



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, February 15, 2024 at 5:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Introductions / New Members
- IV. Approval of the Minutes from the January 18, 2024 Meeting
- V. **Old Business:**
 - a. Willow Creek Estates Subdivision - Willow Creek Estates Filing No. 2 - Staff Update
- VI. **New Business:**
 - a. **Public Hearing** – Title 17 - Chapter 17.24.040 – R-2 - Yard and Bulk requirements.
- VII. Next Meeting Date and Time: March 21, 2024
- VIII. Upcoming Agenda Items:
- IX. Adjourn



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FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JANUARY 18, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Vacant		
Vacant		
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 December 21, 2023 Meeting

Commissioner Nelson makes a motion to approve the meeting minutes from December 21, 2023.

Seconded by Commissioner Angel.

Roll Call: 3 Ayes The motion carries.

IV. Old Business:

a) Willow Creek Estates Subdivision - Willow Creek Estates Filing No. 2 – Staff Update

- Planning Department is still waiting on a valid CDOT access permit with Notice to Proceed that acknowledges additional lots. A new water tap and system wide analysis has been received from Mr. Stoner's engineers and those have been forwarded to the City Engineer, Mr. Saxton, for review. Address plat was been received. All notes have been added to the Preliminary Plat. Union Ditch shares are still under consideration.



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**b) Continued – RZ 23-002 – Justin Shae / Florence Inn
Requesting to rezone property from C – General Commercial to R-3 High Density Residential
located at 4540 State Highway 67.**

- Planning Director states that Mr. Shae has requested a rezone of 4540 State Highway 67, legally known as Lot 2, Homestead Hills Filing No. 1. Further addresses the staff report from the January 18th meeting for additional information concerning the property, the Master Plan, and the concerns expressed in the December Planning Commission meeting.
- City Council Representative Mergelman inquires about the sprinkler system.
- Justin Shae – 288 Pyrite Terrace, Colorado Springs – states he has contacted Western State Fire in regards to the sprinkler system. Western States will analyze the domestic water supply line and that analysis will then be submitted to the Colorado State Division of Fire Prevention and Control.
- Chair Lenz inquires about change in use and building codes.
- Planning Director states that an approved system analysis from Colorado State Division of Fire Prevention and Control would be acceptable to the City.

Commissioner Angel makes motion based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – Rezoning policy and conditions, the rezone request for 4540 State Highway 67, legally known as Lot 2, Homestead Hills Filing No. 1 - from C – General Commercial to R-3 High Density Residential Zone District shall be approved based on that the proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the City's comprehensive plan, and that such rezoning will be consistent with the policies and goals of the comprehensive plan and recommend to City Council for a final decision.

Seconded by Chair Lenz

Roll Call: 3 Ayes The motion carries.

V. New Business:

a) Chapter 17.24.040 – R-2 Yard and Bulk Requirements – Discussion

- Planning Director states that each zone district has a yard and bulk requirement section. In 2017, for the R-2 low/medium density residential, the 'minimum lot area' was changed from 7,000 square feet to 5,000 square feet; however, the change was not reflected or addressed in the chart concerning 'minimum lot area per principal structure.' Further explains this difference can make it difficult when talking with developers about lot size and how many structures are allowed per lot. Further states that the Planning Department would like to change the 'minimum lot area per principal structure' for the R-2 zone district. This is technically a housekeeping item but would have to go through the process of a public hearing and then city council.

The meeting adjourned at 5:54 p.m.

By: _____
Planning Commission Chair

Date: _____

FLORENCE PLANNING COMMISSION
MEETING DATE: FEBRUARY 15, 2024
STAFF REPORT

Agenda Item: Public Hearing – Title 17 – R-2 Low/Medium Residential - Chapter 17.24.040
Yard and Bulk Requirements

Department: Planning

Background / Description of Item:

- Title 17 – Chapter 17.24.040 – In 2017, Ordinance No. 03-06-2017A changed the Yard and Bulk Requirements Table pertaining to the ‘minimum lot area’ for a lot from 7,000 to 5,000 square feet for the R-2 Low/Medium Residential Zone District. However, the ‘minimum lot area per principal structure’ listed in the same table was not addressed in order to reflect the change in ‘minimum lot area.’

Staff Comments:

- Yard and bulk requirements pertain to each zone district in the city’s municipal code and it can potentially determine the size of a structure that can be built on a lot. For the R-2 Low/Medium Density Residential Zone District the requirements are broke down by ‘minimum lot area’ and ‘minimum lot area per principal structure’ and so on.
- In the yard and bulk requirement table for R-2 under ‘minimum lot area per principle structure’ 1 (one) unit is considered a single-family structure, 2 (two) units a duplex and so on.
- The difference in square footage requirements between ‘minimum lot area’ and ‘area per principle structure’ for the R-2 zone district can be confusing when discussing development requirements of an area especially for single-family structures.
- This issue pertains to not only potential new development but to some existing lots as well in the R-2 zone district.

Attachments included:

- Ordinance No. 03-06-2017A
- 17.24.040 Yard / Bulk Requirements Table for R-2 Zone District
- Existing R-2 Zone District Lots, roughly 6,000 square feet.

Potential Motions:

Recommend approval of changes to Title 17 – R-2 Low/Medium Residential - Chapter 17.24.040 Yard and Bulk Requirements, as follows

Recommend to City Council for a final decision.

Recommend tabling potential changes to the Title 17 – R-2 Low/Medium Residential - Chapter 17.24.040 Yard and Bulk Requirements, to the March 21, 2024 Planning Commission meeting for further discussion.

CITY OF FLORENCE, COLORADO

ORDINANCE NO. 03-06-2017A

AN ORDINANCE AMENDING SECTION 17.24.040 OF THE FLORENCE MUNICIPAL CODE TO CHANGE THE MINIMUM LOT SIZE FROM 7,000 SQUARE FOOT TO 5,000 SQUARE FEET AND THE MINIMUM LOT WIDTH FROM 70 FEET TO 50 FEET IN THE LOW MEDIUM DENSITY RESIDENTIAL (R-2) ZONING DISTRICT

WHEREAS, the City Council of the City of Florence, Colorado, pursuant to Colorado statute and the Florence Municipal Code, is vested with the authority of administering the affairs of the City of Florence, Colorado to preserve the health, safety, and welfare; and

WHEREAS, the City of Florence and the City Council wish to encourage the development of land within the City in order to provide adequate housing for its residents, and;

WHEREAS, at the Planning Commission meeting on February 23, 2017, the Planning Commission recommended the minimum lot area of the Low Medium Density Residential R-2 Zoning District be reduced from 7,000 square feet to 5,000 square feet and the minimum lot width be reduced from 70 feet to 50 feet.

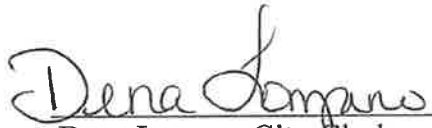
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE, COLORADO AS FOLLOWS:

1. Section 17.24.040 is hereby amended by reducing the minimum lot area from 7,000 square feet to 5,000 square feet and by reducing the minimum lot width from 70 feet to 50 feet.
2. All other provisions of Section 17.24.040 remain unchanged and in full force and effect.
3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED AND PASSED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FLORENCE ON THIS 6TH DAY OF MARCH, 2017.

ATTEST:



Dena Lozano, City Clerk

CITY OF FLORENCE, COLORADO

BY: 

Keith Ore, Mayor

PASSED AND ADOPTED ON A SECOND READING THIS 20TH DAY OF MARCH, 2017.

ATTEST:

CITY OF FLORENCE, COLORADO



Dena Lozano, City Clerk

BY: 

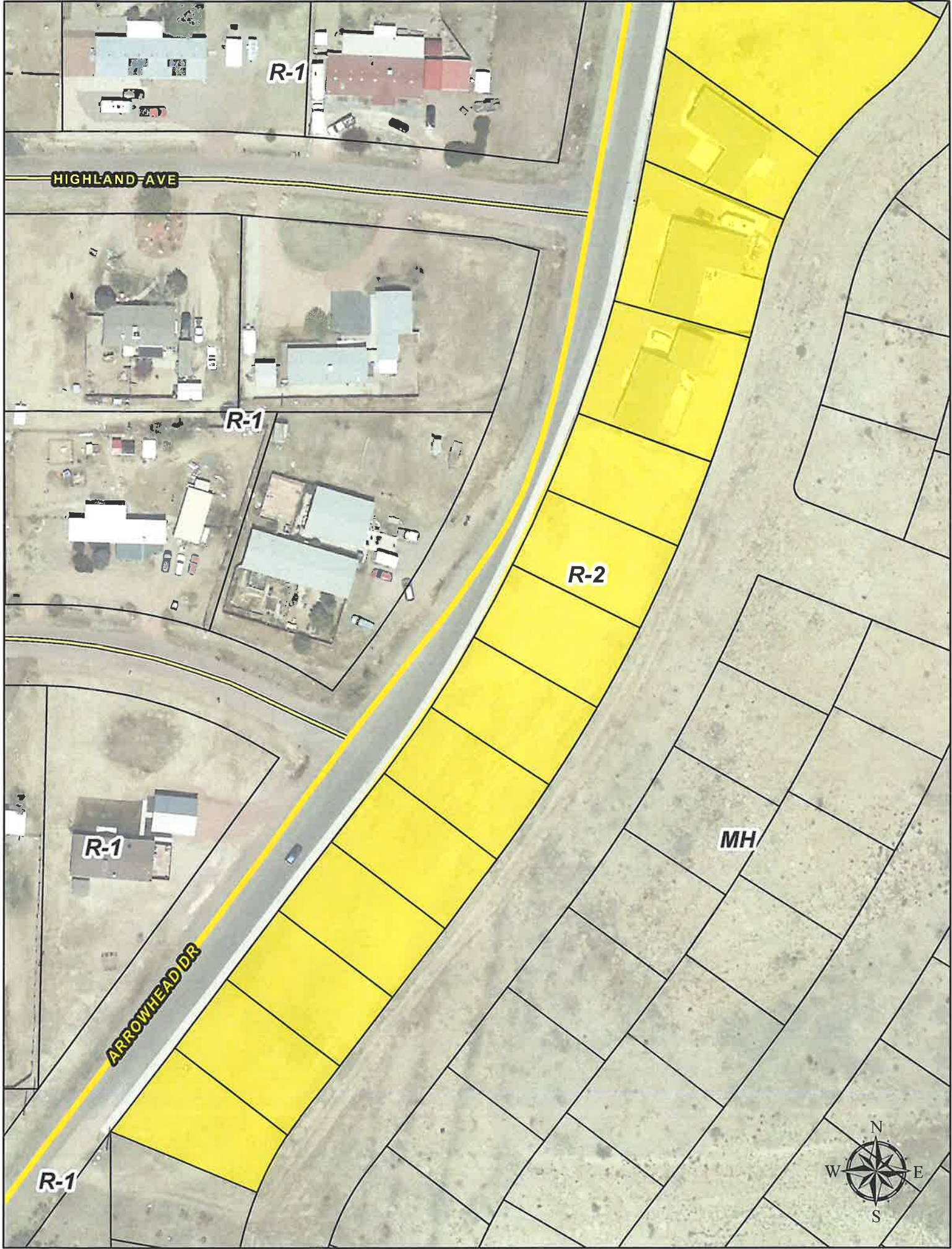
Keith Ore, Mayor

17.24.040 Yard and bulk requirements.

Yard and bulk requirements in the R-2 district are as follows:

Minimum lot area	5,000 square feet <i>(changed in 2017 from 7,000)</i>
Minimum lot area per principal structure	1 unit — 7,000 square feet <i>(suggested - 5,000)</i>
	2 unit — 9,000 square feet
	3 unit — 11,000 square feet
	4 unit — 13,000 square feet
Minimum lot width	50 feet
Maximum lot coverage	50% if lot is less than 4,000 square feet; 40% if lot is more than 4,000 square feet
Minimum front yard setback	All structures: 25 feet
Minimum side yard setback — From a street	All structures: 15 feet
Minimum side yard setback — From an interior lot line	5 feet
Minimum rear yard setback	Principal structure: 25 feet
	Accessory structure: 10 feet
	Patio cover structure open on at least 2 sides and attached to the principal structure: 12 feet
Maximum height	Principal structure up to 3 stories: 45 feet
	More than 3 stories: 65 feet
	Accessory structure: 20 feet

(Ord. 3-96 (part), 1996; Ord. No. 2-2012, § 2, 2-21-2012; Ord. No. 03-06-2017A, § 1, 3-20-2017; Ord. No. 10-1-2018A, § 2, 10-15-2018)



R-1

HIGHLAND AVE

R-1

R-2

R-1

ARROWHEAD DR

MH

R-1

