



## City of Florence

Florence Municipal Center  
600 West 3<sup>rd</sup> Street, Florence, Colorado 81226.  
(719) 784-4848 Fax (719) 784-0228  
Email: [planning@florencecolorado.org](mailto: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, May 15, 2025 at 5:30 p.m.*

### AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes of April 17, 2025 Meeting
- IV. **Old Business:**
  - a) Master Plan Discussion
- V. **New Business:**
  - a) **Public Hearing** – RZ 25-001  
Request to rezone property from R-2 District - Low/Medium Density Residential to P – Parks and Open Space District located at on Cyanide Avenue.
- VI. Next Meeting Date and Time: Discussion
- VII. Upcoming Agenda Items or Discussion:
- VIII. Adjourn



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## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, APRIL 17, 2025

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 5:30 p.m.
- II. **Roll Call**  
All Commissioners present.  
Council Representative Mergelman present.
- III. **Approval of the Minutes of the March 27, 2025 Meeting**  
Commissioner Villagrana makes a motion to approve the meeting minutes from March 27, 2025.  
Second by Commissioner Nelson.  
**Roll Call:** 5 ayes
- IV. **Old Business:**
- V. **New Business:**
  - a) **Master Plan Discussion -**  
*The City of Florence Master Plan was last updated in 2017. Staff recommends a full renewal of the Master Plan to better reflect the evolving character of the community since the adoption of the previous version.*



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*To efficiently accomplish this full update, staff released a Request for Qualifications on January 25, 2025, with submissions due February 27, 2025. Staff subsequently extended the deadline to March 13, 2025, to facilitate more responses. By the final deadline, staff received one (1) response from SCJ Alliance Consulting Services, with an estimated cost of \$63,130.53. While the Planning Commission is ultimately responsible for adopting the Master Plan under Colorado State Statute, this item must be presented to the City Council for consideration due to the expenditure involved, over which the Planning Commission has no authority.*

- Commissioner Villagrana expresses he would like the future Master Plan to include goals - an immediate, intermediate and long term - and suggested the Master Plan be reviewed either quarterly or every six months.
- Chair Lenz inquires if it is the role of the Planning Commission to set the goals for the City.
- City Manager Nasta states that listing planning related priorities in the Master Plan is a role for the Planning Commission.
- Chair Lenz asked whether the references listed in the proposal had been contacted.
- City Manager Nasta states that some of the references have been contacted and expressed satisfaction with the process, noting that they were engaged and worked well with the client.
- Commissioner Nelson inquires about the cost of the project and if grants would be available to offset the cost.
- City Manager Nasta states there have been discussions with the Finance Director and the City does have the ability to fund the project. DOLA has been contacted to inquire about grant funding that could potentially offset some to the costs.
- City Council Representative Mergelman states that what he liked about the proposal was the information regarding the 'next-step kits.'
- Commissioner Angel expressed concern about the proposal's cost and questioned whether the company's proposed public outreach efforts would be sufficient to achieve the desired outcome and deliver a quality product.
- City Manager Nasta explained that completing the Master Plan in-house would still incur payroll costs and that limited staff availability could potentially constrain the City's capacity to undertake the Master Plan internally, and/or simultaneously manage other necessary projects or services. Additionally, certain technical components of the Master Plan would still likely need to be outsourced, with an accompanying cost, due to their complexity if the Master Plan were to be completed in house.

Chair Lenz makes a motion that the Planning Commission recommend the Master Plan Proposal from SCJ Alliance in the amount of \$63,130.53 be presented to the Florence City Council for consideration.

Second, by Commissioner Eckland

**Roll Call:** 5 ayes  
The motion carries.



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**b) Park & Bike Lane Discussion –**

- Planning Director presented a proposal for a potential new park that would be located on Cyanide Avenue. The subject property, currently owned by the City, is zoned R-2 District Low/Medium Density Residential. Further expanded on the concept of a bike lane that could extend from the potential new park on Cyanide Avenue, running through the City and connecting to Wilcox Park on the east side. The first step in this process would be rezoning the subject property from R-2 District Residential to the Parks and Open Space District.
- *The Planning Commission expressed support for the proposal and approved moving forward by adding the rezoning request to next month's meeting agenda.*

The meeting adjourned at 6:35 p.m.

By: \_\_\_\_\_  
Planning Commission Chair

Date: \_\_\_\_\_

# FLORENCE PLANNING COMMISSION

MEETING DATE: MAY 15, 2025

## STAFF REPORT

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**Agenda Item:**           **Public Hearing - Rezone 25-001**  
Request to rezone property from R-2 District – Low Medium Density Residential to P – Parks and Open Space District.

**Department:**       Planning

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### **Background / Description of Item:**

- The rezone request is for property located on Cyanide Avenue and is legally described as:  
*A parcel of land in the NE 1/4 of Section 17 and the SE 1/4 of Section 8, all in Township 19 South, Range 69 West of the 6<sup>th</sup> P.M. All bearings are assumed that the North line of Section 8 bears S 89°21'16" W. Beginning at a point from which the NE corner of Section 17 bears N 89°21'16" E, a distance of 1283.76 feet; Thence S 20°38'00", a distance of 145.76 feet to intersect the Northerly right-of-way of the Atchison Topeka and Santa Fe Railroad (abandoned); Thence N 67°34'00" W, on said right-of-way, a distance of 231.00 feet to intersect the Easterly right-of-way of Cyanide Street; Thence N 20°38'00" E, on said Easterly right-of-way, a distance of 300.00 feet; Thence S 67°34'00" E, Leaving said right-of-way a distance of 231.00 feet; Thence S 20°38'00" W, a distance of 154.24 feet to the Point of Beginning.*
- The City of Florence currently owns the subject property.
- Property is currently zoned R-2 District – Low Medium Density Residential, staff is requesting a zone change to P – Parks and Open Space District.

### **Staff Comments:**

- The subject property was originally part of a larger tract of land annexed into the City of Florence in 1990. Following annexation, the area was divided into various zoning districts based on metes and bounds survey descriptions.
- In 2007, a portion of this area was subdivided to form what is now known as the Last Mile Estates, Filing II Subdivision.
- In accordance with the City of Florence's subdivision regulations, newly developed subdivisions are required to dedicate land to both the city and the local school district.
- The subject property was created as a result of this required land dedication.
- The initial concept for the subject property was to serve as a parking facility for a trailhead, supporting a proposed bike trail or bike lane through the area.
- City staff are now considering expanding the concept to include a public park.
- The park would incorporate basic amenities such as benches, shade trees, a small playground or open play area and potentially bathroom facilities.
- To move forward with this revised concept, the subject property must be rezoned to reflect its intended public park and recreation use.
- The City's 2017 Master Plan describes one of the goals for parks and recreation is: to develop an interconnected system of parks and trails that links the City of Florence with regional networks, strengthens local trail infrastructure, and expands opportunities for bicycle and pedestrian access.
- The Future Land Use map in the City's 2017 Master Plan shows the subject property is in the MU-T - Mixed Use Transitional.

- MU-T - Mixed Use Transitional, as stated on page 25 of the Master Plan, reads: *“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 multi-family development or commercial development or well-designed mixture of uses.”*
- The timeline below was followed in advance of this meeting with regard to notification requirements:
  - April 24, 2025: Notification letters were sent to property owners within 300 feet of the subject property.
  - April 28, 2025: Property was posted with a Public Hearing Notice sign.
  - April 26, 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.

**Florence Municipal Code 17.76.100 – Rezoning policy and condition: The property may be rezoned only if one of the following criteria is true:**

1. that the property was not properly zoned when existing zoning was imposed,
2. that as presently zoned, is inconsistent with the policies and goals of the City’s Comprehensive Plan,
3. that there has been a material change in the neighborhood which justifies the requested zone change,
4. 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.

### **Attachments included:**

- Overview Map
- Annexation Area Map
- Zone Districts - Annexed Land Map
- Current Area and Zoning Map
- Future Land Use Map and Definitions
- Park & Parking Plan Concept
- Exhibit A

### **Suggested Motions:**

I move that based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – rezoning policy and conditions, the rezone request of property described in “Exhibit A” – the legal description of the subject property - from R-2 District – Low Medium Density Residential to P – Parks and Open Space District shall / shall not be approved based on.....and recommend to City Council for a final decision.





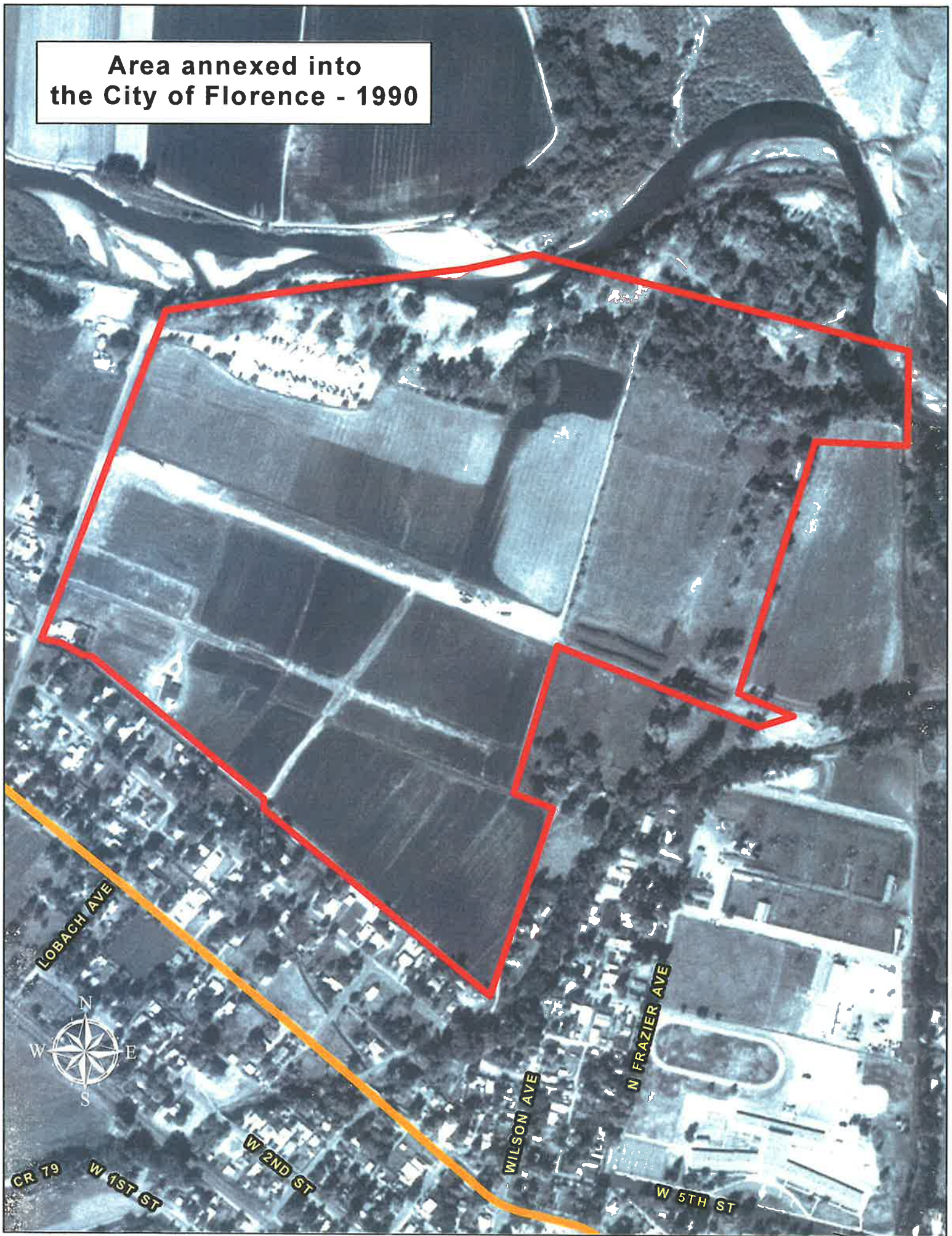
# Overview Map

## RZ 25-001



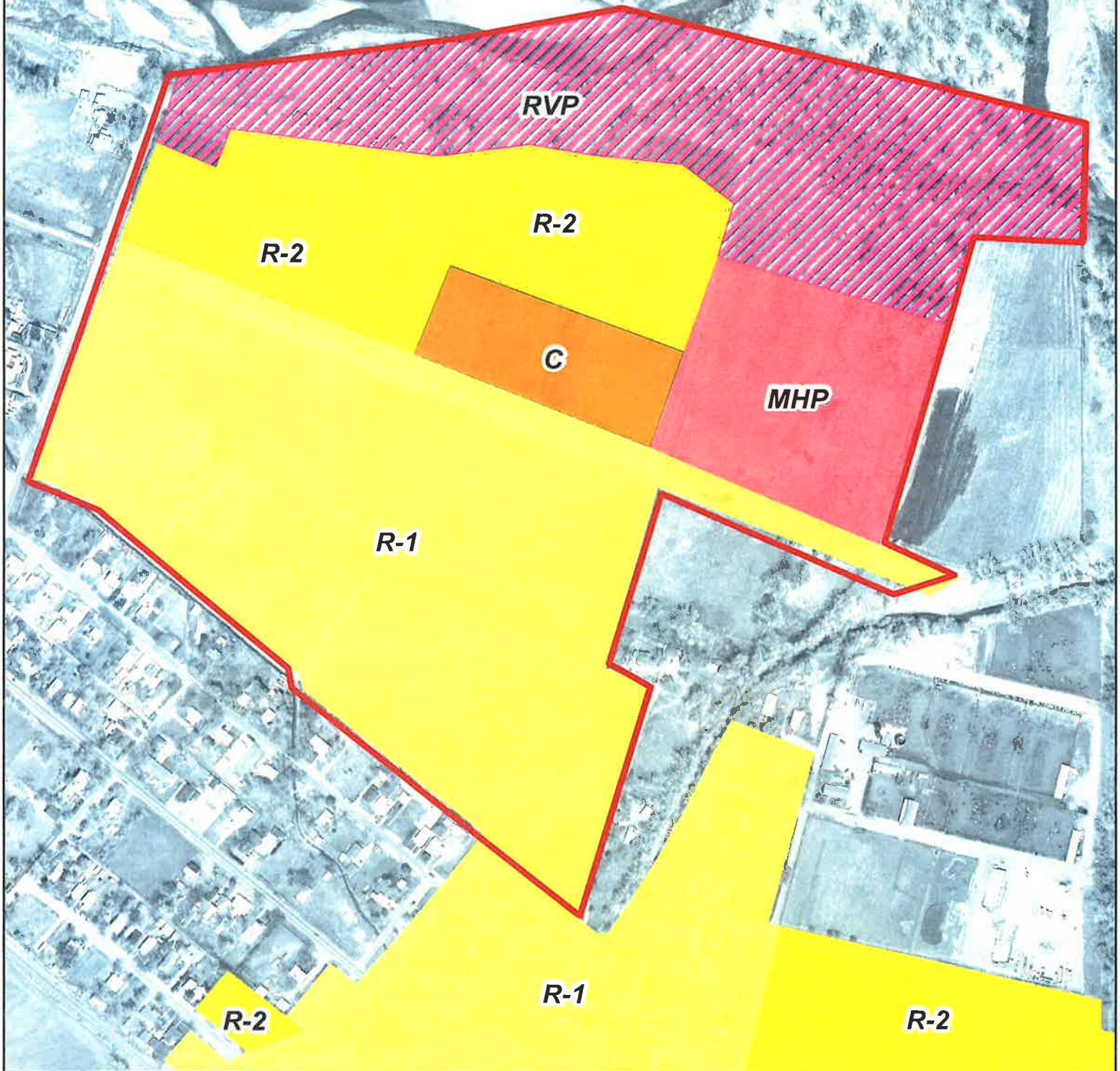


**Area annexed into  
the City of Florence - 1990**





**Zone Districts  
Annexed Land - 1990**

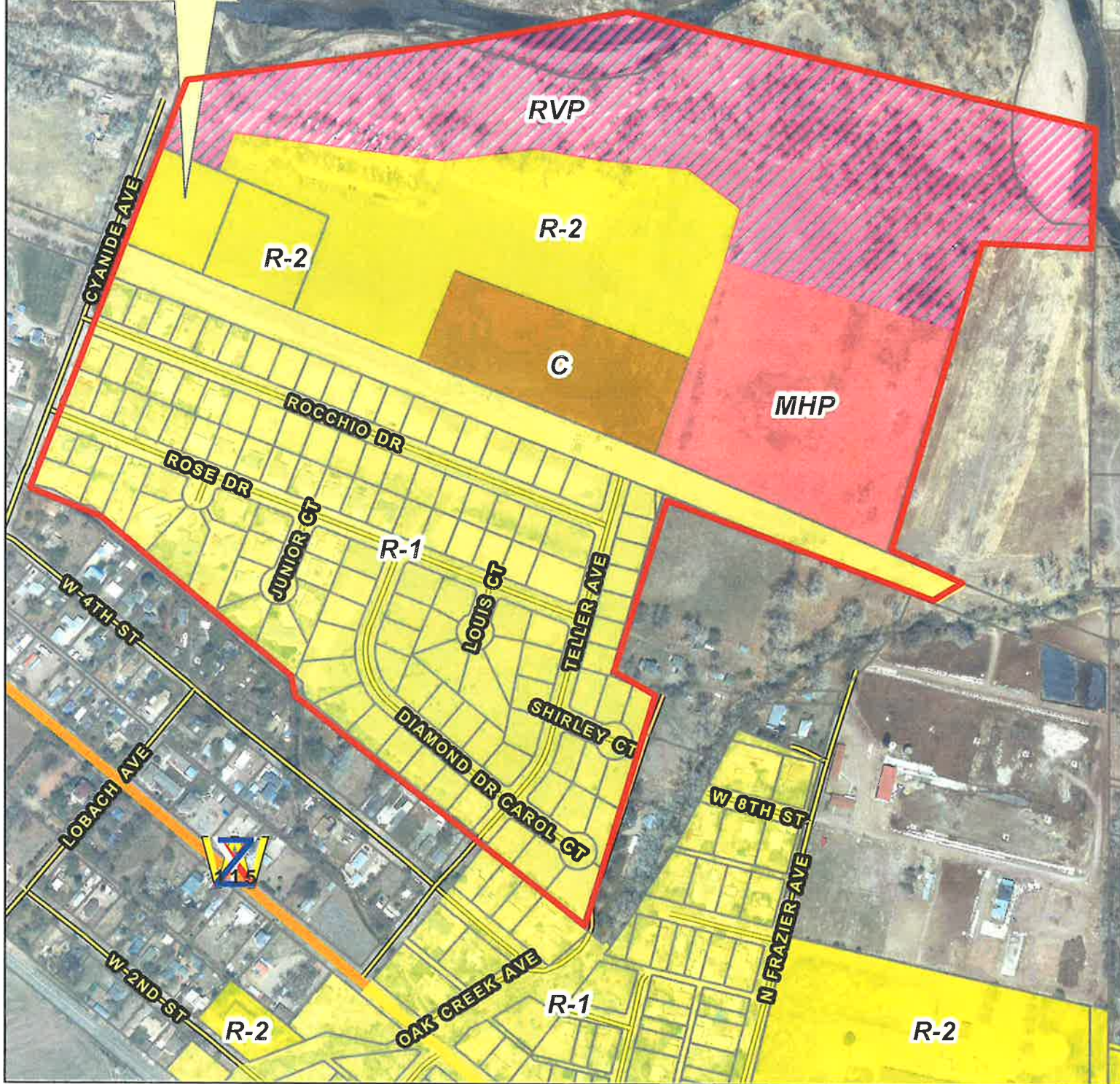






# Cyanide Avenue RZ 25-001

Subject Lot





# Future Land Use

Subject Property

TOWN OF  
WILLIAMSBURG

TOWN OF  
COAL CREEK

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

- CVIC 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.

Park and Parking Plan Concept



Historic / Point of Interest Concept



**Rezone 25-001**  
**Legal Description**

**Exhibit A**

A parcel of land in the NE1/4 of Section 17 and the SE1/4 of Section 8, all in Township 19 South, Range 69 West of the 6<sup>th</sup> P.M., being more particularly described as follows:

All bearings are assumed that the North line of Section 8 bears S 89°21'16" W.

Beginning at a point from which the NE corner of Section 17 bears N 89°21'16" E, a distance of 1283.76 feet;

Thence S 20°38'00", a distance of 145.76 feet to intersect the Northerly right-of-way of the Atchison Topeka and Santa Fe Railroad (abandoned);

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Thence N 20°38'00" E, on said Easterly right-of-way, a distance of 300.00 feet;

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Thence S 20°38'00" W, a distance of 154.24 feet to the Point of Beginning.



# Exhibit A



CYANIDE AVE

ROCCHIO-DR

ROSE-DR