



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:**

a) **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.

By: _____
Planning Commission Chair

Date: _____

FLORENCE PLANNING COMMISSION

MEETING DATE: MARCH 21, 2024

STAFF REPORT

Agenda Item: 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 *is / is not* 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

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

WARRANTY DEED

The "Grantor" (whether one or more than one), MICHAEL SCHUSTER

whose legal address is 815 S. TOLSTOI DR. PUEBLOWEST, COLORADO 81007

of the *County of PUEBLO and State of COLORADO for the consideration of

ONE DOLLARS, (\$) in hand paid, hereby sells and conveys to UNION STREET LLC.

whose legal address is 815 S. TOLSTOI DR. PUEBLOWEST, COLORADO 81007 (whether one or more than one), the "Grantee",

of the *County of PUEBLO and State of COLORADO the following real property in the *County of FREMONT and State of Colorado, to wit:

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 R038932

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

Signed this 14th day of FEBRUARY, 2024.

Michael Schuster

STATE OF COLORADO County of Fremont

} ss.

The foregoing instrument was acknowledged before me this 14th day of February, 2024 by Michael Schuster

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

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

[Signature]



DIVISION ST

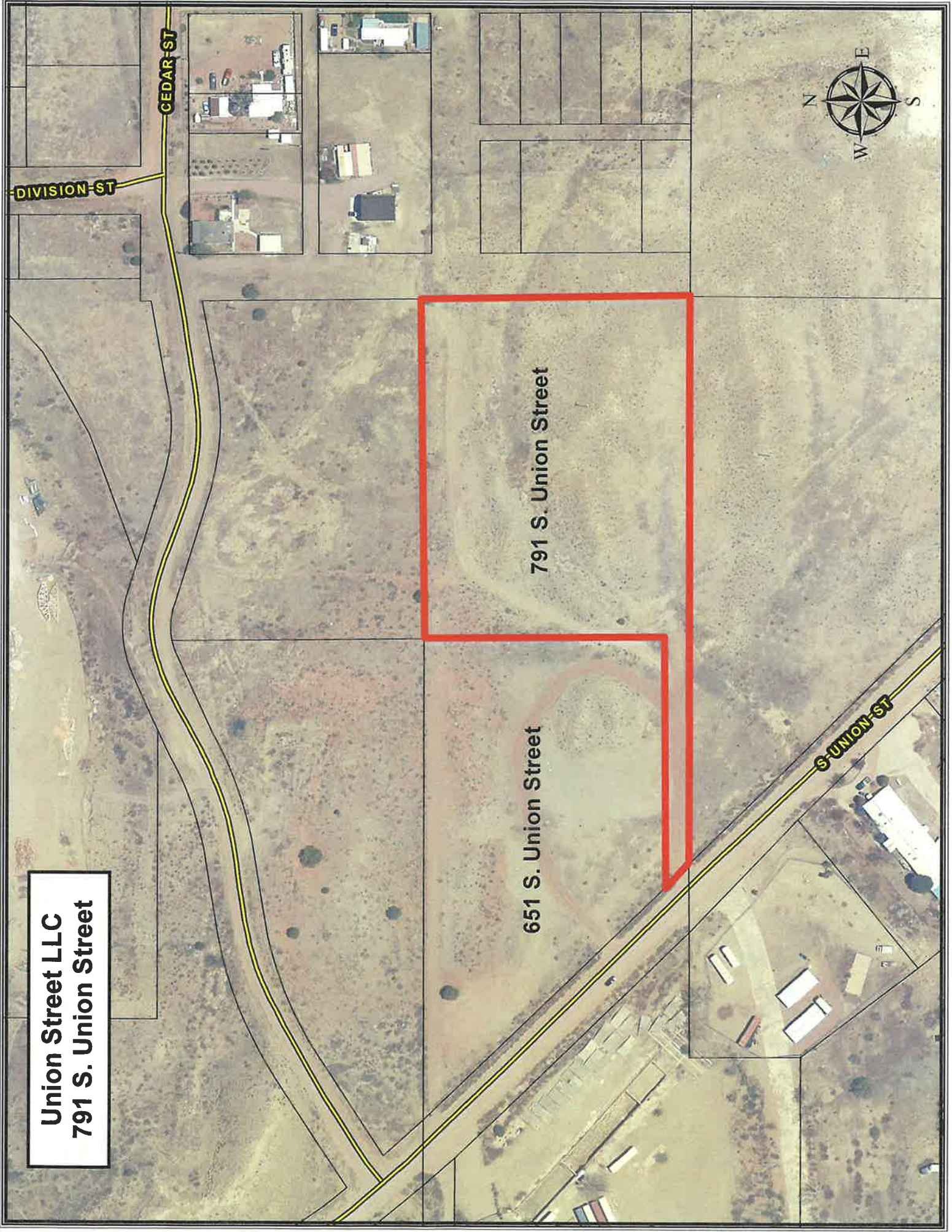
CEDAR ST

791 S. Union Street

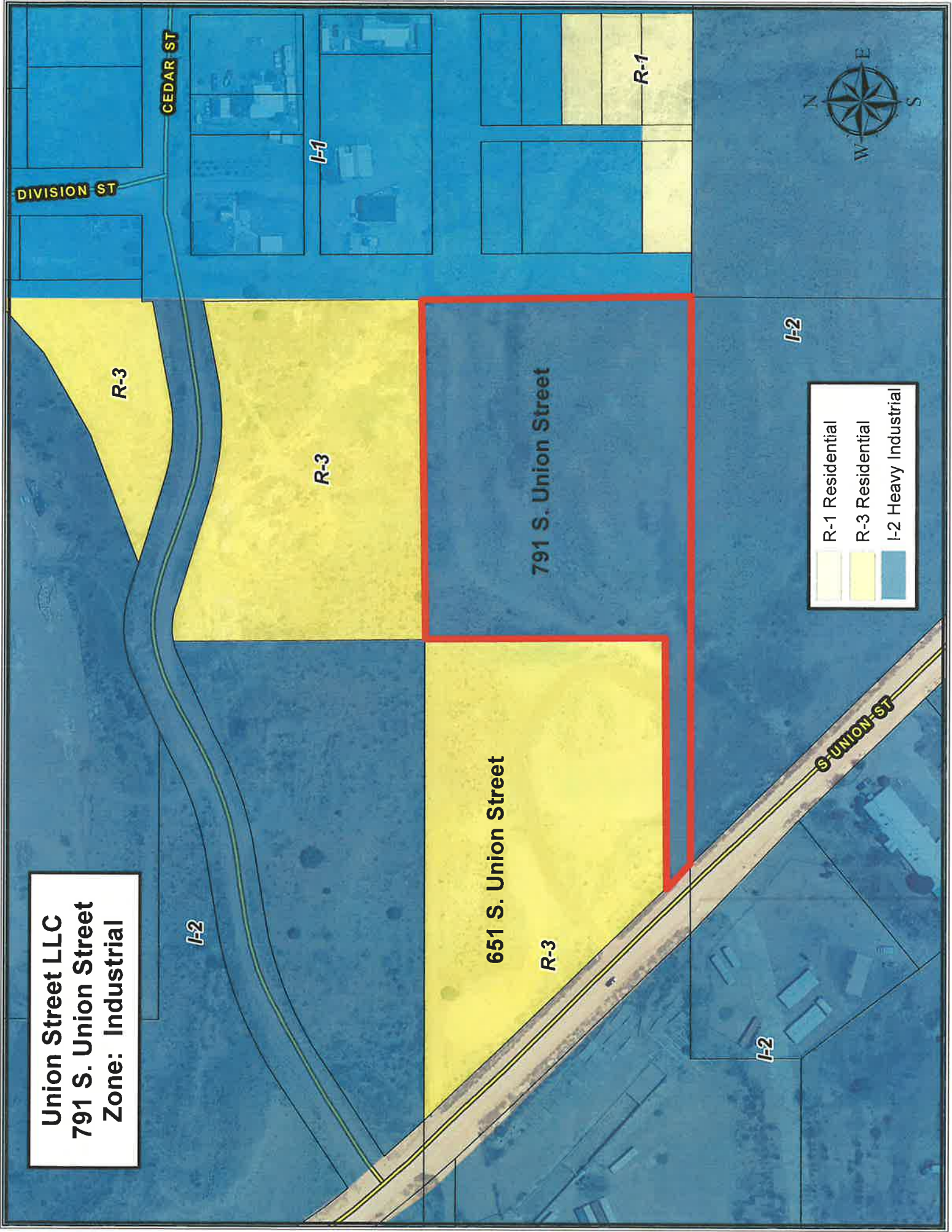
651 S. Union Street




S UNION ST

**Union Street LLC
791 S. Union Street**



Union Street LLC
791 S. Union Street
Zone: Industrial



	R-1 Residential
	R-3 Residential
	I-2 Heavy Industrial



