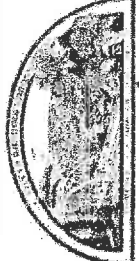
| | |
|---|--|
| STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS | |
|  | CITY OF FLORENCE PUBLIC WORKS DEPARTMENT 989 Spruce Street Florence, OR 97539 Phone: 541-997-4106 |
| - Simplified / Presumptive Design Approach - Rain Garden | NUMBER SW-140 |
| DATE: 11-30-10 | |

Diagram A