



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

SP-24-23

January 26, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or jennifer.cepello@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **February 9, 2024**.

Application Information

Proposal:	Modifications to the existing site circulation.
Review Body:	Staff (Type I-L review)
Property Owner:	Mega Investments, LLC, and Lal Sidhu; 6732 Seven Mile Lane SE, Albany, OR 97322
Applicant:	Udell Engineering and Land Surveying, LLC; C/O Laura LaRoque; 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2000 Queen Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S03W-08CD; Tax Lot 211
Zoning:	Community Commercial (CC)
Overlay Districts:	Riparian Corridor (/RC)
Total Land Area:	4.85 acres
Existing Land Use:	Commercial building (self-serve storage)

The City of Albany has received the application for Site Plan Review as 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 to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **February 9, 2024**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Jennifer Cepello**, project planner, at 541-917-7561. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to jennifer.cepello@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code.

These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450 and 2.455).

Approval Standards for This Request

Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

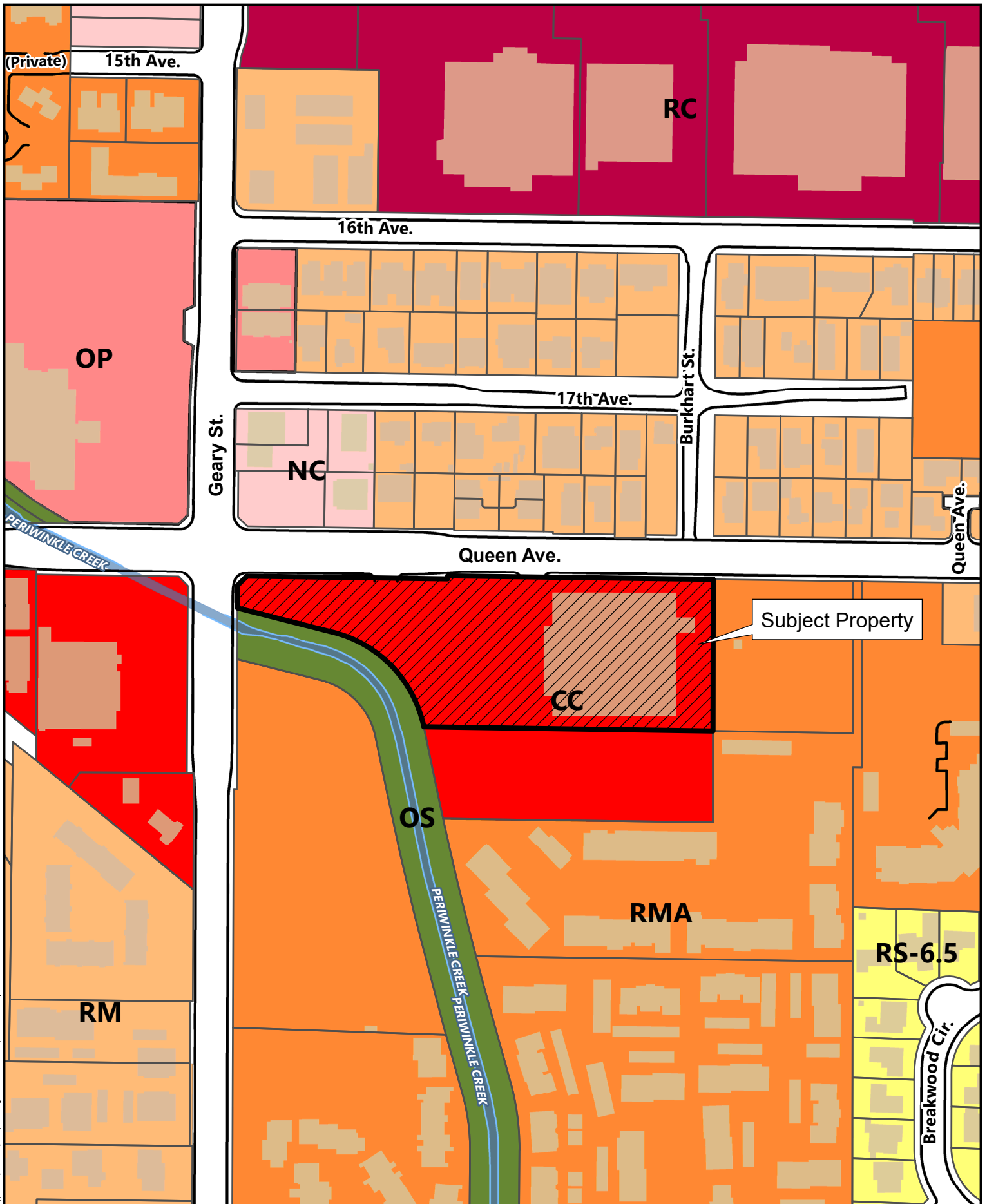
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Section 2.455 of the ADC includes additional review criteria for non-residential development that must be met for this application to be approved.

- (1) The transportation system can safely and adequately accommodate the proposed development.
- (2) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (3) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan



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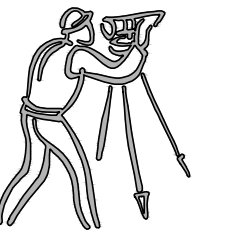


0 50 100 200 Feet

2000 Queen Avenue SE

Date: 1/2/2024 Map Source: City of Albany

Location Map

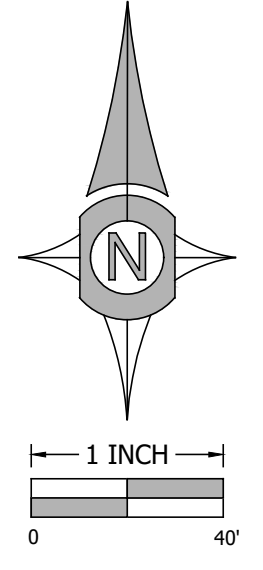
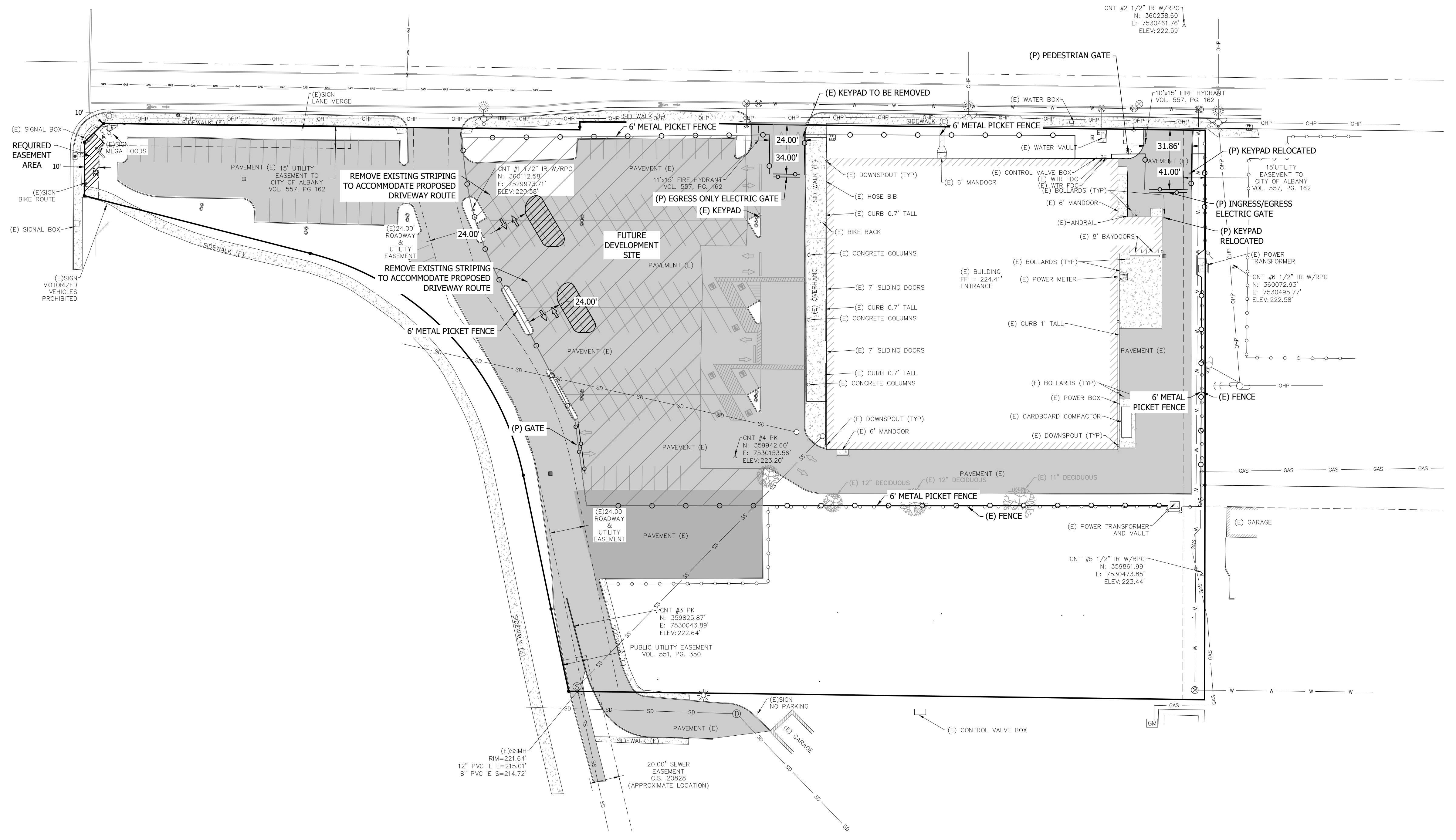


CLIENT:
MEGAINVESTMENTS, LLC
6732 SEVEN MILE LANE SE
ALBANY, OR 97322
(541) 979-1734
ATHWALI@YAHOO.COM

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

FENCE SITE PLAN REVIEW
SQ-23-15
ON SITE IMPROVEMENTS
2000 QUEEN AVENUE SE
ALBANY, OR 97322

DATE: JUNE 19, 2023
PROJECT: 21-361, ATHWAL QUEEN PP
DRAWN BY: ATR, ECH
CHECKED BY: BSU



PROJECT VERTICAL DATUM -- NGVD29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD29. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

NOTE:
FIRE DEPARTMENT HAS REQUIRED ALL EXISTING AND PROPOSED KEYPADS TO HAVE A 3200 SERIES KNOX BOX WITH A GATE CODE INSIDE SPECIFIC TO THE FIRE DEPARTMENT.

LARGE U-HAUL TRUCK DIMENSIONS
OVERALL 34.5' < 41'
NOSE TO DRIVER ~8'
+ 3' SPACING
11' FROM KEYPAD TO GATE MIN.
DRIVER TO HITCH ~26.5'

LEGEND
FUTURE DEVELOPMENT SITE

PLAN REVISIONS	DATE

Sheet **C100**
SCALE: SEE BARSCALE