



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, May 16, 2024 at 5:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes from the March 21, 2024 Meeting
- IV. **Old Business:**
 - a. Willow Creek Estates Subdivision - Willow Creek Estates Filing No. 2 - Staff Update
- V. **New Business:**
 - a. **Public Hearing** – SUR 24-001 – Requesting a Special Use Review for an Indoor Amusement and Entertainment Establishment at 111 Church Avenue
- VI. Next Meeting Date and Time: June 20, 2024 at 5:30 p.m.
- VII. Upcoming Agenda Items:
- VIII. Adjourn



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FLORENCE PLANNING COMMISSION MEETING MINUTES
 THURSDAY, MARCH 21, 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	
City Clerk Huppe	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 February 15, 2024 Meeting**
 Commissioner Angel makes a motion to approve the meeting minutes from February 15, 2024.
 Seconded by Commissioner Villagrana.
Roll Call: 5 ayes The motion carries.
- IV. **Old Business:**
 - a) **Willow Creek Estates Subdivision** - Willow Creek Estates Filing No. 2 – Staff Update
 City Clerk Huppe states:
 - 1) a valid CDOT access permit with Notice to Proceed,
 - 2) A system wide water analysis to verify the adequacy of a single tap point from Arrowhead Drive.
 Last month the system wide water analysis was received from Mr. Stoner’s engineers, 3 Rocks,



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and sent to Jacobs Engineering, for review. The analysis was returned with questions and sent back to 3 Rocks Engineering.

3) Final engineering on water tap size for each four-plex. Last month the water tap size analysis was received from Mr. Stoner's engineers, and sent to Jacobs Engineering for review. The analysis was returned with questions and sent back to PEG Professionals for the additional information to be added. Yesterday, the analysis was returned to the City and then forwarded to Jacobs engineering for final comments.

4) An address plat - has been received.

5) Preliminary Plat notes - have been added to the potential final plat and submitted to the City.

6) Union Ditch Shares – are still under discussion.

V. New Business:

a) 791 South Union Street, Lot 4, Brown Subdivision – Parking Plan

- Michael Schuster - Explains the project of building the apartment complexes on South Union Street has come to an end and now would like to construct a 40 by 60 dry storage facility for the tenants on the lot behind the 11 apartments. Mr. Schuster explains that this facility will not require a parking plan, there will only be loading and unloading in front of the storage building. This will not be a commercial building and is strictly for use by the tenants. Each tenant will have a 10 x 20 storage area.
- Commissioner Villagrana inquires about the entrance into the lot where the potential storage facility will be located.
- Mr. Schuster explains this is a flag lot with a 2-way drive entrance coming off Union Street.
- Commissioner Mergelman inquires which side of the building the doors will be on.
- Mr. Schuster states that there will be four doors on the east and west side, then another four on the front which is south facing.
- Commissioner Angel inquires if through the building process of the apartments and now the potential dry storage facility, if any contaminants in the soil have been noticed.
- Mr. Shuster states that there have not been any contaminants noticed.
- Commissioner Nelson inquires about a rent increase due to the potential dry storage facility.
- Mr. Schuster states that it would be 100.00.
- Chair Lenz inquires if a storage unit for tenants would be optional.
- Mr. Schuster states that has not been decided.
- Commissioner Nelson inquires if any of the dry storage facility would be rented out to the public.
- Mr. Schuster states that the units will not be rented out to the public and are strictly for the tenants of the apartment complex.



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Commissioner Villagrana makes motion that a parking plan is not required for the potential dry storage facility at 791 South Union Street, Lot 4, Brown Subdivision.

Seconded by Commissioner Nelson

Roll Call: 5 ayes The motion carries.

The meeting adjourned at 5:49 p.m.

By: _____
Planning Commission Chair

Date: _____

FLORENCE PLANNING COMMISSION

MEETING DATE: MAY 16, 2024

STAFF REPORT

Agenda Item: Public Hearing – SUR 24-001 – Request for a Special Use Review for an indoor amusement and entertainment establishment at 111 Church Avenue.

Department: Planning

Subject & Proposal

- **Location:** Northwest Corner of Church Avenue and West Main Street.
- **Applicant/Owner:** Usmin Henry Agustinus, Elisabeth Lie, Izakaya Trading LLC.
- **Proposal:** Applicants seek to convert the existing vacant building into an indoor amusement and entertainment establishment. Identified in Chapter 17.08 of Municipal Code - "Indoor amusements and entertainment establishment" means an entirely enclosed facility providing a source of amusement, entertainment, or recreation, which is operated as a commercial venture. The building is in the C – General Commercial Zone District and an indoor amusements and entertainment establishment is allowed only by a Special Use Review.

Background

- **History:** The building has historically been a grocery store, first Safeway and Superfoods, and then an antique store. The property was sold in 2021 to the current owner.

Site Information



- **Site Date:** The lot is 35,922 square feet in area. Property can be accessed off Church Avenue from both north and south bound lanes into a one-way drive located on the north end of the property, going around the building and then exiting back onto Church Avenue on the south end of the property. The property is zoned C – General Commercial. It is surrounded by other commercial properties, along with residential and a park.

The Future Land Use map in the City's Current Master Plan shows the subject property is in the MU-D - Downtown Mixed-Use District. This district is 'primarily pedestrian-orientated and support a number of retail, office, food service, and limited hospitality uses as well as entertainment venues.'

Referral Agency Comments

Below is a summary of comments received from applicable City departments and outside referral agencies on this application:

Florence Public Works:

No concerns.

Atmos Energy:

No comments received to date.

Florence Water Department:

If any additions are planned that will utilize a water supply, then a protected backflow preventer will be needed.

Black Hills Energy:

Has no comments or concerns.

Florence Fire Department:

Must meet the fire code requirement for a non-obstructed FDC, Fire Department Connection, which is on the rear of the building.

Fremont Sanitation:

Property is currently permitted as mixed use; applicates will have to contact FSD to determine if re-permitting is required.

Applicable Notice of Public Hearing

The timeline below was followed in advance of this meeting regarding notification requirements:

- April 30, 2024: Notification letters were sent to property owners within 300 feet of the subject property.
- May 1, 2024: Property was posted with a Public Hearing Notice sign.
- April 27, 2024: Public Notice of the Public Hearing was published in the *Cañon City Daily Record*.

Response to Public Notice

As of the date of this staff report writing, no inquiries or comments have been received regarding this application. Should any inquiries be received by staff, the Planning Commission will be updated the night of the Public Hearing.

Staff Comments

- Additional parking spaces will be required. Changing the use of the building will require 10 more additional parking spaces. Applicate has stated that they do have a parking plan for the project but have not yet submitted the plan.
- The front sidewalk remains in good condition.

Attachments included:

- Application
- Overview Map of Area
- Zoning Map
- Future Land Use Map and Definitions

Suggested Motion:

Recommend approval of Special Use Review 24-001 to permit an indoor amusement and entertainment establishment located at 111 Church Avenue, C – General Commercial Zone District, and recommend to City Council for a final decision.

March 31, 2022

CITY OF FLORENCE, COLORADO
SPECIAL USE REVIEW APPLICATION
(In accordance with Florence Municipal Code Section 17.60)

Has a pre-submittal conference been held-with the City of Florence regarding this application? If not, please contact the City of Florence Planning Office at 719-784-4848 Ext 7 to schedule a pre-submittal conference before proceeding with this application.

1. Date of Application: 04 / 24 / 2024
2. Application Fee Required with Application: \$275.00
3. Street address of Property?
111 CHURCH AVE, FLORENCE, CO, 81226
4. Name, Address and Telephone Number of Property Owner(s):
USMIN AGUSTINUS
[REDACTED]
[REDACTED]
5. Name, Address and Telephone Number of Representative:
ELISABETH LIE
[REDACTED]
[REDACTED]
6. What is the current use of the property? Residential Commercial
Describe:
EMPTY BUILDING
7. Will the current use remain in addition to the proposed use that requires a Special Use Review? Yes or No
8. What is the proposed use that requires a Special Use Review?
CHILDREN INDOOR PLAYGROUND (FAMILY ENTERTAINMENT CENTER)

9. What are the days of the week and hours of operation for the Special Use?

MONDAY - SUNDAY 11AM - 7PM

10. What is the existing zoning of the property? COMMERCIAL

11. How large is the property? _____ Acres or 34,000 Sq. Ft.

12. What structures are currently on the property?

HEAVY DUTY METAL POLE

Will all the existing structures remain? yes or no

13. What is the size and height of any new structures proposed?
_____ Sq. Ft _____ Feet High or _____ Stories High

14. Describe any proposed re-modeling of the existing structure required for the Special Use. (A building permit may be required)

15. What percentage of the floor area of the existing or new structures will the Special Use occupy? 100 %

16. How many customers or patrons will the Special Use bring to the site?
200 per day and peak of _____ per hour

17. How many new vehicles will the Special Use bring to the site?
50 per day and peak of _____ per hour

18. How many parking spaces are existing on the property (not on street or alley)? 20

How many new on-site parking spaces are proposed? 15-20

19. Will the Special Use depend upon any alley access? yes or No
IT DEPENDS ON HOW BUSY THE BUSINESS IS

20. What effects will the proposed Special Use have on existing vehicle traffic?

THERE ARE NO PARKING ISSUES WITH THIS PROPERTY AS IT HAS ITS OWN DESIGNATED PARKING SPACE.

21. How will the Special Use change the character of the neighborhood?

IT WILL PROVIDE MORE ENTERTAINMENT FOR FAMILIES WITH KIDS

22. How will the Special Use effect the existing uses on the adjacent properties and those across the street?

IT WILL BRING MORE FAMILY ACTIVITY TO FLORENCE

23. Will the Special Use require any special security? (Additional police patrols, special lighting, security grills, alarms, etc.)

NO

24. Are you requesting variance from any of the City's zoning or code requirements for this proposed Special Use? (Paving, Landscaping, Fencing, etc.)

NO

25. Further explanations and additional pertinent information should be attached, if needed.

26. **Include with the application the following:**

- Copy of the deed to the property

- A site plan of the property

The site plan must include the following information:

- A. Date**
- B. Property address**
- C. Property boundaries and adjacent street / alley /sidewalks**
- D. Dimensions of property boundaries**
- E. Access points for the property**
- F. Existing and proposed man-made features, including buildings (include floor plan, access points), fences, landscaping, parking, screening, drainage plan, dumpsters, signs, driveways and dimensions of each.**

Maximum sheet size of any attachment is limited to 11x17".

By signing this application you are agreeing to the following:

1. Certifying that the above information is true and correct to the best of your knowledge and belief.
2. Acknowledging that you understand that if any information is untrue or inaccurate this application may be rendered void.
3. Agreeing to all requirements of the City of Florence zoning and code requirements.
4. Authorizing City staff to inspect the property for compliance with applicable codes and ordinances.
5. To provide additional information as may be required by the Planning commission or City Council.

Property owner(s) signature and date:

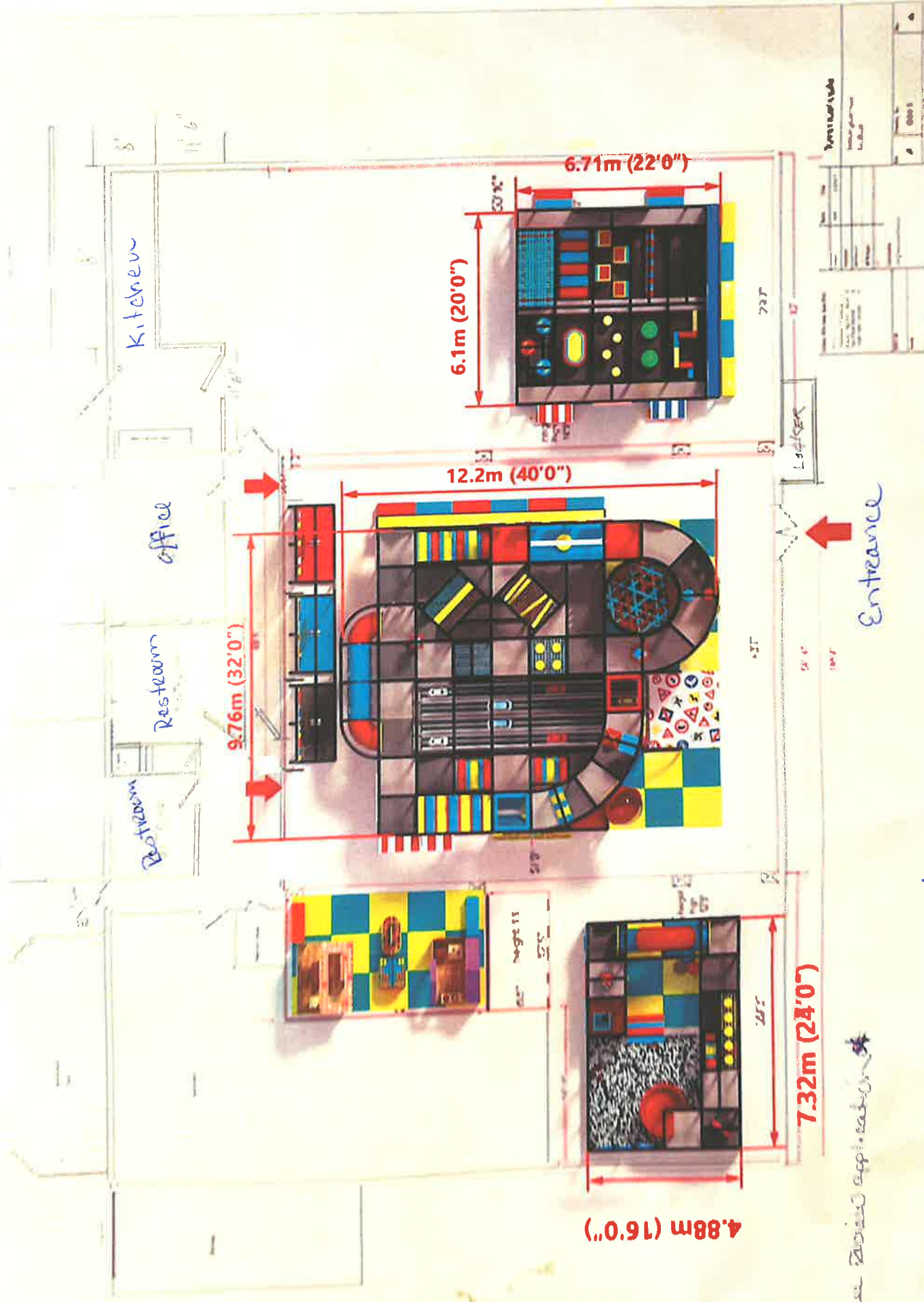
4/24/2024

Representatives (if any) signature and date:

4/24/2024

Please remit application fee to the City of Florence. This application will not be processed until the application fee is paid, all questions are answered and all attachments are included. The city staff, Planning Commission, and/or City Council may require additional information as deemed necessary. Once this application is deemed to be complete and fees have been paid, you will be notified of the initial meeting or public hearing on this application, and your responsibility for posting a public hearing notice on the property.

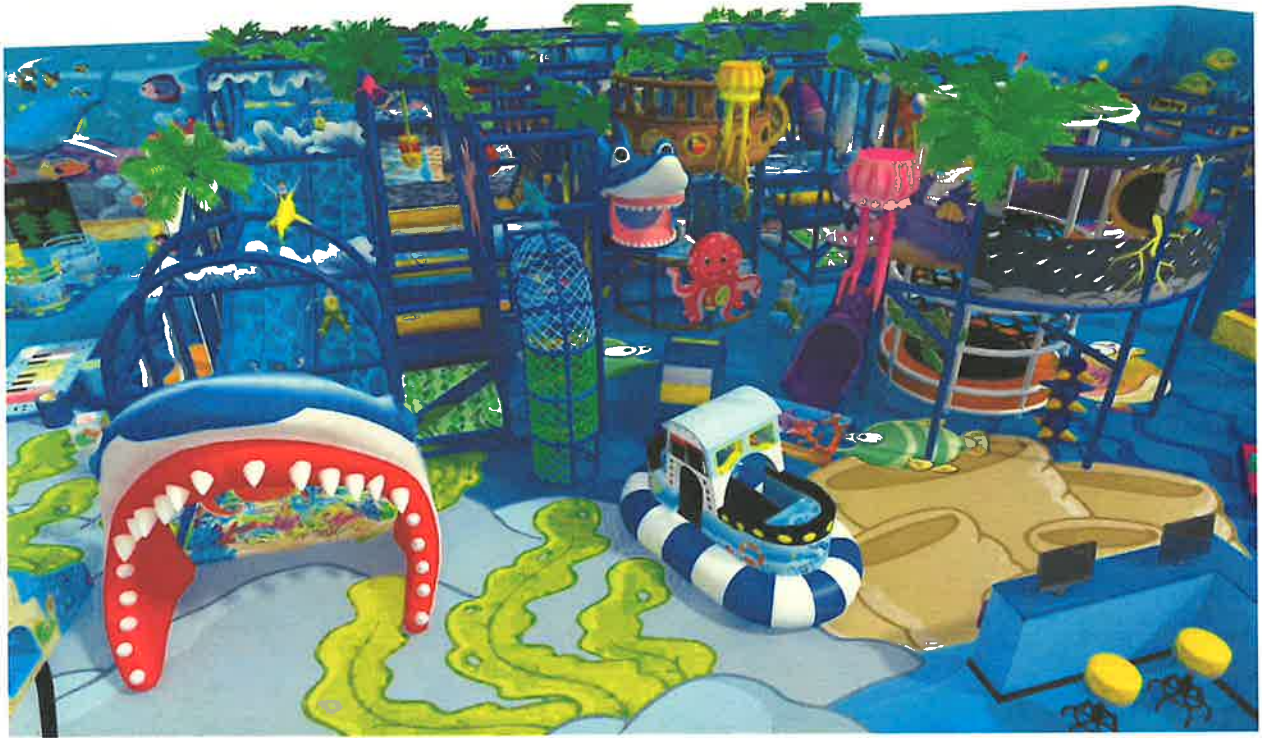
Layout of play equipment



Approved and Revised application

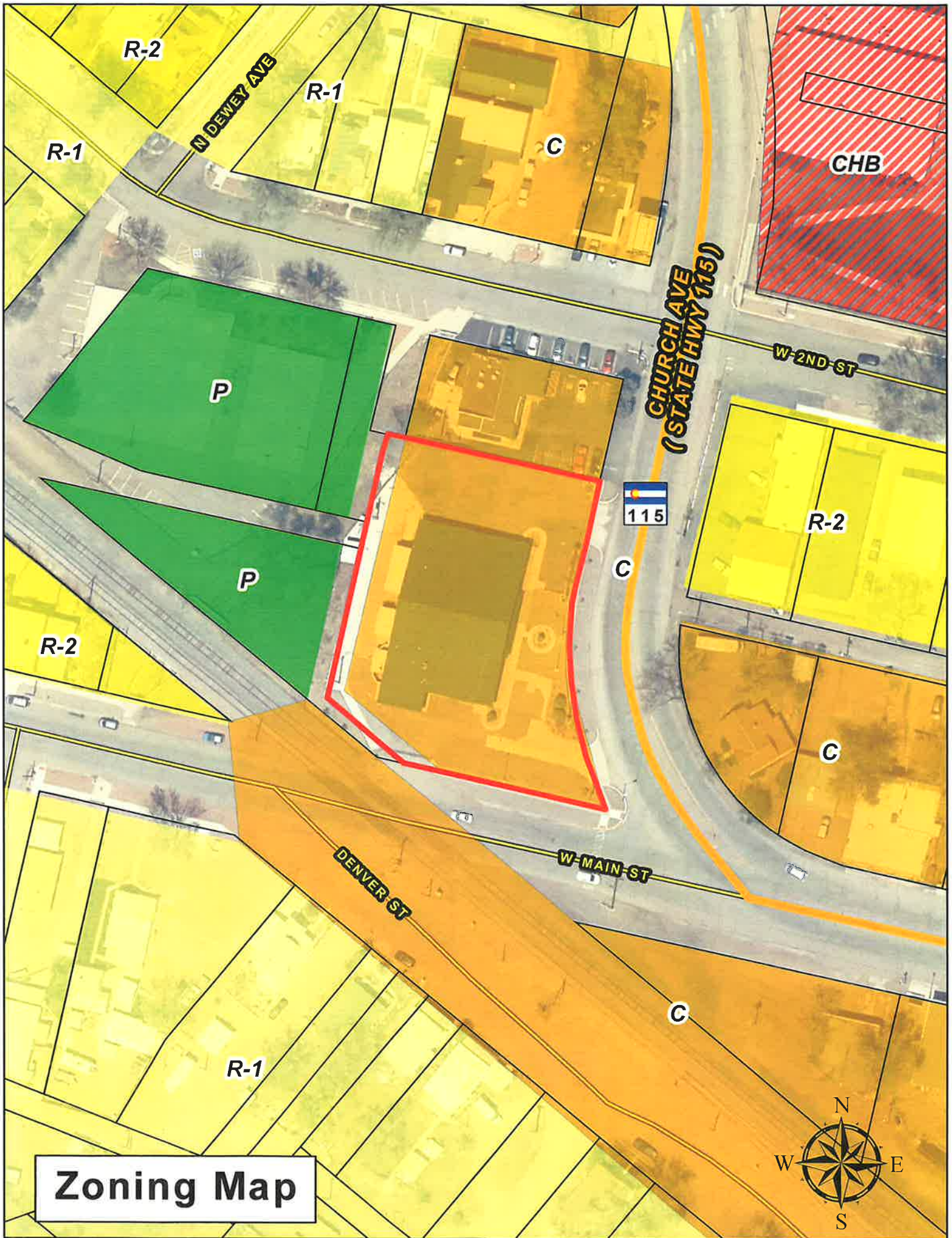


SUR 24-001 - Example of the play equipment.



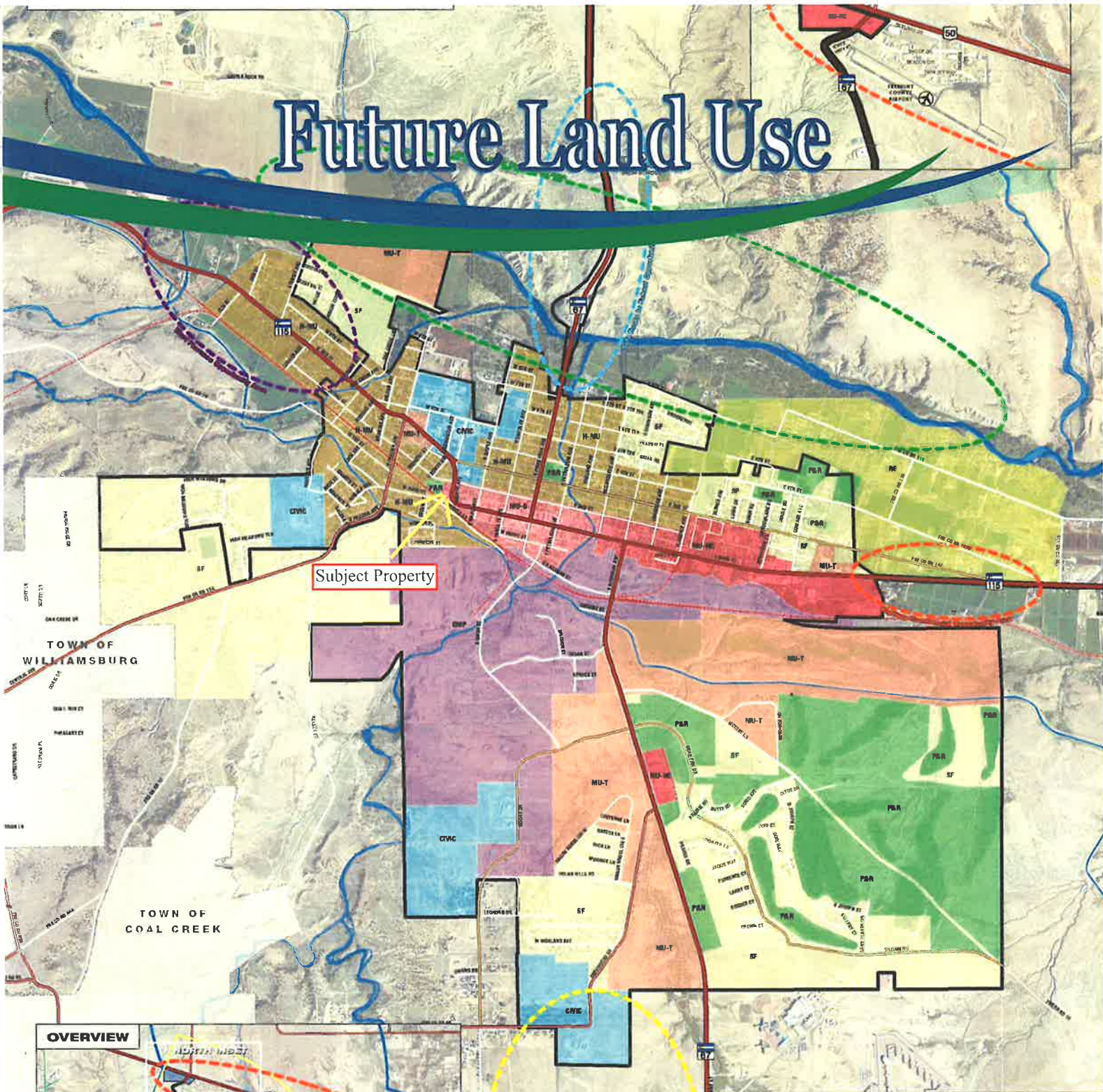
SUR 24-001
111 Church Avenue





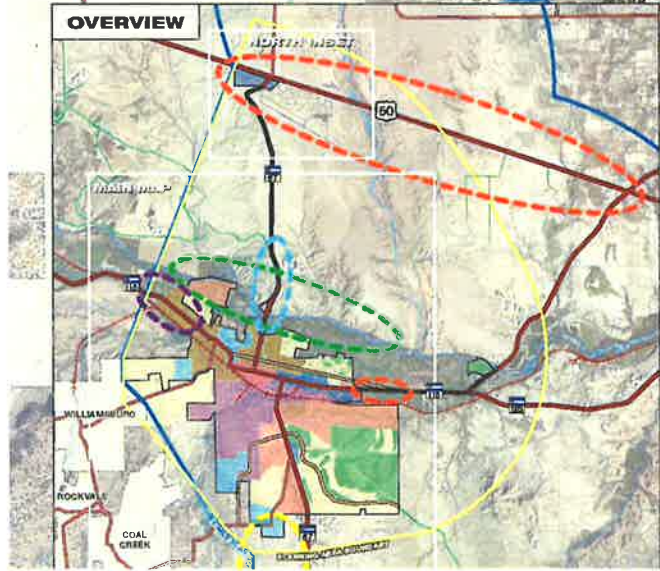
Zoning Map

Future Land Use



Subject Property

OVERVIEW



FUTURE LAND USE PLAN

Neighborhoods

- SF Single-Family Residential
- MF Multi-Family Residential
- H-MU Historical Mixed-Use
- RE Rural Estate

Mixed-Use

- MU-D Downtown Mixed Use
- MU-T Mixed-Use Transitional
- MU-HC Mixed-Use Highway Commercial
- EMP Employment

Community

- CIVIC Civic/Quasi-Public
- P&R Parks & Recreation

OPPORTUNITY AREA

- Arkansas River
- Highway Commercial
- Safe Route to School
- South Florence Opportunity Area
- West Florence Opportunity Area

TRANSPORTATION NETWORK

- Regional Arterial
- Primary Corridor
- Collector
- Local
- Private
- Railroad
- City Boundary

Land Use Designations

(H-MU) Historic Mixed Use

These are established generally constructed before World War two for a non-motorized way of life. These mature neighborhoods have a wide range of historic housing with some new infill and scattered example of duplexes and four-plexes and even historic mixed-use along collector streets and highways. This designation allows for case-by-case examples of neighborhood commercial and office as well as live/work units on busier streets and main intersections. Future use of this historic core area of Florence should focus on residential development with a degree more flexibility for case-by-case infusions of other uses with properly mitigated impacts.

(SF) Single Family Residential

These are generally single-use automotive age development with single-family housing developments. The intent of this district is to provide stable locations for single family living as well as case-by-case examples of low level multifamily housing or special uses such as churches where appropriate.

(MF) Multi-Family Residential

These areas are intended for larger multifamily developments that can provide relief to the current housing crisis in Florence. These areas are generally in transitional sections of town and developments should be sited to buffer other uses and contain a quality of product that will be an asset to Florence for years to come.

(RE) Rural Estate

These areas are characterized by larger lot developments with low level agricultural activities or horse properties. These are the predominate type of land outside City Boundaries and there are limited areas within the City. These areas will mainly be single-family residential in use.

(E) Employment Centers

These are areas designated for low to mid-range industrial and commercial uses that have low to moderate external impact on the surrounding community. These areas tend to have larger lot sizes and be located some distance from residential uses. A variety of buffer uses may be allowed to screen these uses from residential such as mini storage and other uses.

(MU-D) Downtown Mixed Use

This area is designated for the retention of the existing, established historical commercial downtown of Florence that was developed from the 1890s to the 1930s. These areas

are primarily pedestrian-orientated and support a number of retail, office, food services, community organizations, and limited hospitality uses as well as entertainment venues.

The designation seeks to preserve the wide range of uses that support the city and the unique historic character of downtown Florence. Residential is encouraged in second story and rear of buildings as long as storefronts are maintained for commercial purposes. Although the designated areas mainly support the established historic building stock, new compatible buildings and uses are encouraged adjacent to downtown and as infill on non-contributing buildings and vacant lots through some level of municipal design review. Unlike many downtown districts, some limited low level industrial and employment uses are encouraged that are compatible with the existing downtown.

(MU-T) Mixed Use Transitional

This is a broad category for areas that are in transition over the next 5 to 10 years and located in areas that could develop in a couple of different ways depending on the market in Florence. This designation is intended to allow the greatest flexibility for change and may accommodate some multifamily development or commercial development or well-designed mixture of uses.

(MU-HC) Mixed Use Highway Commercial

The designation is intended to allow flexibility of commercial development along main highways as market forces change land uses. Existing residential single family homes are located in these areas and may remain however; the City is open to redevelopment plans for commercial uses along busy corridors and especially of blighted and underutilized properties is encouraged.

(Civic) Civic Quasi-Public

This designation is for schools, governmental facilities, and other quasi-public organizations as well as land adjacent that could transition to expansions of these uses in the future.

(P & R) Parks and Recreation

This category is designed for land utilized as City parks or recreation facilities.

Opportunity Areas

These areas represent opportunities to welcome visitors to Florence, provide strong connections to downtown, catalyst opportunities for recreation, education, tourism and represent growth opportunities through annexation. All areas offer joint planning opportunities to collaborate with the County and other agencies to coordinate matters of mutual, regional interest.