



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Filing

Site Plan Review – Modification

SP-17-23

July 18, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **August 1, 2023**.

Application Information

Proposal:	Modification of an existing Site Plan Review approval (file SP-16-22) to alter the number of Mobil Food Units (MFU), expanded sitting and eating area, addition of a fence, and the orientation of facilities.
Review Body:	Staff (Type I-L Review)
Applicant:	Ryan Keeseey; 1415 NE Holland Street; Portland, OR 97211
Property Owner:	Willamette Terra, LLC; C/O Barbara Flora; 855 E Street NE; Salem, OR 97301
Address/Location:	325 Airport Road SE; Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-04BC; Tax Lot 3900
Zoning:	Regional Commercial (RG) District
Comprehensive Plan:	Commercial General
Overlay District(s):	Airport Overlay
Total Land Area:	0.83 Acres

The City of Albany has received the development application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission, must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **August 1, 2023**, 14 days from the date the City mails the notice of filing. Any person submitting written comments will receive a copy of the notice of decision.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Jennifer Cepello, project planner**, at 541-917-7561 or jennifer.cepello@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.



Approval Standards for This Request

Modification of Approved Site Plan Review (ADC 1.330(8))

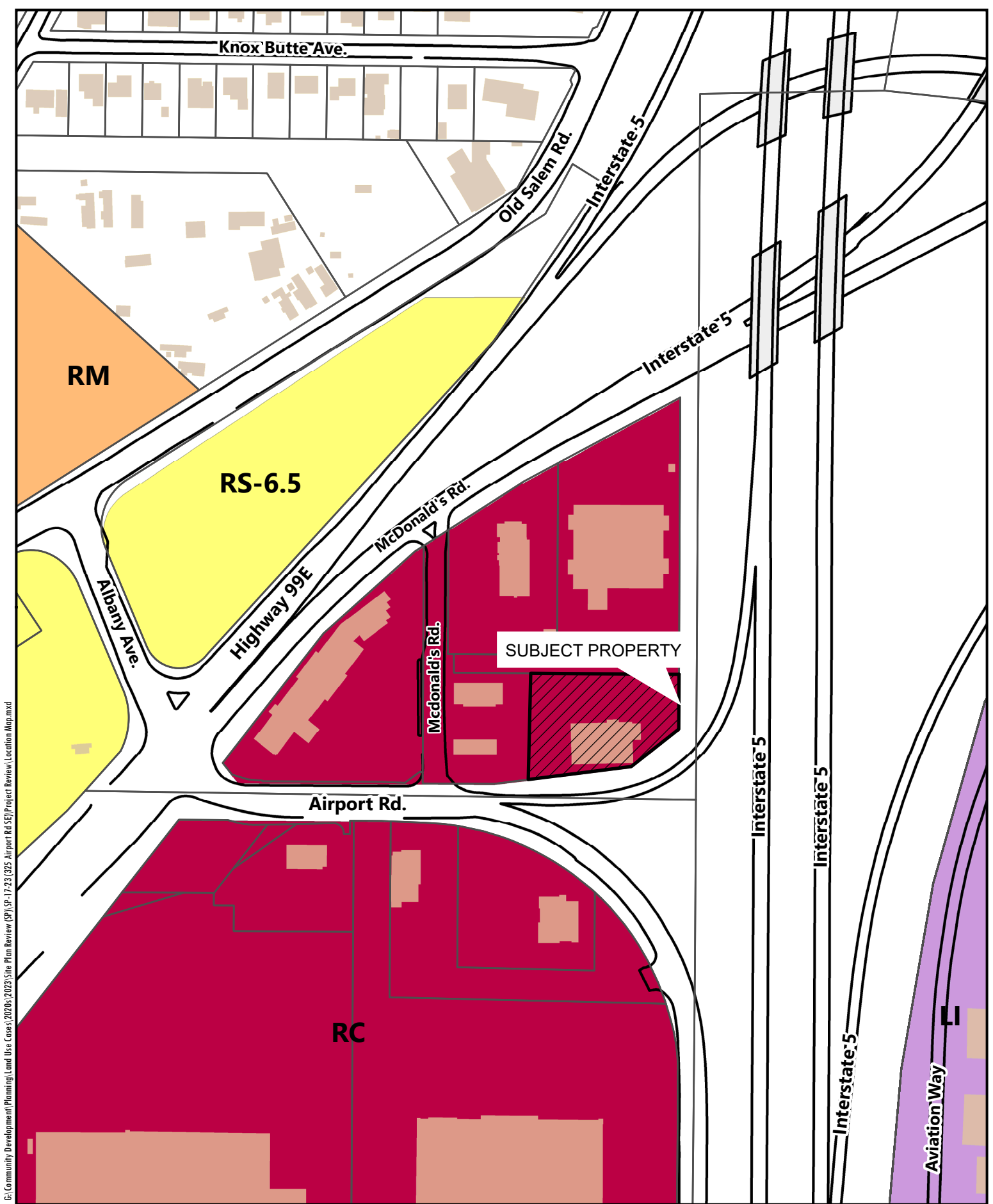
The review body's determination on consistency shall be based on a comparison of the approved site plan and the modified site plan, taking into account:

- (a) The land use category;
- (b) The size and scale of the proposed building(s);
- (c) The number of dwelling units;
- (d) Traffic and other off-site impacts;
- (e) Compatibility with surrounding development;
- (f) Capacity of available infrastructure; and
- (g) Unusual obstacles and opportunities associated with the property.

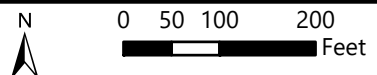
The modified site plan will be found to be consistent with the approved site plan if the review body determines that there are no greater adverse impacts, or, if additional adverse impacts are identified, they have been adequately mitigated.

Additional review standards for this Land Use Review application are found in ADC Articles 1, 2, 4, 8, 9, and 12.

Attachments: Location Map, Applicant's Site Plan



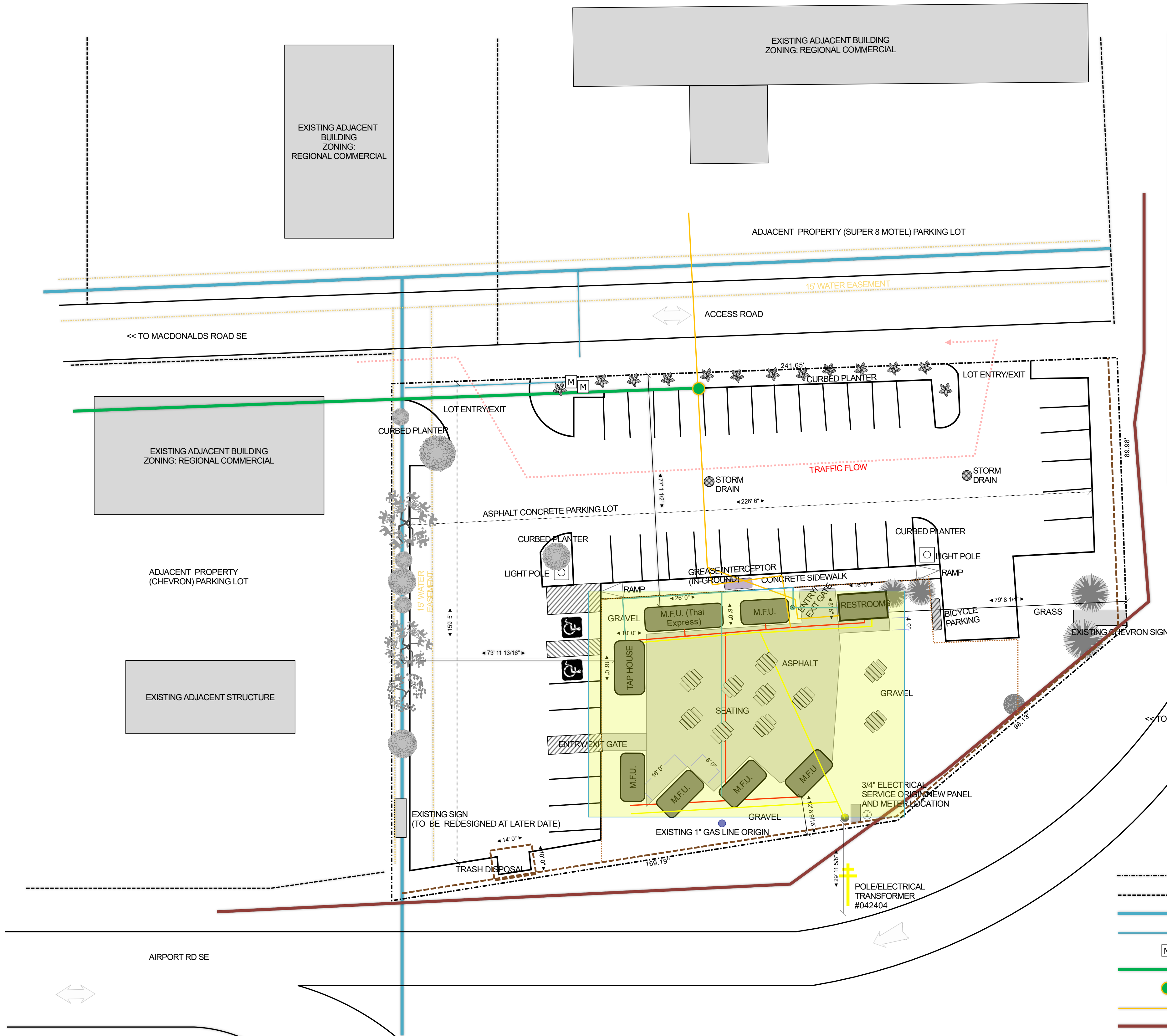
G:\Community Development\Planning\Land Use Cases\2023\05\2023\Site Plan Review (SP)\SP-17-23\325 Airport Rd SE\Project Review\Location Map.mxd



325 AIRPORT ROAD SE


Date: 6/27/2023 Map Source: City of Albany

Location Map



- PLAN NOTES:**
- TOPOGRAPHY & DRAINAGE:** THE SITE IS ESSENTIALLY FLAT. THE ONLY IMPERVIOUS SURFACE BEING ADDED IS THE MOBILE FOOD UNITS, RESTROOMS, & 3104 SQ FT OF WALKWAYS/SEATING AREA. NO ALTERATIONS ARE BEING MADE TO EXISTING DRAINAGE SYSTEMS.
 - LIGHTING:** EXISTING LIGHT POLES WILL PROVIDE ILLUMINATION OF SIDEWALK IN FRONT OF MFU'S, RAMPS AT EACH END OF SIDEWALK, AND ADA PARKING SPACES. OVERHEAD LIGHTING WILL ILLUMINATE SERVICE AND SEATING AREAS.
 - LANDSCAPING NOTE:** EXISTING MATURE TREES AND SHRUBS WILL REMAIN INTACT.
 - FLOODPLAIN:** THE PROPERTY IS NOT WITHIN A FLOODPLAIN BOUNDARY PER CITY OF ALBANY INFOHUB GIS MAP INFO.
 - PARKING:** 39 SPACES ARE AVAILABLE FOR A MAXIMUM OF 15 EMPLOYEES & A TOTAL OF 4132 SQFT OF BUILDING + SEATING AREA.
 - M.F.U.s:** ADDITIONAL MOBILE FOOD UNITS ARE SHOWN AT COMMON AVERAGE DIMENSIONS OF 8'X16' AS ACTUAL UNIT DIMENSIONS WILL VARY- TENANTS ARE TBD.

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- PUBLIC WATER MAIN
- CUSTOMER/NEW WATER LINE
- [M] WATER METER
- PUBLIC SEWER MAIN
- MANHOLE
- EXISTING 4" SEWER LINE
- STORMWATER
- NEW SEWER LINE
- NEW ELECTRICAL LINE
- ⊕ ELECTRIC METER
- ⊕ EXISTING WATER ORIGIN/VALVE
- EASEMENT
- 6' CEDAR FENCE
- 4' CEDAR FENCE

DRAFT: 6/12/23 SCALE: 1" = 20' 	SITE PLAN: CHARLI'S ON I-5 MOBILE FOOD UNIT POD	SITE LOCATION: 325 AIRPORT RD SE ALBANY, OR 97322 TAXLOT: 11S03W04BC03900
	OWNER: WILLAMETTE TERRA LLC 855 E ST NE SALEM OR 97301	GROSS LAND AREA: 36,155 SQ FT NET LAND AREA: N/A
	APPLICANT: UKIAH PARTNERSHIP LLC 1415 NE HOLLAND ST PORTLAND OR 97211	EXISTING IMPERVIOUS AREA: 20,990 SQ FT NEW IMPERVIOUS AREA: 4132 SQ FT TOTAL IMPERVIOUS AREA: 25,122 SQ FT / 70%