

**CITY OF FLORENCE
PLANNING COMMISSION**

RESOLUTION PC 24 19 DR 05

A DESIGN REVIEW REQUEST FOR AN EXCEPTION TO LIGHTING ILLUMINATION LEVELS AS SHOWN ON ASSESSOR'S MAP 18-12-14-33, TAX LOT 1302 AT 3944 OAK ST.

WHEREAS, application was made by Layne Morrill, on behalf of Oak Manor Apartments LP, for a Design Review approval as required by FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-37-4B; and

WHEREAS, the Planning Commission met in a duly-advertised public hearing on June 25, and July 9, 2024, 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 of the City of Florence, per FCC 10-1-1-4, FCC 10-1-1-6-3, and FCC 10-37-4B finds, based on the Findings of Fact, application, staff recommendation, evidence, and testimony presented to them, that the application meets the applicable criteria through compliance with certain Conditions of Approval.

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

The request for exception to the permitted illumination levels meets the applicable criteria in Florence City Code with the conditions of approval as 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.

Approval shall be shown on conditions of approval as supported by the following record:

"A"	Findings of Fact
"B"	Application
"C"	Lighting Plans-Luminaire and Photometric Designs
"D"	Testimony--Brock
"E"	Applicant Post Site Visit Memo, March 13, 2022

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision.

1. 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 the structural integrity or ADA access which are regulated by Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.
2. Regardless of the content of material presented, 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.

FCC 10-37: Lighting

3. Less than 2 footcandles and greater than 5 but not more than 7 footcandles is permitted within the parking area.
4. Wall Pack lighting adjacent to the residential doors must be no more than 315 lumens.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 9th day of July, 2024.

Kevin Harris, Chairperson
Florence Planning Commission

DATE