

City of Florence

Florence Municipal Center
600 West 3rd Street, Florence, Colorado 81226.
(719) 784-4848 Fax (719) 784-0228
Email: planning@florencecolorado.org
cityofflorence.colorado.gov

Members: Beth Lenz Brandon Angel Kirk Nelson Tabby Selakovich Paul Villagrana

CITY OF FLORENCE PLANNING COMMISSION MEETING FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS Thursday, March 21, 2024 at 5:30 p.m.

AGENDA

I.	Call	to	Order

- II. Roll Call
- III. Approval of the Minutes from the February 15, 2024 Meeting
- IV. Old Business:
 - a. Willow Creek Estates Subdivision Willow Creek Estates Filing No. 2 Staff Update
- V. New Business:
 - a. 791 South Union Avenue, Lot 4 Brown Subdivision Parking Plan
- VI. Next Meeting Date and Time: April 18, 2024
- VII. Upcoming Agenda Items:
- VIII. Adjourn

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FLORENCE PLANNING COMMISSION MEETING MINUTES THURSDAY, FEBUARY 15, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta	X	

I. Call to Order

Chair Lenz calls the meeting to order at 5:30 p.m.

II. Roll Call

All Commissioners present.

Council Representative Mergelman present.

III. Approval of the Minutes from the January 18, 2024 Meeting

Commissioner Angel makes a motion to approve the meeting minutes from January 18, 2024.

Seconded by Commissioner Nelson.

Roll Call: 5 ayes The motion carries.

IV. Old Business:

- a) Willow Creek Estates Subdivision Willow Creek Estates Filing No. 2 Staff Update
 - Planning Department is waiting on a valid CDOT access permit with Notice to Proceed that acknowledges additional lots. A system wide water analysis is still needed to verify the adequacy of a single tap point from Arrowhead Drive, analysis was received last month, review by Jacob's Engineering and returned to Mr. Stoner's engineers with questions. In addition, a water tap size analysis was received from Mr. Stoner's engineer, reviewed by Jacob's Engineering, was returned



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with questions. An address plat has been received; preliminary plat notes have been added to the potential final plat. Union Ditch Shares are still under discussion.

V. New Business:

- Public Hearing Title 17 Chapter 17.24.040 R-2 Yard and Bulk Requirements
 - Planning Director explains that in 2017 the R-2 Low/Medium Residential Zone District Yard and Bulk Requirements Table was adjusted for the 'minimum lot area' from 7,000 to 5,000 square feet. However, the 'minimum lot area per principal structure' listed in the same table was not addressed. In the yard and bulk requirement table for R-2 under 'minimum lot area per principal structure' 1 (one) unit is considered a single-family structure and so on. The difference in square footage requirements between 'minimum lot area' and 'area per principle structure' can be complex when discussing development requirements in an R-2 zone district.
 - Chair Lenz opens the public hearing.
 - No comments or concerns from the public.
 - Chair Lenz closes the public hearing.
 - Commissioner Angel inquires as to why some lots in the City are zoned R-2 even though they are well below the square footage requirement.
 - Planning Director states that zoning has been in place for many years and is unable to ascertain the rationale behind the zoning of specific areas. Further explains that a number of the existing R-2 zoned lots are 6,000 square feet and technically, to build a single-family home of those lots would require them to be 7,000 square feet or more.
 - Commissioner Angel inquires about the distinctions between the current R-1 and R-2 zone districts in the City, and whether these will be addressed in the forthcoming discussion of the Master Plan.
 - Commissioner Nelson expresses concern about the size of structure if the square footage requirement for additional dwelling units are adjusted downward.
 - Planning Director states that the minimum square footage requirement of 1 (one) unit in the bulk requirement table could be adjusted and leave the additional units as they are or any additional ideas would be welcome.
 - City Council Representative Mergelman inquires about the lot coverage of zone districts.
 - Planning Director states that some zone districts do have a lot coverage requirement of 50% for lots less than 4,000 square feet, and 40% for lots more than 4,000 square feet.

Chair Lenz makes a motion to recommend approval of changes to Title 17 – R-2 Low/Medium Density Residential - 17.24.040 Yard and Bulk Requirements as follows, changing the minimum lot area per principal structure for one unit from 7,000 square feet to 5,000 square feet to align with Ordinance No. 03-06-2017A.

Seconded by Commissioner Angel

Roll Call: 5 ayes The motion carries.

The meeting adjourned at 5:52 p.m.		
Ву:	Date:	
Planning Commission Chair		

FLORENCE PLANNING COMMISSION

MEETING DATE: MARCH 21, 2024

STAFF REPORT

Agenda Item: 791

791 South Union Street, Lot 4, Brown Subdivision - Parking Plan

Department:

Planning

Background / Description of Item:

• Michael Schuster has built two apartment buildings at 651 South Union Street and now would like to develop a 40 x 60 dry storage facility containing 11 individual storage units at 791 South Union Street for the tenants of the apartment buildings.

Staff Comments:

- 791 South Union Street is zoned Industrial.
- A storage facility is an allowed uses on an Industrial zoned lot.
- Per Florence Municipal Code 17.68.030H Supplementary Requirements Any development on an industrial zoned lot requires a parking plan, and the Planning Commission must approve that parking plan.
- Mr. Schuster has submitted a letter explaining this dry storage facility building will not require a parking plan. Vehicles will be allowed in front of each storage unit for loading and unloading purposes only.

Attachments included:

- Letter of intent
- Map of Area
- Pictures

Suggested Motion:

Recommend approval that a parking plan <u>is / is not</u> required for the potential dry storage facility at 791 South Union Street, Lot 4, Brown Subdivision.

TO:

ASHLEY FOX

PLANNING DIRECTOR

CITY OF FLORENCE, COLORADO

FROM:

MICHAEL SCHUSTER

MEMBER, UNION STREET LLC

815 S TOLSTOI DRIVE

PUEBLO WEST, COLORADO 81007

SUBJECT:

LOT 4, BROWN SUBDIVISION, 791 S. UNION, PARKING PLAN

DATE:

MARCH 6, 2024

muhael Schuste

LOT 4, TO BE USED AS A SITE FOR A 40X60 DRY STORAGE BUILDING. THE BUILDING TO BE USED AS STORAGE FOR THE TENANTS LIVING AT 651 S. UNION (LOT 3, BROWN SUB.).

NO PERMANENT PARKING ON THE LOT, LOADING AND UNLOADING IN FRONT OF EACH UNIT WILL BE ALLOWED.

MICHAEL SCHUSTER

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SUBDIVISION IMPROVEMENT AGREEMENT RELATING TO INFRASTRUCTURE IMPROVEMENTS OF BROWN SUBDIVISION

Florence, Colorado

All parties are in agreement with the amendments made to this document as written on page 4, III. STREETS, CURBS, GUTTERS AND SIDEWALKS

#1. Although it is a requirement for all developers to fully construct all public improvements according to the City of Florence construction standards, the City has agreed to waive the construction of curb, gutter and sidewalks. The City has also agreed to waive the pavement requirement for all streets within and lying on or abutting the exterior boundaries of the subdivision contingent upon the City receiving \$500.00 from each lot owner under the developer at the time this agreement is executed, to assist the City in maintaining the gravel roads in the subdivision over the next five years; as written on page 5,

VII. DEVELOPMENT B. The Developer may develop the property in not more than 4 phases within property lines. Before the developer commences construction of infrastructure improvements associated with any phase of the development, the developer shall notify the City, in writing, of the date upon which construction will commence. The Developer shall have a period of eighteen months from the date of giving notice of commencement to the City which to complete the infrastructure improvements required by this agreement for the phase relative to which notice has been given.

IN WITNESS WHEREOF, the parties have hereunto subscribed their signatures.

ATTEST:	CITY OF FLORENCE	
Jessica Hill City Clerk	Dick Upton Mayor	
DEVELOPER(s):		
muchael Selustry	Jane 7 99 92 4474	
MICHAEL SCHUSTER	Parel # 99 97 4474	
STATE OF COLORADO	99924473 PAIDJUN 29:	2021
	36121	Service.
COUNTY OF FREMONT	\$ 1000° - cash	OH
	nent was acknowledged before me this day of	
(1987)	, by Michael Schuste, as Owner of,	
	, a Colorado corporation. NANCY BARTH	ĺ
mid books	MOTARY PUBLIC	
Witness my hand and	official seal. STATE OF COLORADO NOTARY ID 20044014172 NY COMMISSION EXPERS FEBRUARY 29, 2025 S.F. A.L.	
	March Bash	
	Notary Public	
	My Commission Expires: 02 23 2025	

WARRANTY DEED

The "Grantor" (whether one or more than one),	MICHAEL	SCHUSTER
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whose legal address is 815 S. TOLSTOI DR. PUEBLOWEST, COLORADO 81007

of the

*County of PUEBLO

and State of COLORADS

for the consideration of

DOLLARS, (\$

in hand paid, hereby sells and conveys to UNION STREET LLC.

(whether one or more than one), the "Grantee",

whose legal address is 815 S. TOLSTOI DR. PUERLO WEST, COLORAD 81007

of the

*County of PULBLO

and State of COLTRA DO

the following real property in the

*County of FREMONT

and State of Colorado,

LOT 4, BROWN SUBDIVISION

also known by street address as: 791 S. UNION ST FLORENCE, CO and assessor's schedule or parcel number: 999-24-473

with all its appurtenances, and warrants the title to the same, subject to

Signed this 14 TH day of FEBRUARY , 20 24.

STATE OF COLORADO

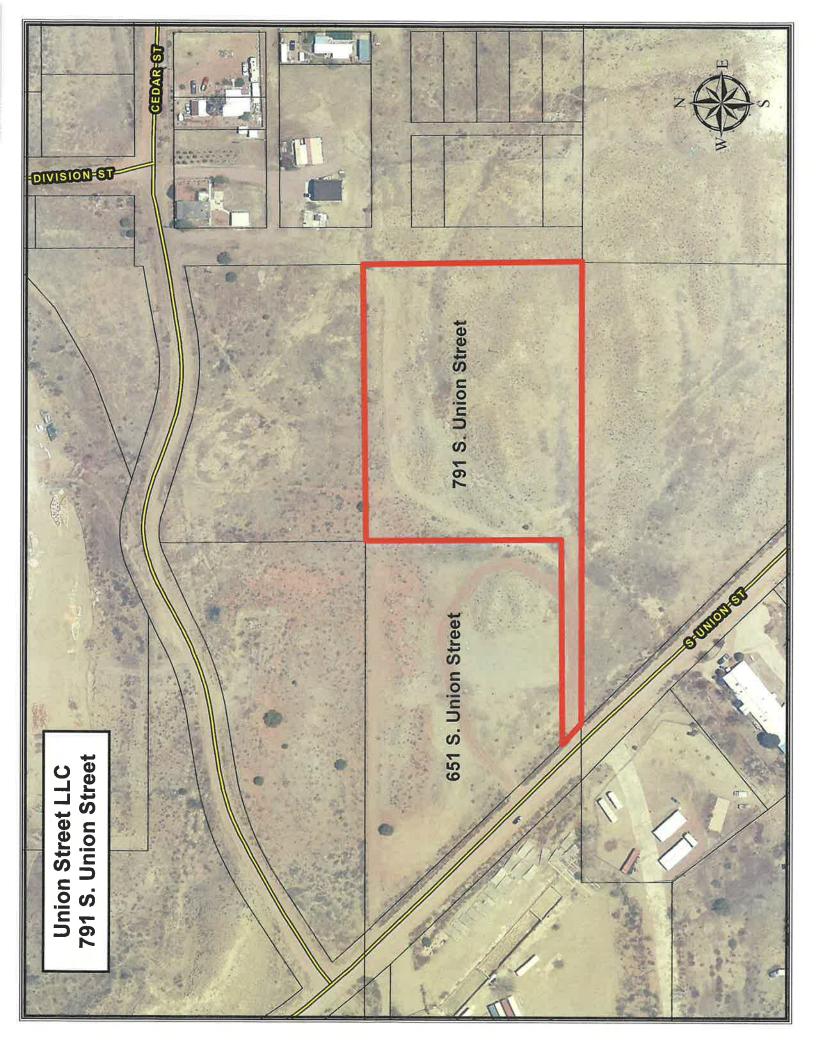
County of Frement

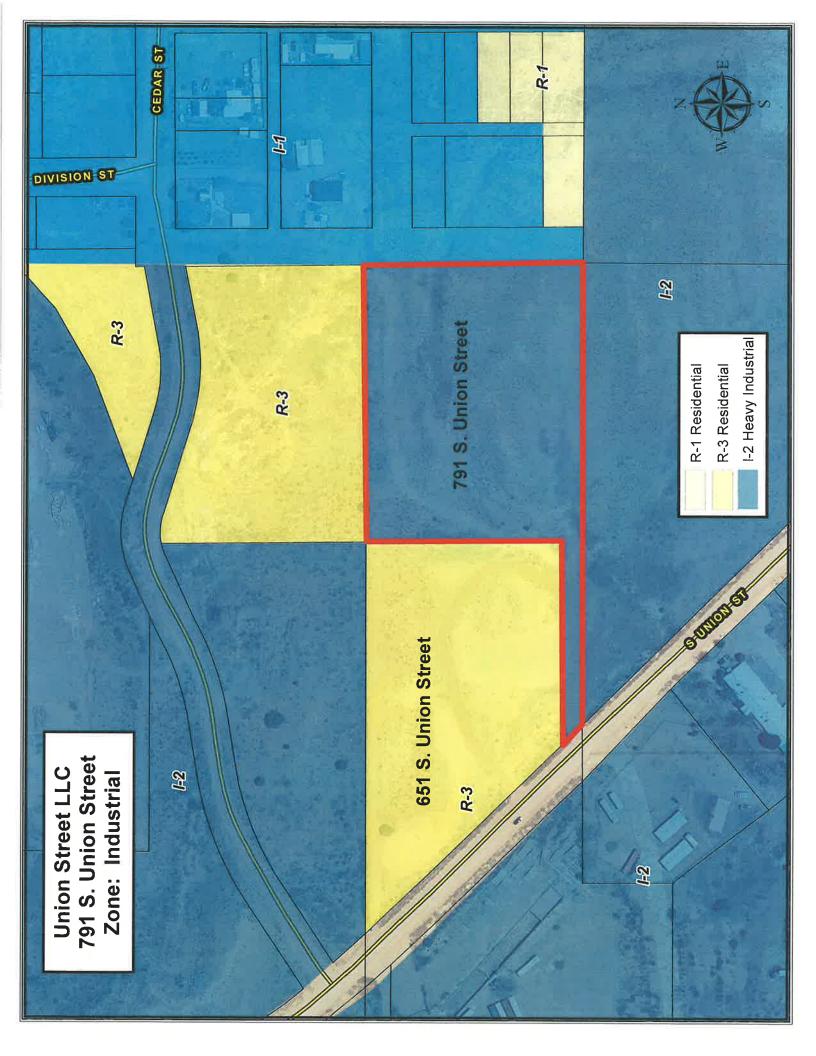
The foregoing instrument was acknowledged before me this 14th day of February by Michael Schuster

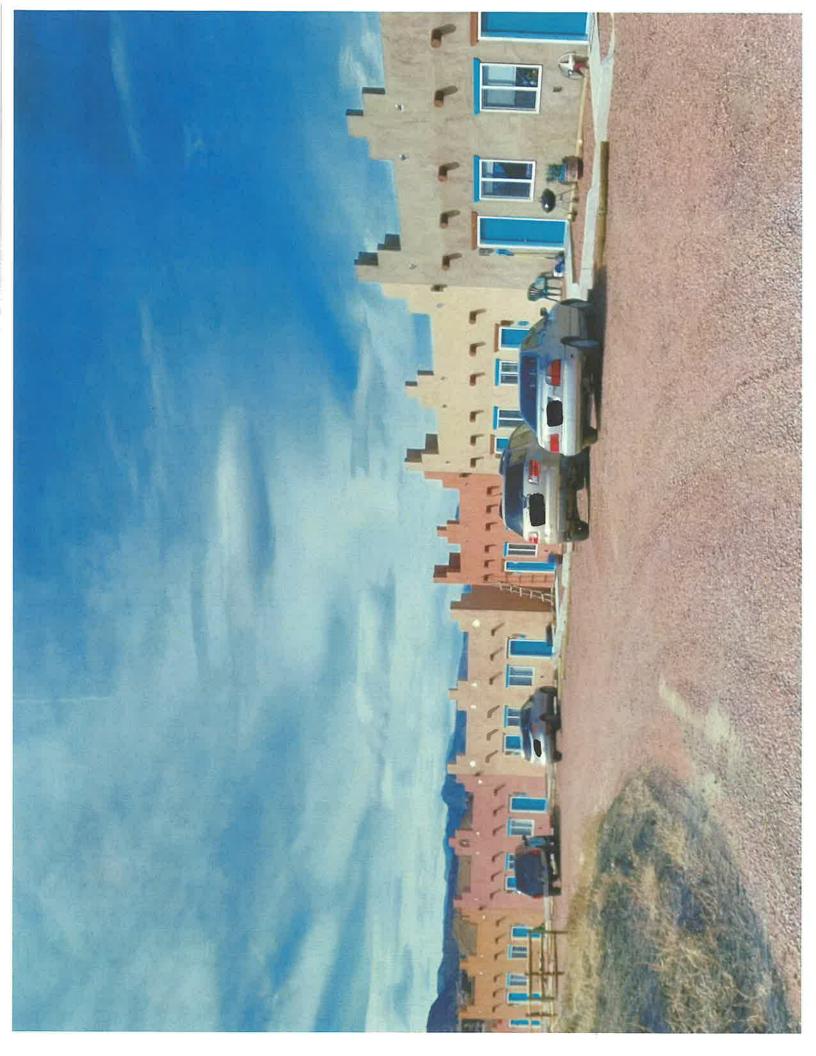
DANIELLE MAE DEY **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 20224042069 MY COMMISSION EXPIRES NOVEMBER 2, 2026

Witness my hand and official seal. My commission expires: Marember 2 2026

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