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, November 19, 2026, at 5:30 p.m.

AGENDA

I. Call to Order

II. Roll Call

III. Approval of the Minutes of September 17, 2026, Meeting

IV. **Old Business:**

V. **New Business**:
a) 690 Moore Drive - Commercial Parking Plan

VI. Discussion: Zoning and Land Use Code Revision

VII. Next Meeting Date and Time: December 17, 2026, at 5:30 p.m.

VIII. Upcoming Agenda Items:

IX. Adjourn

City of Florence

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

FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, SEPTEMBER 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**
Council Representative Mergelman and Commissioner Eckland absent.

III. **Approval of the Minutes of June 17, 2026, Meeting**
Commissioner Lenz made the motion to approve as written the meeting minutes from the June 17, 2026, meeting.

Commissioner Goodwin stated that there needed to be a correction on the meeting minutes showing that City Council Representative Mergelman was absent.

Commissioner Lenz made the motion to approve the meeting minutes from June 17, 2026, meeting as amended.

Second, by Commissioner Goodwin.

Roll Call: 3 Ayes Commissioner Villagrana abstained.

City of Florence

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

IV. Old Business:

V. New Business:

a) 900 East Main Street – Commercial Parking Plan – O'Reilly Auto Parts

- Commissioner Lenz inquired if the proposed use was considered general retail within the Municipal Code and if that this would be one parking space for every 250 square feet of building.
- Planning Director stated that the proposed building would be approximately 7,150 square feet and that the project would require 29 parking spaces, including two ADA-compliant accessible parking spaces. The proposed project is located in the C – General Commercial Zone District, and the proposed use is considered general retail, which is an allowed use within the district.
- The project has been approved by the Colorado Department of Transportation (CDOT), and an access permit has been issued.

Commissioner Lenz made the motion 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.

Second, by Commissioner Villagrana.

Roll Call: 4 Ayes

The meeting adjourned at 5:54 p.m.

By: _____ Date: _____
Planning Commission Chair

FLORENCE PLANNING COMMISSION
MEETING DATE: NOVEMBER 19, 2026
STAFF REPORT

Agenda Item: **Parking Plan** – 690 Moore Drive

Department: Planning

Subject & Proposal

- **Location:** 690 Moore Drive
- **Applicant/Owner:** Urban ADU LLC
- **Proposal:** The applicant seeks to develop the currently vacant property by constructing a building that will house a solar technology manufacturing company specializing in the production of high-efficiency photovoltaic (PV) solar modules (solar panels).

Staff Comments:

- The property is zoned I -1 – Light Industrial.
- Pursuant to Municipal Code 17.68.030 H – Supplementary Requirements, any development on an industrially zoned lot must submit a parking plan, which is subject to Planning Commission approval.
- Applicants propose 14 parking spaces and two ADA compliant parking spaces, which meet the off-street parking requirements for manufacturing facilities.
- The facility will have a max of 12 employees for one eight (8) hour shift.

17.68.010 – Off-Street Parking

Manufacturing and Industry	
A. One eight (8) hour shift	1 space per employee plus 1 visitor space for 10 employees

- The parking spaces will be paved with concrete.
- Pursuant to the Municipal Code, areas designated for parking and vehicle maneuvering are required to be paved with concrete or asphalt unless a variance is approved.
- The applicant has indicated their intent to request a variance from the Board of Zoning Adjustment to waive the paving requirements for the remaining portion of the parking lot and driveway.

Attachments included:

- Overview Map
- Site Plan
- Additional Information

Suggested Motion:

I recommend that the Planning Commission approve the Parking Plan for a manufacturing facility located at 690 Moore Drive, I-1 – Light Industrial Zone District, based on the findings that the parking plan complies with applicable zoning code and parking requirements.

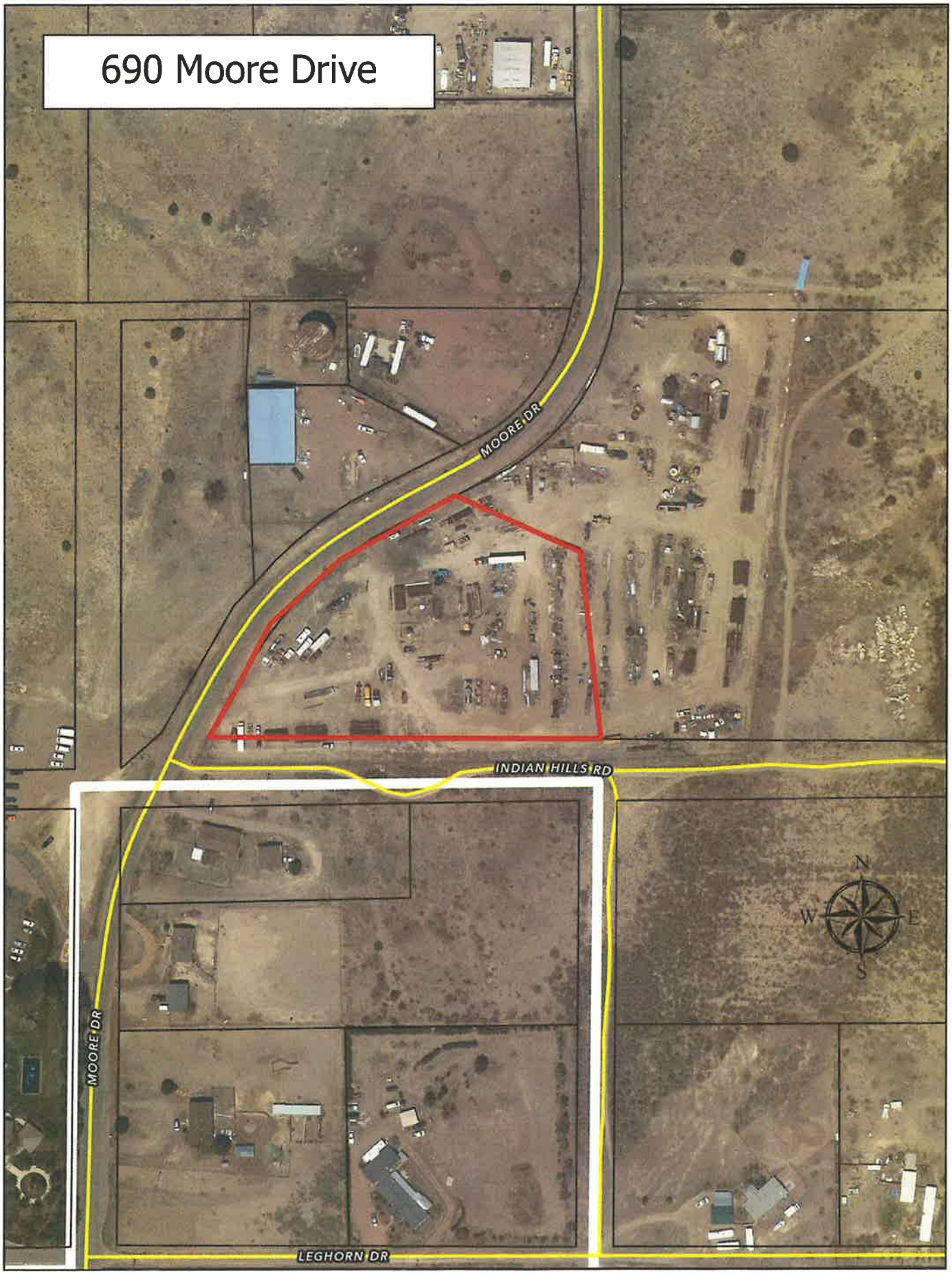
Additional Information:

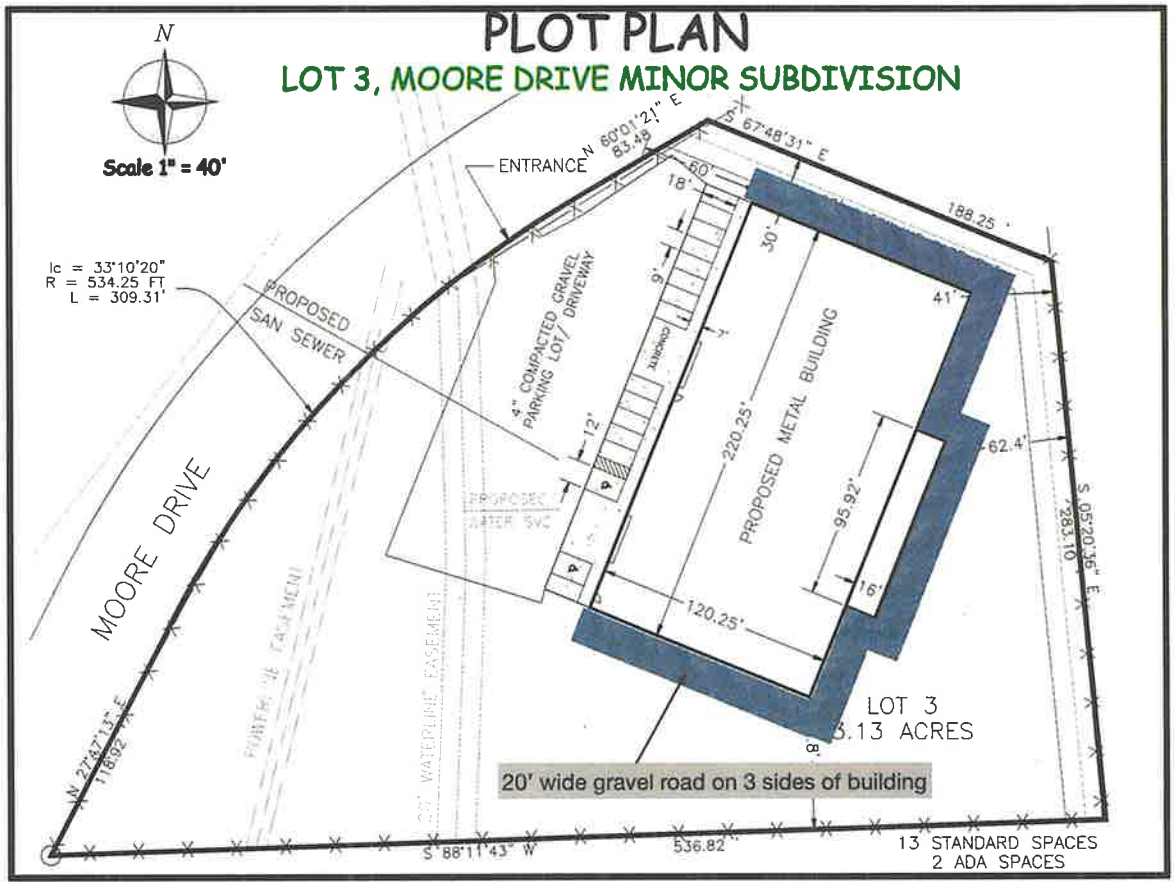
The company manufactures photovoltaic (PV) solar modules (solar panels) using monocrystalline solar cell technology and back-contact electrical connections. Its manufacturing operations include the assembly of individual solar cells and related materials into finished solar panels.

The company produces several types of solar modules, including traditional framed panels, lightweight panels, and products designed for applications where weight, durability, or environmental conditions are important considerations. The products are intended for residential, commercial, and industrial use.

The manufacturing process includes automated equipment, robotics, optical inspection, and quality-control systems to assemble and inspect the finished solar modules.

In addition to manufacturing, the company will distribute and sell its products through established retail and direct-sales channels. The company has entered into a sales agreement with Lowe's to offer its solar panels through the retailer and plans to sell products directly to customers through its own company website.


690 Moore Drive
MOORE DR
INDIAN HILLS RD
MOORE DR
LEGHORN DR
N
W
E
S


PLOT PLAN
LOT 3, MOORE DRIVE MINOR SUBDIVISION
N
Scale 1" = 40'
ENTRANCE
N 60°01'21" E
83.49
S 67°48'31" E
188.25'
60'
18'
30'
41'
9'
lc = 33°10'20"
R = 534.25 FT
L = 309.31'
PROPOSED
SAN SEWER
4" COMPACTED GRAVEL
PARKING LOT/ DRIVEWAY
12'
PROPOSED
WATER SVC
PROPOSED METAL BUILDING
220.25'
95.92'
62.4'
16'
120.25'
8'
S 05°20'36" E
283.10'
MOORE DRIVE
POWER LINE EASEMENT
20' WATERLINE EASEMENT
N 27°47'13" E
118.92'
LOT 3
3.13 ACRES
20' wide gravel road on 3 sides of building
S 88°11'43" W
536.82'
13 STANDARD SPACES
2 ADA SPACES

9