



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Director's Notice of Disposition

Application Information

Case:	SP-24-23, Site Plan Review for Minor Development
Proposal:	Alteration of site circulation to accommodate the change of use of the existing development.
Applicant/Property Owner:	Mega Investments, LLC; 6732 Seven Mile Lane SE, Albany, OR 97322 Lal Sidhu; 1038 Broadway Street NE, Salem, OR 97301
Address:	2000 Queen Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S03W08CD; Tax Lot 211
Zoning:	Community Commercial (CC) District
Comprehensive Plan:	General Commercial (GC)
Overlay Districts:	Riparian Corridor
Total Land Area:	3.30 acres
Decision:	Based on the information submitted by the applicant and conclusions reached through City staff review (Exhibit A), it is the decision of the Current Planning Manager, as a designee of the Community Development Director, to approve the request subject to the conditions of Approval.

February 16, 2024
Date of Decision

Signature on file

David Martineau
Current Planning Manager

Appeal Deadline: 5:00 p.m. on February 26, 2024
Approval Expiration Date (if not appealed): February 16, 2027

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) **with an effective date of December 29, 2023**. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact Jennifer Cepello, project planner, at 541-917-7561 or by email at jennifer.cepello@albanyoregon.gov.

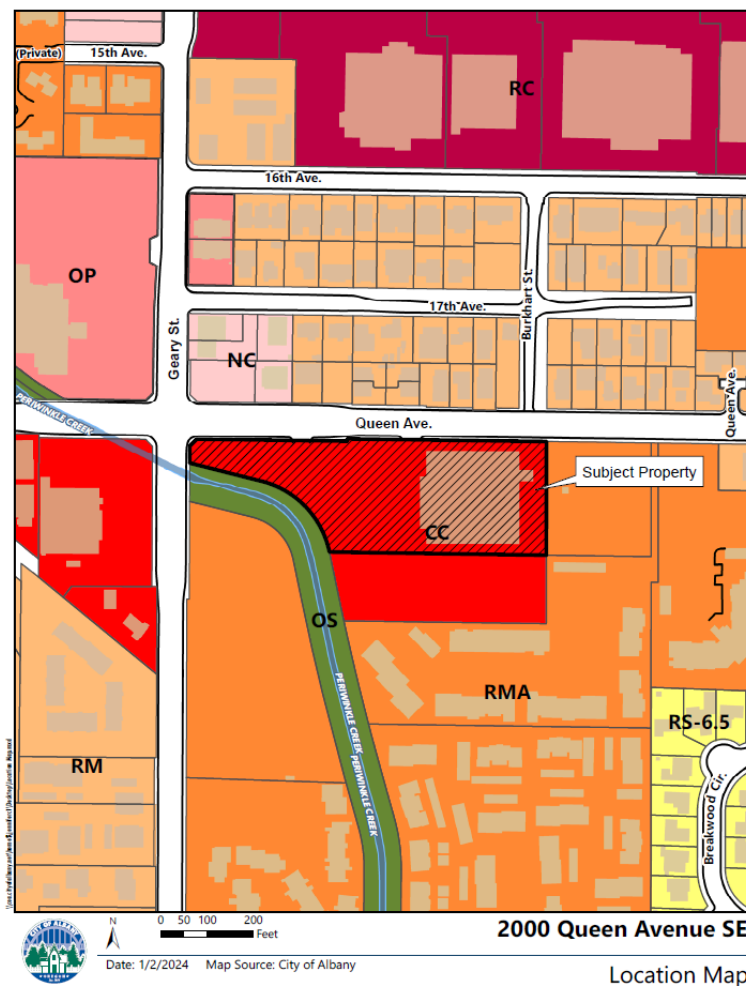
Appeal Procedure

Appeals may be made to the Planning Commission if a person with standing files a notice to appeal in accordance with ADC 1.410 with the associated filing fee no later than **10 days** from the date the City mails the notice of decision (disposition). The decision becomes final when the period for filing a local appeal has expired.

Conditions of Approval

- Condition 1** Prior to the Certificate of Occupancy, a 5-foot-wide sidewalk from Queen Avenue to the front access shall be constructed at the easternmost driveway.
- Condition 2** All required landscaping must be installed or have landscaping guaranteed in accordance with ADC 9.190 prior to Certificate of Occupancy.
- Condition 3** The applicant shall either install an irrigation system or submit a letter from a qualified landscape professional stating that irrigation is not required per ADC 9.165 prior to the Certificate of Occupancy.
- Condition 4** The applicant shall install a "Exit Only – Do Not Enter" sign at the site's middle driveway to Queen Avenue.

Location Map



Location Map