



City of Florence

600 West 3rd Street
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FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, FEBRUARY 15, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	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 from the January 18, 2024 Meeting

Commissioner Angel makes a motion to approve the meeting minutes from January 18, 2024.

Seconded by Commissioner Nelson.

Roll Call: 5 ayes The motion carries.

IV. Old Business:

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

- Planning Department is waiting on a valid CDOT access permit with Notice to Proceed that acknowledges additional lots. A system wide water analysis is still needed to verify the adequacy of a single tap point from Arrowhead Drive, analysis was received last month, review by Jacob's Engineering and returned to Mr. Stoner's engineers with questions. In addition, a water tap size analysis was received from Mr. Stoner's engineer, reviewed by Jacob's Engineering, was returned



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with questions. An address plat has been received; preliminary plat notes have been added to the potential final plat. Union Ditch Shares are still under discussion.

V. New Business:

a) **Public Hearing – Title 17 – Chapter 17.24.040 – R-2 Yard and Bulk Requirements**

- Planning Director explains that in 2017 the R-2 Low/Medium Residential Zone District Yard and Bulk Requirements Table was adjusted for the ‘minimum lot area’ from 7,000 to 5,000 square feet. However, the ‘minimum lot area per principal structure’ listed in the same table was not addressed. In the yard and bulk requirement table for R-2 under ‘minimum lot area per principal structure’ 1 (one) unit is considered a single-family structure and so on. The difference in square footage requirements between ‘minimum lot area’ and ‘area per principle structure’ can be complex when discussing development requirements in an R-2 zone district.
- Chair Lenz opens the public hearing.
- *No comments or concerns from the public.*
- Chair Lenz closes the public hearing.
- Commissioner Angel inquires as to why some lots in the City are zoned R-2 even though they are well below the square footage requirement.
- Planning Director states that zoning has been in place for many years and is unable to ascertain the rationale behind the zoning of specific areas. Further explains that a number of the existing R-2 zoned lots are 6,000 square feet and technically, to build a single-family home of those lots would require them to be 7,000 square feet or more.
- Commissioner Angel inquires about the distinctions between the current R-1 and R-2 zone districts in the City, and whether these will be addressed in the forthcoming discussion of the Master Plan.
- Commissioner Nelson expresses concern about the size of structure if the square footage requirement for additional dwelling units are adjusted downward.
- Planning Director states that the minimum square footage requirement of 1 (one) unit in the bulk requirement table could be adjusted and leave the additional units as they are or any additional ideas would be welcome.
- City Council Representative Mergelman inquires about the lot coverage of zone districts.
- Planning Director states that some zone districts do have a lot coverage requirement of 50% for lots less than 4,000 square feet, and 40% for lots more than 4,000 square feet.

Chair Lenz makes a motion to recommend approval of changes to Title 17 – R-2 Low/Medium Density Residential - 17.24.040 Yard and Bulk Requirements as follows, changing the minimum lot area per principal structure for one unit from 7,000 square feet to 5,000 square feet to align with Ordinance No. 03-06-2017A.

Seconded by Commissioner Angel

Roll Call: 5 ayes The motion carries.

The meeting adjourned at 5:52 p.m.

By: _____
Planning Commission Chair

Date: _____