



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:
Bliss Eckland
Sage Goodwin
Beth Lenz
Kirk Nelson
Paul Villagrana

CITY OF FLORENCE
PLANNING COMMISSION MEETING
FLORENCE MUNICIPAL CENTER, CITY HALL CHAMBERS
Thursday, September 17, 2026, at 5:30 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes of June 17, 2026, Meeting
- IV. **Old Business:**
- V. **New Business:**
 - a) 900 East Main Street - Commercial Parking Plan
- VI. Discussion: Zoning and Land Use Code Revision
- VII. Next Meeting Date and Time: October 15, 2026, at 5:30 p.m.
- VIII. Upcoming Agenda Items:
- IX. Adjourn



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FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JUNE 17, 2026

5:30 P.M.

Commissioners	Present	Absent
Chair Kirk Nelson	X	
Planning Commissioner Bliss Eckland	X	
Planning Commissioner Sage Goodwin	X	
Planning Commissioner Beth Lenz	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Cobler	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. **Nomination and Election of Planning Commission Chair.**

- Beth Lenz nominated Kirk Nelson for Planning Commission Chair.
Seconded by Commissioner Villagrana

Roll Call: 5 ayes

IV. **Nomination and Election of Planning Commission Vice Chair.**

- Commission Eckland nominated Beth Lenz for Planning Commission Vice Chair.
Seconded by Commissioner Villagrana

Roll Call: 5 ayes



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V. **Approval of the Minutes of February 26, 2026, Meeting**

Commissioner Lenz made motion to approve meeting minutes from the February 26, 2026, meeting.

Seconded by Commissioner Eckland.

Roll Call: 4 Ayes Commissioner Villagrana abstained

VI. **Old Business:**

V. **New Business:**

a) Discussion – Zoning Code and Subdivision Regulations Update

Planning Director explained that during the Master Plan process, the consultants assessed the City's land use and development regulations to identify amendments that would better align with the goals and policies established through the Master Plan. Based on their review, the consultants recommended consolidating these regulations into a single Land Development Regulations title to improve consistency, interpretation, and administration, rather than maintaining land use regulations across three separate titles and additional standalone documents. The next steps include a review of the City's existing land use documents, followed by a steering committee kickoff meeting with the consultants in August.

The meeting adjourned at 5:55 p.m.

By: _____
Planning Commission Chair

Date: _____

FLORENCE PLANNING COMMISSION

MEETING DATE: SEPTEMBER 17, 2026

STAFF REPORT

Agenda Item: 900 East Main Street – Commercial Parking Plan

Department: Planning

Background / Description of Item:

O'Reilly Auto Parts is proposing to construct a new 7,150-square-foot retail store at 900 East Main Street. The proposed development will provide retail sales of automotive parts and related products.

Staff Comments:

- The proposed development is located within the City's C – General Commercial Zone District.
- Retail sales is an allowed use within this zone district. The proposed O'Reilly Auto Parts retail store is therefore consistent with the permitted uses of the district.
- Florence Municipal Code 17.68.030H - Supplementary Requirements – Projects or developments on commercially zoned properties are required to submit a parking plan for review and approval by the Planning Commission.
- The parking plan submitted demonstrates that the proposed development does provide adequate parking and complies with the applicable parking and site design requirements of the City's Land Use Regulations.
- The submitted parking plan provides a total of 29 parking spaces, including two ADA-compliant accessible parking spaces. The accessible spaces are appropriately located and include the required access aisles and signage. The proposed parking layout meets the applicable parking and accessible parking requirements of the Florence Municipal Code 17.68.010 – Off Street Parking Requirements.
- The property is located along State Highway 115. The project has been approved by the Colorado Department of Transportation (CDOT), and an access permit has been issued.

Attachments included:

- Parking Plan
- Map of Area

Suggested Motion:

I move that the Planning Commission approve the submitted Parking Plan for the proposed O'Reilly Auto Parts retail development, located at 900 East Main Street, finding that the plan complies with the applicable parking requirements of Florence Municipal Code and provides adequate parking for the proposed use.

