



City of Florence

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

Members:
Beth Lenz
Brandon Angel
Bliss Eckland
Kirk Nelson
Paul Villagrana

CITY OF FLORENCE
PLANNING COMMISSION MEETING
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS
Thursday, March 27, 2025 at 5:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Election of the Commission Chair
- IV. Election of the Commission Vice Chair
- V. Approval of the Minutes of the October 24, 2024 Meeting
- VI. **Old Business:**
- VII. **New Business:**
 - a) **Public Hearing** – SUR 25-001 – Hayden’s Hideout LLC
Request a Special Use Review for a duplex at 323 Kelsey Court
 - b) **Public Hearing** – SUR 25-002 – Kellie Jakubowicz
Request a Special Use Review for a professional office at
105 S. Pikes Peak Avenue
- VIII. Next Meeting Date and Time: April 17, 2025 at 5:30 p.m.
- IX. Upcoming Agenda Items or Discussion:
- X. Adjourn



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FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, SEPTEMBER 24, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Bliss Eckland	X	
Planning Commissioner Kirk Nelson	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 5:32 p.m.

II. **Roll Call**

Commissioner Villagrana was absent, all other Commissioners present.

Council Representative Mergelman present.

III. **Approval of the Minutes of the September 19, 2024 Meeting**

Commissioner Angel makes a motion to approve the meeting minutes from September 19, 2024.

Seconded by Commissioner Nelson.

Roll Call: 3 Ayes Commissioner Eckland abstains.

IV. **Old Business:**

V. **New Business:**

a) Public Hearing – SUR 24-003 – Theodore Tudor

Request a Special Use Review for a residential unit at 429/431 East Main Street.

- Planning Director states the applicant is seeking permission to allow a residential unit at 429 East Main Street. The building is in the C – General Commercial Zone District and a residential unit is allowed only by a Special Use Review. Property can be accessed off North Robinson



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Avenue through the alley on the north side of the property. There is a paved parking lot with 12 parking spaces along with a two-car garage. The surrounding properties are zoned Commercial or R-2 – Residential. The Future Land Use map in the City's Current Master Plan shows the subject property is in the Mixed-Use Highway Commercial. Comments received from applicable City Departments or outside referral agencies on this application are listed in the staff report. Comments from Fremont Sanitation were received on the day of the meeting, stating the applicant would need to contact their office for additional information. The timeline stated in the staff report was followed in advance of the meeting regarding notification requirements. One response to the public notice was received and is part of the packet. The off-street parking requirement for the residential unit is satisfied by the parking lot or the garage located at the back of the building.

- Chair Lenz inquires about the property and plans that Mr. Tudor has in place.
- Theodore Tudor states that he has owned the property for about 20 years. States he does have it up for sale currently. It has been used for Desert Waters Correctional Outreach but will no longer be used for that business any longer and it would be better to sell the property. States that the property will be more useable, whether the property sells or not, if someone could live on one side and work out of the other. There is currently a shortage of housing.
- Chair Lenz opens the public hearing.
- *No comments from the public.*
- Chair Lenz closes the public hearing.
- Chair Lenz expresses concern that this property, according to the master plan, has been set aside for commercial.
- Planning Director confirms that it is in the Mixed-Use Highway Commercial.
- Commissioner Angel states the properties zoning will remain commercial.
- Commissioner Nelson inquires if both sides could be residential.
- Planning Director states that 431 East Main would have to remain a commercial entity.

Commissioner Angel makes the motion to recommend approval of Special Use Review 24-003 – permitting a residential unit within a building situated in a commercial zone district located at 429 East Main Street and recommend to City Council for a final decision.

Second, by Commissioner Nelson

Roll Call: 2 Ayes 1 Nay Commissioner Eckland abstains.
The motion carries.

The meeting adjourned at 5:53 p.m.

By: _____
Planning Commission Chair

Date: _____

FLORENCE PLANNING COMMISSION

MEETING DATE: MARCH 27, 2025

STAFF REPORT

Agenda Item: Public Hearing – SUR 25-001 - Special Use Review
Request to construct a duplex in a R-1 – Low Density Residential Zone District.

Department: Planning

Background /Description of Item:

- **Location:** 323 Kelsey Court, Lot 10, Hayden's Hideout Subdivision
- **Applicant/Owner:** Hayden's Hideout LLC / Wendell Helton
- **Proposal:** The applicant is seeking approval for the construction of a duplex.

Staff Comments

- 323 Kelsey Court, Lot 10, Hayden's Hideout Subdivision, is located within a R-1 – Low Density Residential Zone District.
- A duplex is a permitted use in the R-1 – Low Density Residential Zone District only through a Special Use Review.
- The lot is approximately 46,582 square feet (1.06 acres) and is currently vacant.
- The minimum lot area requirement for new construction in the R-1 Zone District is 6,000 square feet.
- The lot will be accessible through an entrance off Kelsey Court.
- Surrounding Zoning and Uses:
 - North: Fremont County Zoning District Residential One (R1)
 - East: R-1 – Low Density Residential Zone District. Currently the lot is vacant.
 - South: R-1 – Low Density Residential Zone District. New construction, single-family home.
 - West: S-1 – Governmental Use District
- The site will be served by Florence City Water and have a septic tank system.
- Hayden's Hideout is exempt from paving and sidewalk construction per the development agreement.
- The site plan includes a sufficient parking area for each housing unit.
- The Future Land Use map in the City's Current Master Plan shows the subject property in the SF – Single Family Residential.
- SF – Single Family Residential, as stated on page 25 of the Master Plan, reads: *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...*

Applicable Notice of Public Hearing

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

- March 5, 2025: Notification letters were sent to property owners within 300 feet of the subject property.
- March 5, 2025: Property was posted with a Public Hearing Notice sign.
- March 7, 2025: Public Notice of the Public Hearing was published in the *Cañon City Daily Record*.

Response to Public Notice

Two responses were received and are included in the packet.

Attachments included:

- Application
- Site Plan
- Overview Map
- Zoning Map
- Future Land Use Map and Definitions
- Pictures
- Public Notice responses

Suggested Motion:

Following a Public Hearing on this request, Planning Commission will need to forward a recommendation to City Council. The recommendation can be to approve, approve subject to certain conditions, or disapprove.

I move that the Planning Commission recommend that City Council (approve, approve subject to the following conditions, or disapprove) Special Use Review 25-001 – permitting a duplex located at 323 Kelsy Court.

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: 2 / 18 / 25
2. Application Fee Required with Application: \$275.00
3. Street address of Property?
323 Kelsey Ct.
Lot 10 Hayden's Hideout.
4. Name, Address and Telephone Number of Property Owner(s):
Hayden's Hideout LLC
[REDACTED]
[REDACTED]
[REDACTED]
5. Name, Address and Telephone Number of Representative:
Wendell W Helton
[REDACTED]
[REDACTED]
[REDACTED]
6. What is the current use of the property? ☒ Residential ___ Commercial
Describe:
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?
want to turn building lot into a duplex lot.

Received 2/18/25
Paid 2/18/25
7230

9. What are the days of the week and hours of operation for the Special Use? Duplex lot will require 24/7/365 of operation.
10. What is the existing zoning of the property? R-1
11. How large is the property? 1.089 Acres or 46,582 Sq. Ft.
12. What structures are currently on the property? none.

Will all the existing structures remain? ____ yes or ____ no

13. What is the size and height of any new structures proposed?
2700 Sq. Ft 15 Feet High or 1 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?
0 per day and peak of 0 per hour

17. How many new vehicles will the Special Use bring to the site?

_____ per day and peak of _____ per hour
I would expect 2 vehicles per side x 2 = 4

18. How many parking spaces are existing on the property (not on street or alley)? *0*

How many new on-site parking spaces are proposed? *6*

19. Will the Special Use depend upon any alley access? ____ yes or *0* No

20. What effects will the proposed Special Use have on existing vehicle traffic? *none*

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

It shouldn't. The neighborhood consist of single family homes.

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

See above

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.) *I would like to turn a Single Family lot into a Duplex lot.*

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

- 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:

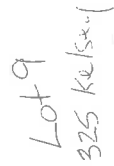
Handwritten: 2/18/25

Representatives (if any) signature and date:

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.

$\geq \leftarrow$

Kelsey ct



323 Kelsey Court



COUNTY
13A
ROAD

GR 13A

QUARTZ ST

GALENA ST

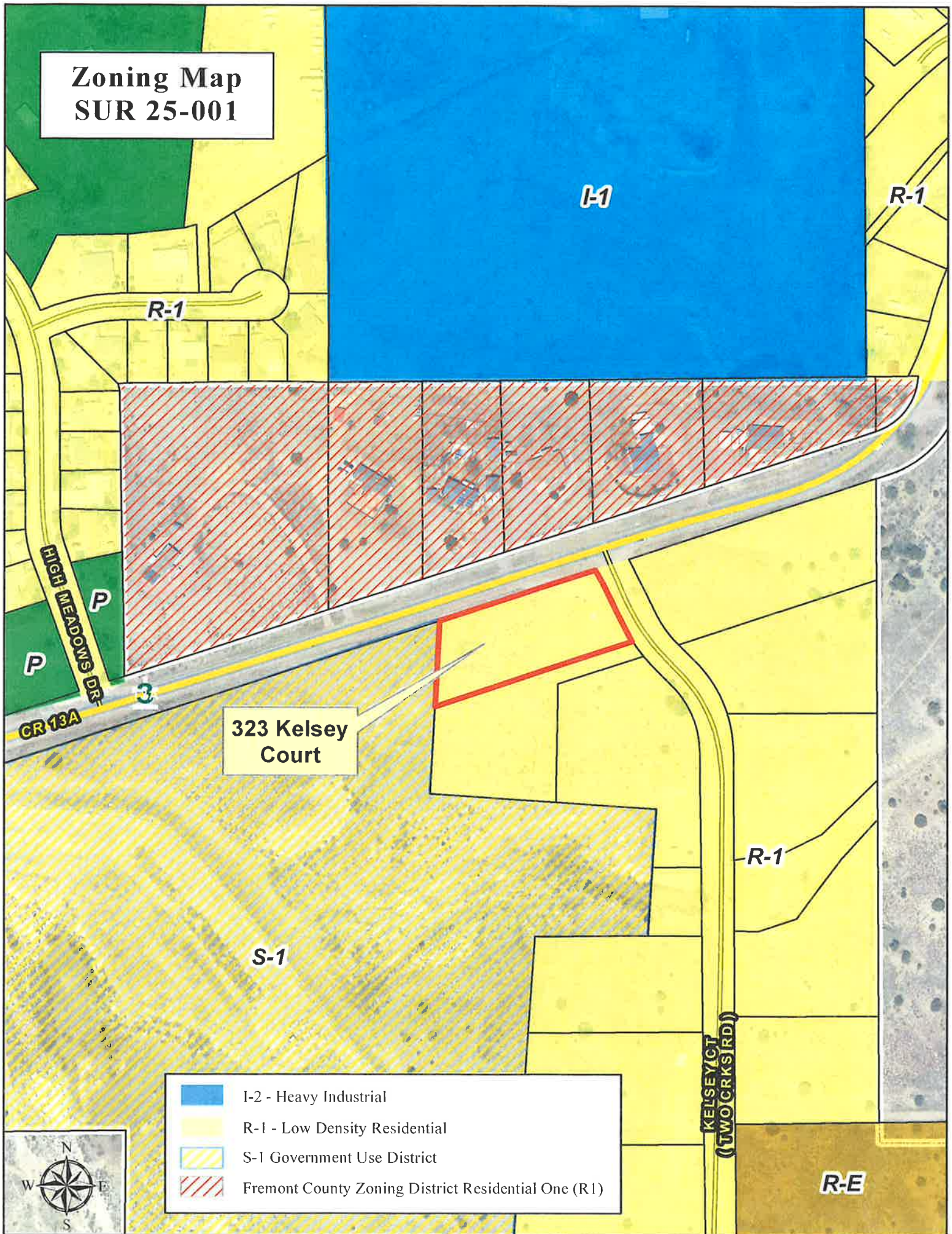
SRAZIER AVE

HIGH MEADOWS DR





KELSEY CT
((TWO CRKS RD))



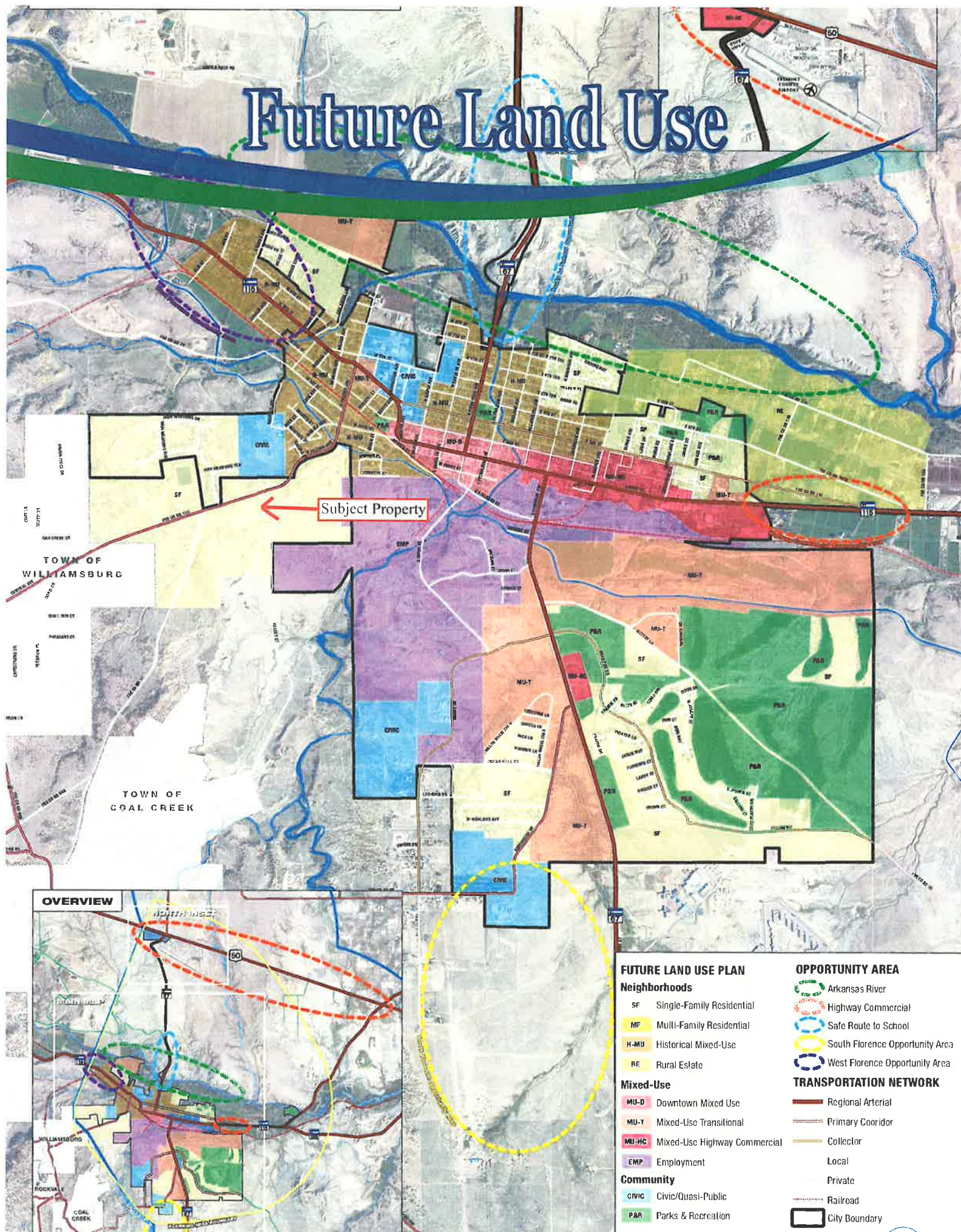
**Zoning Map
SUR 25-001**



**323 Kelsey
Court**

-  I-2 - Heavy Industrial
-  R-1 - Low Density Residential
-  S-1 Government Use District
-  Fremont County Zoning District Residential One (R1)

Future Land Use



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

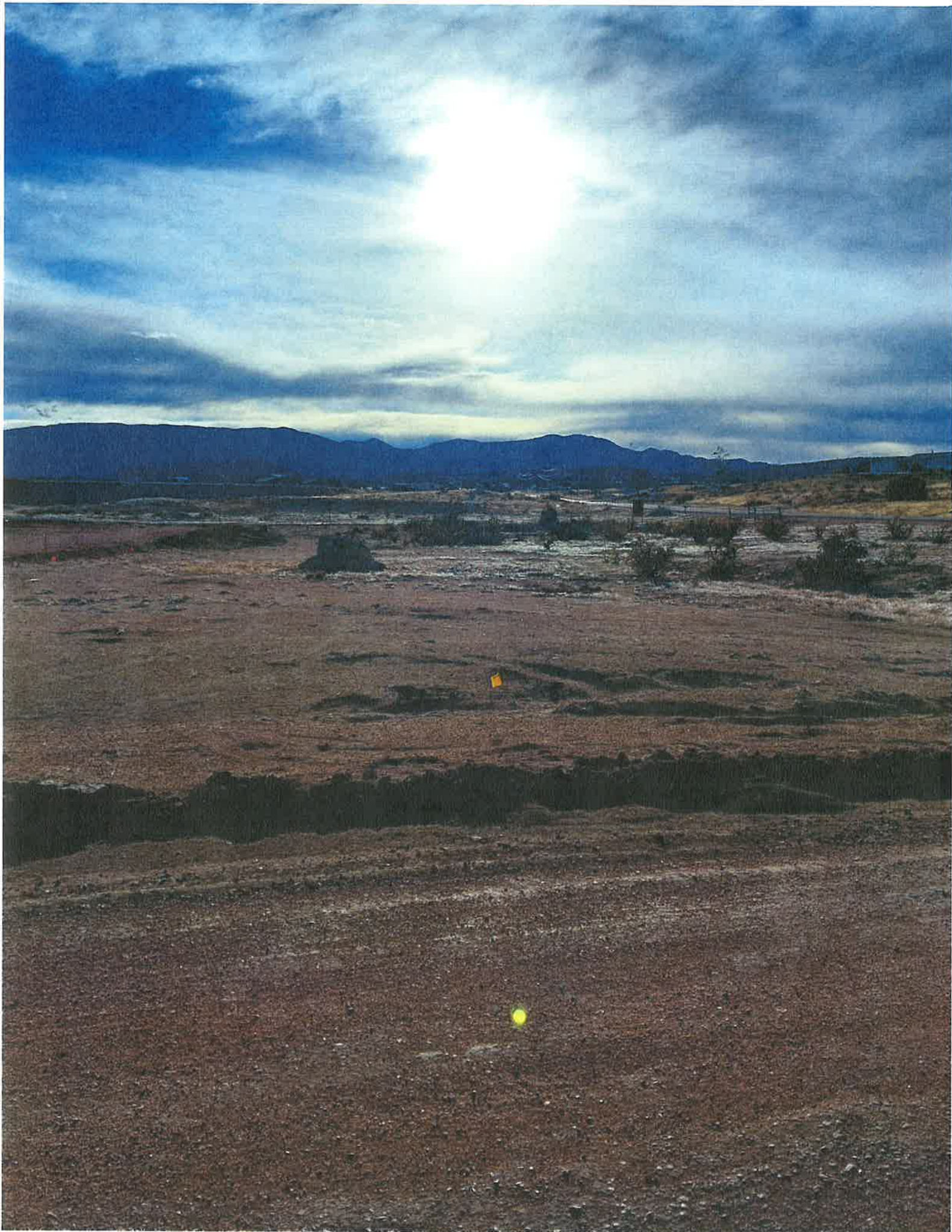
This designation is for schools, governmental facilities, and other quasi-public organizations as well as land adjacent that could transition to expansions of these uses in the future.

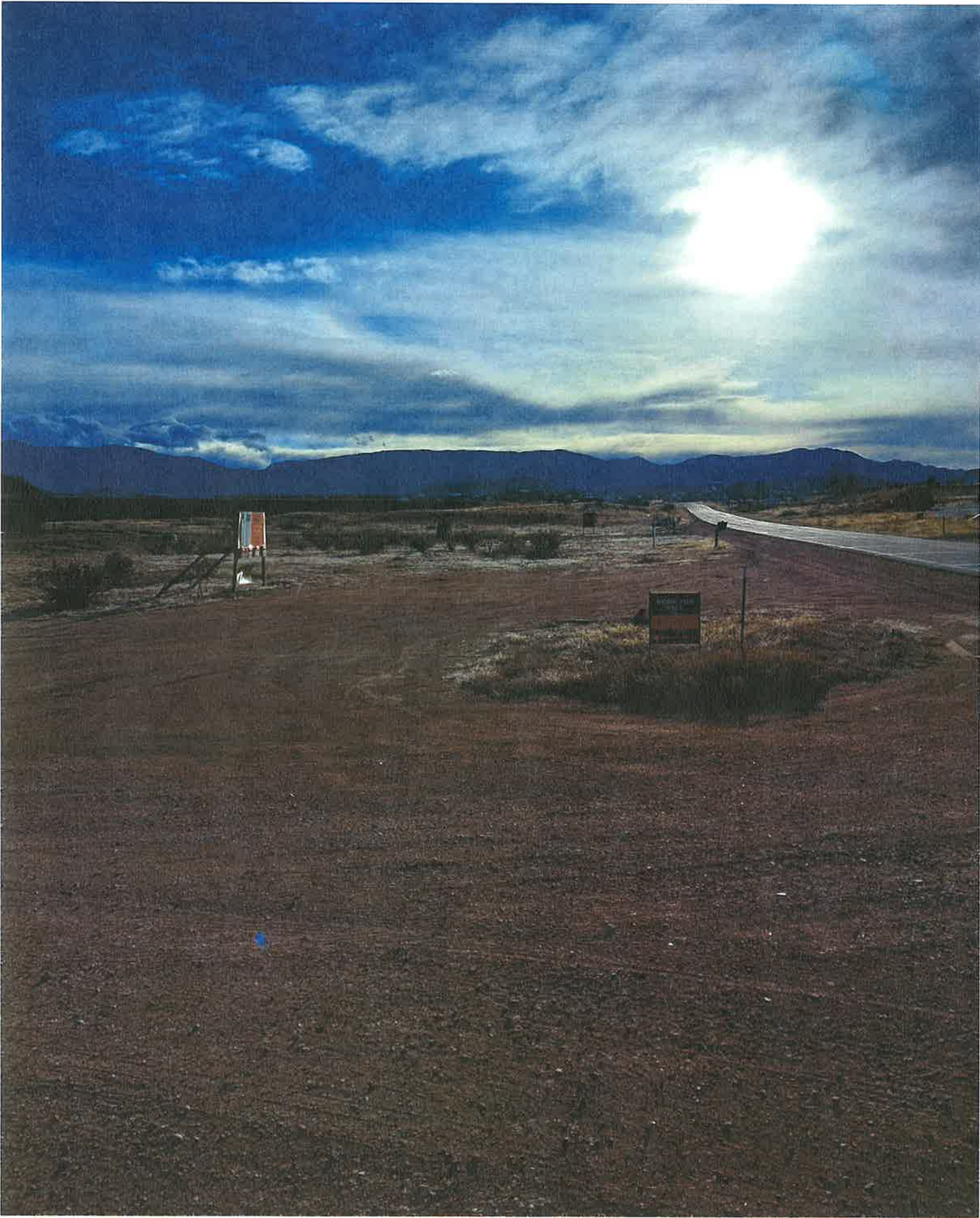
(P & R) Parks and Recreation

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.







Planning Director - Ashley Fox

Chair of the Florence planning Commission: Beth Linz

Vice Chair of the Florence planning Commission: Brandon Angel

Bliss Eckland

Kirk Nelson

Paul Villagrana.

As to the change of zone change request for 323 Kelsey Court, we object to that change.

Kelsey court has had an increase in traffic due to the single-family houses that are being lived in. If the zoning request is granted that will open the door to more multi family dwelling requests. That would impact on the traffic on a street that is a gravel road. This will add to the dust from the added traffic on Kelsey Court.

There is a bus stop at that location that picks up and drops off students. Which further congest that intersection.

In addition, there will be a higher demand for water, above the estimate for that development. We feel that the water that Florence has is a finite resource and should be part of any development plan or change to that plan. Not only for this change request, but for all future development requests it should be incumbent on the developers and the City of Florence to be prepared to guarantee adequate water without impact on all the users that are currently paying customers of this city resource. It would be unfair to ask the city voters for more money to increase water development. There should be an impact statement ensuring adequate water is available to the city before this or any new developments or changes to current developments are considered. That is providing that there is more water for the City of Florence to acquire.

To conclude we object to this change request, if multifamily dwellings had been part of the original request, we would have objected due to the high density of population potential.

Mike & Nancy Krauth



RE: Objection to Zoning Change Request - 323 Kelsey Court, Florence, CO 81226

Dear Chair Linz and Vice Chair Angel,

This letter expresses my strong opposition to the zoning change request for the property located at 323 Kelsey Court, Florence, CO 81226. I believe that approving this request for multi-family dwellings would be detrimental to the existing residents and resources of our community.

Kelsey Court has already experienced a significant increase in traffic due to the recent construction and occupation of four single-family homes. Approving this zoning change would exacerbate this issue by further increasing traffic flow on Kelsey Court, an unpaved road that is not regularly maintained.

This increase in traffic presents several concerns:

* **Road Conditions:** Increased traffic will worsen the already dusty and debris-ridden conditions on Kelsey Court.

* **School Bus Stop Safety:** Kelsey Court serves as a regular school bus stop, and increased traffic poses a significant risk to the safety of our children.

* **Emergency Response:** Increased congestion would hinder the ability of emergency response vehicles like fire trucks and ambulances to quickly and safely access the area.

Furthermore, multi-family dwellings place a greater demand on essential city resources:

* **Water Supply:** Approving this request could strain our city's water supply and potentially impact existing residents' access to water.

* **City Services:** Increased demand for city services such as police and fire protection would place a burden on our already stretched resources.

I urge the Planning Commission to consider the long-term impact of this zoning change. Approving multi-family dwellings on Kelsey Court without a comprehensive development plan that addresses these concerns is shortsighted and detrimental to our community. It is unfair to existing taxpayers to allow zoning changes that benefit developers while negatively impacting our quality of life and placing additional strain on city resources.

Thank you for your time and consideration of my concerns.

Sincerely,

John & Kathy Ulsh

[Redacted Signature]

FLORENCE PLANNING COMMISSION

MEETING DATE: MARCH 27, 2025

STAFF REPORT

Agenda Item: Public Hearing – SUR 25-002 – Special Use Review
Request for a Professional Office in the CHB – Central Historic Business District.

Department: Planning

Background / Description of Item:

- **Location:** 105 South Pikes Peak Avenue
- **Applicant:** Kellie Jakubowicz
- **Owner:** NFW LLP/Richard Guy
- **Proposal:** The applicant is seeking approval for a physical therapy office.

Staff Comments:

- The physical therapy office would occupy a portion of the existing building at 100 East Main, although it does have a separate address.
- A physical therapy office meets the definition of a professional office per Section 17.08 of the Municipal Code, which is an allowed use in the CHB – Central Historic Business District by a Special Use Review.
- The properties on both sides of the 100 block of East Main are also in the CHB – Central Historic Business District.
- The existing building does have mixed uses: a real estate office at the front, while the potential physical therapy office will be accessible from South Pikes Peak Avenue. Residential units are situated on the second floor.
- Provided parking spaces will not be required, as exempted by Section 17.68.010 of the Municipal Code.
- Front sidewalks remain in good condition.
Landscaping in the Central Historic Business District is not required, as exempted by Section 17.64.150 of the Municipal Code.
- The Future Land Use map in the City's 2017 Master Plan shows the subject property is in the MU-D - Downtown Mixed-Use District.
- MU-D Downtown Mixed-Use District, as stated on page 25 of the Master Plan, reads: *These areas are district primarily pedestrian-oriented and support a number of retail, office, food services, community organizations....*

Applicable Notice of Public Hearing

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

- March 6, 2025: Notification letters were sent to property owners within 300 feet of the subject property.
- March 4, 2025: Property was posted with a Public Hearing Notice sign.
- March 7, 2025: Notice of the Public Hearing was published in the *Cañon City Daily Record*.

Response to Public Notice

No public response was received as of the date of this staff report.

Attachments included:

- Application
- Overview Map
- Future Land Use Map and Definitions
- Pictures

Suggested Motion:

Following a Public Hearing on this request, Planning Commission will need to forward a recommendation to City Council. The recommendation can be to approve, approve subject to certain conditions, or disapprove.

I move that the Planning Commission recommend that City Council (approve, approve subject to the following conditions, or disapprove) Special Use Review 25-002 – permitting a professional office at 105 South Pikes Peak Avenue.

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: 02 / 25 / 2025
2. Application Fee Required with Application: \$275.00
3. Street address of Property?
105 S. PIKES PEAK , FLORENCE, CO 81226
4. Name, Address and Telephone Number of Property Owner(s):
NFIO LLLP [REDACTED]
RICHARD GUY [REDACTED]
[REDACTED]
[REDACTED]
5. Name, Address and Telephone Number of Representative:
KELLIE ANN JAKUBOWICZ
[REDACTED]
[REDACTED]
[REDACTED]
6. What is the current use of the property? ☒ Residential ☒ Commercial
Describe: MIXED USE
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?
PHYSICAL THERAPY OFFICE

paid 2/26/25
JH

9. What are the days of the week and hours of operation for the Special Use? TUES - FRI 10^A - 4^P
10. What is the existing zoning of the property?
Commercial
11. How large is the property? _____ Acres or 882 Sq. Ft.
12. What structures are currently on the property?
5000 SQFT - 2 STORY MIXED USE BUILDING

Will all the existing structures remain? X yes or _____ no

13. What is the size and height of any new structures proposed? N/A
_____ 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) N/A
15. What percentage of the floor area of the existing or new structures will the Special Use occupy? _____% N/A
16. How many customers or patrons will the Special Use bring to the site?
3 TO 5 per day and peak of 1 per hour

17. How many new vehicles will the Special Use bring to the site?
 3 per day and peak of _____ per hour
18. How many parking spaces are existing on the property (not on street or alley)? NONE

How many new on-site parking spaces are proposed? NONE

19. Will the Special Use depend upon any alley access? ___ yes or X No

20. What effects will the proposed Special Use have on existing vehicle traffic? NONE

21. How will the Special Use change the character of the neighborhood?
 IT WILL NOT

22. How will the Special Use effect the existing uses on the adjacent properties and those across the street? NONE

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.

THIS SPACE will be used by a physical therapist.

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:

RICHARD GUY, GP  02/25/25

Representatives (if any) signature and date:

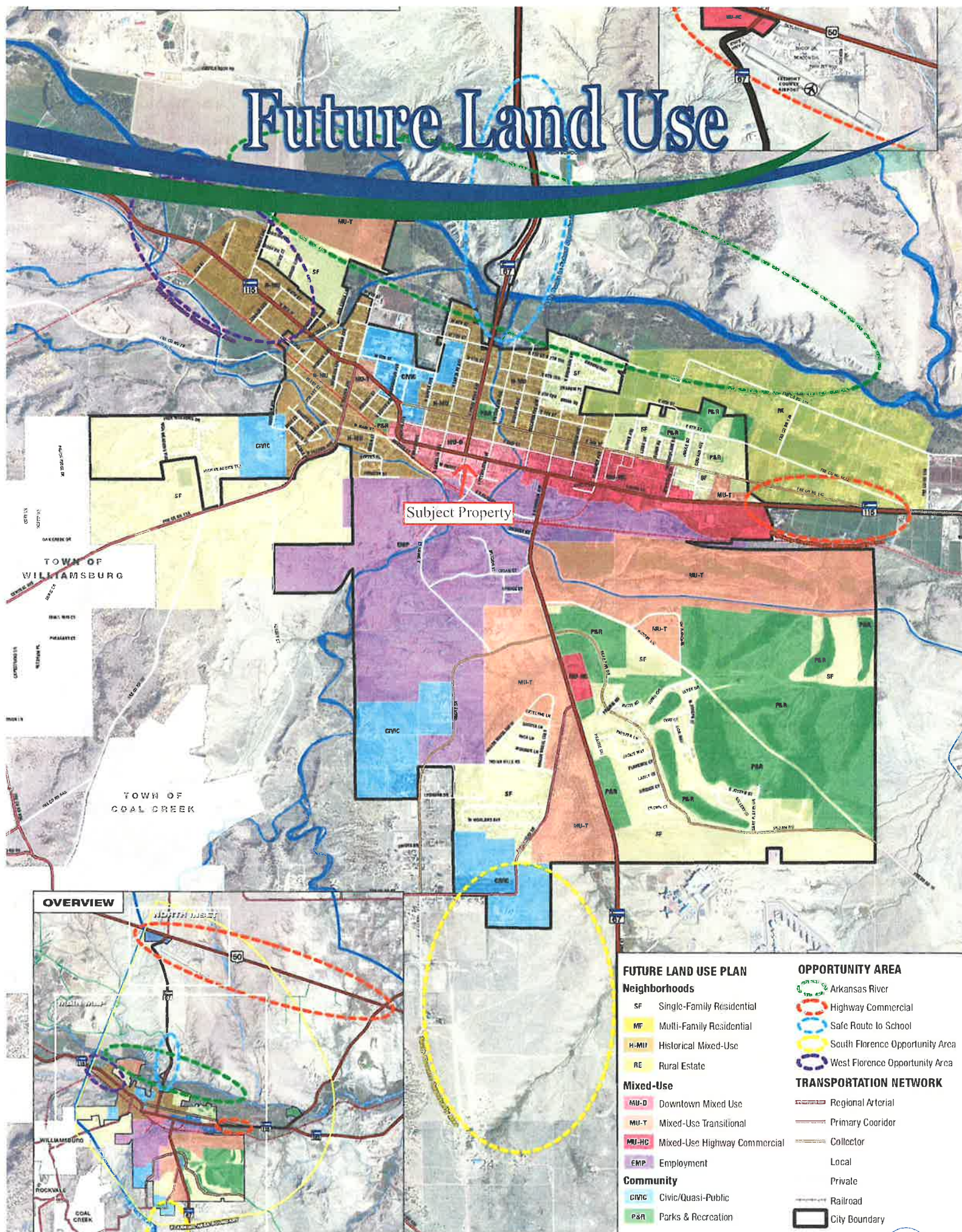
 02/25/25

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.



105 South Pikes Peak Avenue

Future Land Use



Subject Property

OVERVIEW

FUTURE LAND USE PLAN Neighborhoods

- SF Single-Family Residential
- MF Multi-Family Residential
- H-MIX 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.





