



# Community Development Department

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Phone: 541-917-7550 Facsimile: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

## STAFF REPORT

### Conditional Use (CU-04-16) and Replat (RL-01-16) for Church and Parking Lot Expansion Evangel Assembly

#### SUMMARY

This report reviews and evaluates a Conditional Use and Replat application for a 1,230-square foot expansion of an existing church and an expansion of the parking lot from 46 to 103 spaces. An existing house on 2800 Geary Street SE will be converted to an administrative office. A two-phased development schedule is proposed. The church building expansion and conversion of the existing residence to an office would happen first, followed by the parking lot expansion. The existing church, parking lot, and house are each located on separate parcels. To be considered accessory to the church building and use, the parking lot and the office must be on the same lot; therefore, the applicant is proposing to consolidate the lots into one. The property is located at 2815 Pine Street SE, 2911 Pine Street SE, and 2800 Geary Street SE, all in the Single-family Residential (RS-6.5) zoning district (Attachment A). Expansion of a religious institution is allowed with a conditional use approval, subject to a Type II procedure. The applicant is Pastor Kelly Dufour, Evangel Assembly, represented by Rich Catlin, Reece & Associates; Eric Christensen, Fisher Construction; and Don Johnson, DJ Architecture.

#### APPLICATION INFORMATION

DATE OF REPORT: September 13, 2016

STAFF REPORT PREPARED BY: David Martineau, Planner III

TYPE OF REQUEST: Conditional Use Review (Type II application) for expansion of an existing church and parking lot, together with a Tentative Replat to combined five existing lots into one lot.

PROPERTY OWNER/APPLICANT: Kelly Dufour; Evangel Assembly; PO Box 1177; Albany, OR 97321; 541-926-7981; [Kelly@oakcreekcc.org](mailto:Kelly@oakcreekcc.org)

APPLICANT PLANNER: Rich Catlin; Reece & Associates; 321 1<sup>st</sup> Avenue E, Ste. 3A; Albany, OR 97321; 541-926-2428; [rich@r-aengineering.com](mailto:rich@r-aengineering.com)

CONTRACTOR: Eric Christensen; Fisher Construction; PO Box 326; Albany, OR 97321; 541-967-8048; [eric@fisherconstruction.net](mailto:eric@fisherconstruction.net)

ARCHITECT: Don Johnson; DJ Architecture; 2411 Brighton Way, Ste. B; Albany, OR 97322; 541-926-5959; [dj@djarchitecture.com](mailto:dj@djarchitecture.com)

ADDRESS: 2815 and 2911 Pine Street SE, 2800 Geary Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17CB; Tax Lots 300, 301, 1700, and 1701

ZONING: RS-6.5 (Single-family Residential) District

TOTAL LAND AREA: 2.15 acres (93,505 square feet)

**EXISTING LAND USE:** There is an existing 10,493-square foot church located at 2815 Pine Street SE. East of the church building is a vacant lot, followed by a lot to the east at 2800 Geary Street SE that has a single-family residence. Just south of the church building is a lot that contains a 46-space parking lot and a grassy field to the south. These lots are all owned by the church. A replat is proposed to combine all five lots into one lot.

**NEIGHBORHOOD:** Oak

**SURROUNDING ZONING:** North: RS 6.5 (Residential Single-family)  
South: RS 6.5  
East: RS 6.5  
West: RS 6.5

**SURROUNDING USES:** North: Church and single-family residences  
South: Single-family residences  
East: Single-family residences  
West: Single-family residences

**PRIOR HISTORY:** CU-01-12 for resumption of church services in an existing church building together with associated parking, access and landscape improvements was approved by the Albany Hearings Board on March 15, 2012.

A Conditional Use application to establish a Head Start preschool program was submitted in February 2010. The application was withdrawn on March 24, 2010.

A Special Request was filed in 1976 that requested amendments to the original Conditional Use conditions (Planning File SR-05-76).

A Conditional use request to establish the Free Methodist Church at this location was approved on March 16, 1966.

### **NOTICE INFORMATION**

Notices were mailed to property owners within 200 feet of the subject property on August 12, 2016, in accordance with ADC 1.350. At the time the comment period ended at 5:00 p.m. on August 26, 2016, the Albany Planning Division had received no comments.

### **APPEALS**

Persons that provided written comments are mailed the Notice of Tentative Decision and given a chance to appeal the decision at the local level. A public hearing may be requested in writing ten days from notification, if a person believes that the conditions of approval do not adequately address the established approval criteria or alleviate adverse impacts on the neighborhood. If no one requests a public hearing within the ten day response period (by 5:00 p.m. on September 19, 2016), the tentative decision automatically becomes final without further notice.

## **STAFF ANALYSIS**

### **Conditional Use Review File CU-04-16**

Section 2.250 of the ADC contains the following review criteria, which must be met for this application to be approved. Code criteria are written in *bold italics* and are followed by findings, conclusions and conditions where needed to meet the criteria.

*Criterion (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.*

### **FINDINGS OF FACT**

- 1.1 Proposed use. The proposed use for the subject property is the 1,230-square foot expansion of an existing 10,493-square foot church for classroom purposes, conversion of an existing single-family residence to administrative use, and an expansion of a parking lot from 46 spaces to 103 spaces. A two-phased development schedule is proposed. The building expansion and office remodel would occur first, followed by the parking lot expansion. Office uses and parking lots are not allowed in the Residential Single-family (RS-6.5) district as stand-alone uses. Because the existing parking lot and house are located on separate lots from the church building, the applicants propose to consolidate their existing lots into one lot through a replat process, which is being reviewed concurrently.
- 1.2 Intended character of the RS-6.5 zoning district. The property is zoned RS-6.5 (Residential Single-family District). ADC 3.020 states that this district is intended primarily for low to moderate density single-family development. The Evangel Assembly Church is considered a Religious Institution. ADC 22.250 defines religious institutions as meeting areas for religious worship and activities. A religious institution may be consistent with the RS-6.5 zoning district if all of the review criteria for a conditional use are met. This staff report reviews the applicant's proposal against the review criteria. According to the Schedule of Permitted Uses in ADC 3.050, in the RS-6.5 zoning district, Religious Institutions are allowed through Type III Conditional Use approval. According to ADC 3.080(13), expansion of an education or religious institution includes the addition of building area, increase in parking lot coverage, or expansion of athletic facilities. Any expansion must be reviewed through the Conditional Use Type II process (CUII).
- 1.3 Conditional Uses. According to ADC 2.230, "Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these proposed uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use process provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose conditions to address identified concerns, or to deny the use if the concerns cannot be resolved."
- 1.4 Operating Characteristics of the Neighborhood. The subject property is located in an area that is mostly developed with single-family homes. Besides the Evangel Assembly Church on the subject property, there is an existing Church of Jesus Christ of Latter-day Saints located to the north across 28<sup>th</sup> Avenue. While there are variables associated with individual homes, the typical single-family household is "active" between 6:00 a.m. and 11:00 p.m. Households are composed of one or more residents of various ages, with or without pets, and with one to three vehicles. Vehicle trips generally are related to work, school, recreation and shopping activities. Residential properties also have private outdoor spaces on the sides, front and rear portions of the property that are used for recreation, landscaping, storage buildings, and parking. The immediate neighborhood and the subject properties are served by 28<sup>th</sup> Avenue SE (a minor collector street); Pine Street (a local street); and Geary Street (a minor arterial). City building records indicate that the church has been on site in the neighborhood since 1971, with a 1975 addition and

1979 roof remodel. The applicant adds that the use is consistent with the operating characteristics of the neighborhood and that the surrounding neighborhood developed with the churches in mind.

- 1.5 Operating Characteristics of the Proposed Church. The church building consists of a single-story worship center and classroom wing. According to the applicant, the worship center seats 257 persons. The congregation has a total membership of about 400 people, with an average Sunday morning attendance of 250 people. Services are held on Sunday mornings, Sunday evenings between 6:00 and 8:00 p.m., and a Wednesday evenings from 6:00 p.m. to 8:00 p.m. A community women's bible study is held on Wednesdays from 12:00 p.m. to 2:00 p.m., where approximately 80 people attend. Finally, the church is used for various meetings of the Albany Little League, including board meetings, parent meetings, and seasonal registration events. Weekday pre-school is not presently offered, but childcare is provided during church services and other activities. Office hours are from 9:00 a.m. to 4:00 p.m. Monday through Thursday.
- 1.6 Public Notification and Participation. A neighborhood meeting was required for this application. Churches are institutional, not commercial or industrial uses, so the requirement to have a neighborhood meeting is by discretion of the Community Development Director. The applicant held a neighborhood meeting at the church sanctuary at 2815 Pine Street SE on Thursday, April 14, 2016, at 6:00 p.m. According to the meeting report, seven people attended in addition to three church officials, the general contractor, and a City of Albany planner. A summary of their concerns, issues, and problems included rainwater runoff, security and safety issues, foot traffic, and vehicle traffic flow. The contractor, Eric Christensen, overviewed proposed site improvements. He stated that the parking lot will be graded so that water will flow away from neighboring properties. Stormwater will be collected into catch basins installed in the parking lot, and then conveyed into the City's storm drainage system. Pastor Kelly Dufour added that security lighting will be installed both around the church and in the parking lot, with effort made to ensure the lighting does not glare on abutting properties. Effects from light and glare will be mitigated through conditions of approval under criterion no. 2, below. The plan for traffic flow on site should keep traffic problems to a minimum. Someone at the meeting asked about the house at 2800 Geary Street. Pastor Dufour confirmed that the house will be used for church office space and will have some interior remodeling work. The church will work to contain noise to within the buildings and desires to be a good neighbor and a community asset (Attachment B.1 – B.2).

## CONCLUSIONS

- 1.1 The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- 1.2 The conditional use process provides an opportunity to review projects for potential impacts and impose conditions to address any identified concerns.
- 1.3 Buffering and screening are proposed that will mitigate the effects of headlights and security lighting impacting adjacent residential dwellings. With mitigation, the proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- 1.4 This criterion is satisfied without conditions.

***Criterion (2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal calls for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping or other design features.***

## FINDINGS OF FACT

- 2.1 Definition of Compatible. "Compatible" does not mean "the same." *Merriam Webster's Collegiate Dictionary*, Eleventh Edition, defines "compatible" as "(1) capable of existing together in harmony."

- 2.2 Existing and Anticipated Uses. The surrounding neighborhood is fully developed and consists of single-family residences and another church. The Albany Comprehensive Plan classifies the surrounding area as low-density residential uses, consistent with the underlying zoning. The neighborhood transitions to medium-density residential uses about 500 feet to the northwest. The nearest change in uses from residential to commercial is approximately 500 feet to the northeast of the subject property, along the east side of Geary Street. According to the applicant’s planning representative, the lots on both sides of Pine Street in the vicinity of the church were platted in 1951. Sewer, water, and storm drains were installed in 1957. Homes near Pine and 28th were constructed in the 1960s, and houses along Geary were built in the 1950s. City records indicate that the Meetinghouse for the Church of Latter-day Saints, located at 1615 28th Avenue SE, has been at that location since before 1973, when an 850-square foot addition was approved. The two existing churches located across the street from each other on 28th Avenue serve as focal points of more intense activity in the neighborhood due to their central location. Staff is not aware of any anticipated uses on abutting properties.
- 2.3 Building Size, Scale, and Style. The existing building is 10,493 square feet, which includes the ground floor and a mezzanine containing a sound booth, which is slated for remodeling. ADC Section 3.190, Table 1, shows that the maximum building height allowed in the RS-6.5 zoning district is 30 feet. Elevation drawings submitted with the application show that the building is 30 feet at its highest point which is the peak of the roof. The church has no steeple or any other projection taller than the roofline. The building addition will have an average wall height of 8’-0”, from existing grade to the bottom of the eaves, and a maximum building height of 22’-10” at the peak of the roof. The addition measures 1,230 square feet and represents the only modification to the building footprint being proposed.
- 2.4 Intensity and Lot Coverage of the Proposed Development. The sum of the subject lots total 2.15 acres in size. It is located in the Residential Single-family (RS-6.5) district, where maximum building height is 30 feet and maximum lot coverage is 60%. This includes buildings, structures, pavement, and other areas not vegetated or in a naturally permeable state. The footprint of the church building together with the proposed addition will be 10,229 square feet; the paved parking lot, driveways, and access areas following expansion will total approximately 44,441 square feet, and the existing house on Tax Lot 301 is 1,385 square feet. Total amount of impervious surface, therefore, is 56,055 square feet, which represents 59.9% lot coverage (see Impervious Lot Coverage Plan - Attachment D.9).
- 2.5 Building and Parking Lot Setbacks. ADC 3.190, Table 1, shows that the front yard setback in the RS-6.5 district is fifteen feet, with minimum interior setbacks ranging from five feet to eight feet; however, ADC 3.330 states that any new construction of an educational or religious institution shall be set back at least 25 feet from any property line adjoining or directly across public right-of-way from any residential district. The property has frontage on Pine Street SE and 28<sup>th</sup> Avenue SE, and is surrounded on all four sides with RS-6.5 zoning. The following table provides the required versus actual setbacks for the existing church building.

DIRECTION	ZONING DISTRICT	CHURCH SETBACK REQUIRED	CHURCH SETBACK ACTUAL
North	RS-6.5	25’	21.9’
East	RS-6.5	25’	18.7’*
South	RS-6.5	25’	300’
West	RS-6.5	25’	3.6’

\*When church-owned lots are combined through Replat RL-01-16, processed concurrent with this Conditional Use review, the church building will be about 207 feet from the easterly property line; the proposed church office, in an existing single-family residence, is set back about 32 feet from the easterly property line.

The existing church has nonconforming setbacks to the north, east, and west. ADC Section 2.340(2) states that nonconformance with any development standard or condition other than building setback, coverage, or height is deemed terminated if the building, structure, or land ceases for any reason to be occupied by a permitted or legally nonconforming use for one continuous year. The existing church is found compliant

in lot coverage and height; however, setbacks are nonconforming and may remain so. According to ADC 3.250(1), parking and loading spaces may not be located in a required front yard setback. Plans submitted with the application indicate no existing or expanded parking areas will be located within the front setback (see Attachment D.3). The proposed 1,230-square foot church addition is shown to have a setback of 23.75 feet from the property line abutting 28<sup>th</sup> Avenue SE; therefore, the required 25-foot setback is not met. The applicant must either revise building plans to comply with the setback standard or receive an approved Adjustment to allow a reduced setback. This will be made a condition of approval (Condition 2.7, below).

2.6 Landscaping. According to ADC 9.140(1), all front setbacks (exclusive of accessways and other permitted intrusions) are required to be landscaped before an occupancy permit will be issued or final building permit approved. In all residential districts except Rural Residential (RR), the minimum landscaping acceptable for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway) is:

- (a) One tree at least six feet tall.
- (b) Four one-gallon shrubs or accent plants.  
The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, and Evergreen shrubs.)

The property is located in the RS-6.5 zoning district. ADC 3.190, Table 1, shows that the minimum front yard setback in the RS-6.5 zone is fifteen feet. All frontage areas require a fifteen-foot landscaped yard. The church has frontage along both 28<sup>th</sup> Avenue SE and Pine Street SE. No changes are proposed to the existing house located at 2800 Geary Street SE, except that the structure will be used for the church's administrative offices. Therefore, no new landscaping is being proposed along its Geary Street and 28<sup>th</sup> Avenue frontage. Prior to consolidation, the lot upon which the church is located has about 190 lineal feet of frontage along 28<sup>th</sup> Avenue SE, and 100 feet of lineal frontage along Pine Street SE. Permitted accessways and intrusions along the 28<sup>th</sup> Avenue frontage include a four-foot pedestrian path to the public sidewalk and a driveway measuring 18.4 feet in width at the property line, for a total of 22.4 feet. When these accessways are factored out, the remaining lineal frontage along 28<sup>th</sup> Avenue totals 167.6 feet. Required landscaping along 28<sup>th</sup> Avenue equals 2,514 square feet. Specific amounts of landscaping are three trees at least six feet tall, twelve one-gallon shrubs or accent plants, and attractive ground cover as described in ADC 9.140(1)(c). A site visit August 24, 2016 confirmed the existence of four trees at least six feet tall in the front yard setback area along 28<sup>th</sup> Avenue. An additional tree and two palms are located at the corner of 28<sup>th</sup> and Pine. The 28<sup>th</sup> Avenue frontage has a sufficient amount of trees; however, given credit for the tree and two palms at the corner, nine additional one-gallon shrubs or accent plants will be required within the front setback area abutting 28<sup>th</sup> Avenue.

Accessways and permitted intrusions along the building's Pine Street frontage consist only of a pedestrian path, about five feet wide leading to the public sidewalk. The remaining frontage is 95 lineal feet, or 1,425 square feet. Specific amounts of landscaping are two trees at least six feet tall, eight one-gallon shrubs or accent plants, and attractive ground cover. Continuing south on Pine Street, the existing parking lot and the proposed parking expansion area have a combined 300 lineal feet of frontage. Accessways and intrusions existing and proposed include two 24-foot wide driveways, for a total of 48 feet. Therefore, 252 lineal feet of frontage (3,780 square feet in area) will require the following landscaping five trees at least six feet tall, twenty one-gallon shrubs or accent plants, and attractive ground cover. Existing trees and shrubs that meet minimum size requirements can be applied toward the required amounts. Revised landscape plans submitted August 5, 2016, show proposed landscaping in the parking lot frontage along Pine Street consisting of eleven trees (red maple, Japanese stewartia, Hogan cedar, and Jacquemontii birch) with a minimum 2.5-inch caliper (or seven feet in height for evergreen species). Plans also show 25 five-gallon accent plants (Attachment D.7). Both plantings exceed the minimum number required by the Code.

A condition of approval will require submittal of a revised landscaping plan for review and approval by

the Planning Division prior to issuance of a building permit. An irrigation plan shall also be provided unless the applicant produces evidence from a landscape professional or a nurseryman that the proposed plants do not require irrigation. All required front yard landscaping shall be installed and inspected prior to issuance of an occupancy permit (Conditions 2.4, 2.5, and 2.6).

- 2.7 Vehicle Parking – Required Number. Table 9-1 of ADC Section 9.020 lists minimum parking space requirements for various commercial, institutional, and industrial uses. The subject property has a variety of uses that occur at different times of the day and different days of the week. The highest demand for parking out of all the activities conducted on site is the church use. The average attendance for Sunday morning service is 250 people. There is also a Sunday evening service from 6:00 to 8:00 p.m., and a Wednesday evening service from 6:00 to 8:00 p.m. The church hosts a women’s Bible study class on Wednesdays from 12:00 to 2:00 p.m. that averages 80 people in attendance. According to the Code, parking for churches is calculated at the rate of one space per six seats or twelve feet of bench length. The church sanctuary will have 257 seats; therefore, 43 spaces are required. The existing parking lot contains 46 spaces, but the applicant plans to have 103 spaces at full build-out (Attachment D.3). The office space in the former residence measures 1,385 square feet in area. A total of three spaces are required for the office use. The existing driveway off Geary Street is about twenty feet wide by 42 feet long, and leads to a one-car garage. The driveway is sufficiently sized to accommodate three off-street parking spaces Attachment D.1).
- 2.8 Parking Lot Design and Construction. Parking lots must be paved, landscaped, and provided with approved drainage. ADC 9.120(3) states that all areas of a parking lot shall have a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director of Public Works. ADC 9.120(8) states that lots containing more than two parking spaces must have all the required spaces permanently and clearly striped. Stripes must be at least four inches wide. A site plan showing existing conditions illustrates the location of the existing parking area. The existing parking area will be reconstructed when the additional 57 spaces are developed. The converted office space will utilize the existing driveway off Geary Street to accommodate three required spaces. All proposed on-site parking meets dimensional standards in ADC 9.130.
- 2.9 Bicycle Parking. According to ADC 9.120(13), commercial or office developments are to provide at least two bicycle parking spaces, plus one space that meets the City’s standards for every ten required vehicle parking spaces. At least half of required bicycle parking spaces must be covered. The church use together with the office use requires 46 spaces; therefore, seven bicycle spaces are required, four of which must be covered, for the religious institutional use on site. The covered spaces must be protected from precipitation by a roof overhang or a separate roof at least seven feet tall. The applicant did not provide information concerning any existing bicycle parking on site. Bicycle parking shall meet the minimum standards listed in ADC 9.120(e) through (h), which will be made a condition of approval. Compliance with Code requirements will be verified during site inspection prior to occupancy.
- 2.10 Outside Storage. ADC 4.300 requires that any refuse container or disposal area that would otherwise be visible from a public street, customer, or resident parking area, any public facility, or any residential area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet tall. All refuse materials must be contained within the screened area. According to the applicant, a trash enclosure will be located on the lower east side of the property upon a fenced 9’ x 12’ concrete pad. It is not clear from the submittal if the fence will be sight obscuring. A condition of approval will require verification of a Code-compliant method of screening around the refuse container during site inspection prior to occupancy.
- 2.11 Buffering and Screening. ADC Section 9.210 requires buffering and screening in order to reduce the impacts on adjacent uses which are of a different type, buffering and screening is required in accordance with a matrix contained within the section. Parking lots containing at least five spaces require ten feet of buffering and screening from abutting single-family uses. The site as developed today does not fully conform to the City's Development Code's standards on perimeter and parking lot; however, site plans

show a row of mature evergreen arborvitae, about ten feet tall, growing closely together along a portion of the east side of the parking lot from an area near the well house north toward 28<sup>th</sup> Avenue. This provides uniform screening of the parking area from an abutting residence to the east. The applicant intends to extend the row of arborvitae southward to the southern property line, then westward to the western property line adjacent to Pine Street (see Attachment D.7). There is an existing, six-foot tall wooden fence along the north side of the east property line, and a four-foot tall chain link fence along the remainder of the east property line. The applicant proposes to provide an arborvitae hedgerow that will grow to 48 inches tall and become sight obscuring within two years. For screening, this complies with the Development Code. However, buffering at least ten feet wide is also required.

A buffer is proposed that will consist of one row of deciduous trees planted every 30 feet together with grass. These are shown on the applicant's landscape plan (Attachment D.7). The applicant is asking to have an alternative considered that would count trees planted in the parking lot planter bays as buffer trees to avoid crown-crowding. The landscape plan only shows two planter islands containing two trees each. Staff does not support this alternative. Neither the number of trees nor their location meets the intent of a buffer. The given distance for the row of buffer trees is about 300 feet, requiring a row of at least ten trees. In addition, it is the combination of buffer and screening that will help mitigate headlights and other parking lot impacts for the abutting residential property owners to the east and south.

## CONCLUSIONS

- 2.1 The combined uses on the property need a minimum of 46 parking spaces and seven bicycle parking spaces.
- 2.2 Any adverse impacts associated with the use of the property can be mitigated through such means as increased setbacks, buffering and screening and landscaping. Required landscaping and irrigation (if landscape materials are not drought-tolerant) will be installed prior to issuance of an occupancy permit.
- 2.3 Based on the observations above, the proposed development will be compatible with existing or anticipated uses in terms of size, building style, intensity, setbacks, and landscaping when the following conditions are met:

## CONDITIONS

- 2.1 Prior to issuance of a certificate of occupancy, a minimum of 46 vehicle parking spaces shall be provided, including ADA compliant spaces.
- 2.2 A total of seven bicycle parking spaces are required, four of which must be covered. A revised detailed drawing showing the location of the bicycle parking spaces, with at least half being covered, all meeting required clearance standards, shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. All required bicycle parking and coverings must be installed prior to occupancy.
- 2.3 In accordance with ADC 3.390, the refuse disposal area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet in height. The applicant shall provide the method of screening that will be used on a detailed drawing or on a revised site plan prior to building permit issuance and installed prior to occupancy.
- 2.4 Prior to issuance of a building permit, a revised landscape plan showing compliance with front setback, parking lot, and buffer and screening standards will be required for review and approval by the Planning Division. Nine additional one-gallon shrubs or accent plants will be required within the front setback area abutting 28<sup>th</sup> Avenue; two trees at least six feet tall, eight one-gallon shrubs or accent plants, and attractive ground cover will be required along the church's Pine Street frontage; a minimum of five trees at least six feet tall, twenty one-gallon shrubs or accent plants, and attractive ground cover will be required along the parking lot frontage abutting Pine Street.

- 2.5 Prior to issuance of a certificate of occupancy, the applicant shall install landscaping, buffering, and screening in the locations in the amounts shown on the submitted landscape plans. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and be in compliance with ADC landscaping standards. ADC 9.190 allows occupancy of a development prior to the complete installation of all required landscaping and irrigation only if occupancy is requested between December 1 and March 1 and all other requirements are met.
- 2.6 The applicant shall submit a landscape irrigation plan to the Planning Division for review and approval prior to installing landscaping, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.
- 2.7 Prior to issuance of a building permit, the applicant shall revise building plans for the new addition to the church in order to meet the required 25-foot front yard setback or receive an approved Adjustment permit to reduce the required front setback to 23.75 feet.

***Criterion (3) The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety.***

#### FINDINGS OF FACT

- 3.1 The proposed development is located at 2815 Pine Street on the southeast corner of the Pine Street and 28<sup>th</sup> Avenue intersection. The development will expand an existing church building by 1,230 square feet, expand an existing parking lot from 46 to 103 spaces, and remodel a home to use for church administration. The home being remodeled is located at 2800 Geary Street and has about 100 feet of frontage on Geary Street.
- 3.2 Pine Street is classified as a local street and is, with the exception of a sidewalk, constructed to city standards. Public sidewalks do not currently exist along the full frontage of the site. Improvements include curb and gutter, partial sidewalk, a travel lane in each direction, and on-street parking. The speed limit is 25 miles per hour.
- 3.3 28<sup>th</sup> Avenue is classified as a local street and is, with the exception of a sidewalk, constructed to city standards. Public sidewalks do not currently exist along the full frontage of the site. Improvements include curb and gutter, partial sidewalk, a travel lane in each direction, and on street parking. The speed limit is 25 miles per hour.
- 3.4 Geary Street is classified as a minor arterial street and is, with the exception of a sidewalk, constructed to city standards. Public sidewalks do not currently exist along the frontage of the site. Improvements include curb and gutter, a travel lane in each direction, a two-way center left turn lane, on-street bike lanes, and on street parking along the west side. The speed limit is 25 miles per hour.
- 3.5 ADC 12.290 requires installation of public sidewalks along the street frontage of all new developments. The proposed development has gaps in the public sidewalk along all of its three street frontages. Sufficient right of way exists along the site's frontage on Pine Street and 28<sup>th</sup> Avenue to allow for installation of a public sidewalk.
- 3.6 Additional right of way is needed along the site's Geary Street frontage to allow for sidewalk installation. Geary Street has a curb-to-curb width of 48 feet, and a total right of way width of 60 feet. A total right of way width of 72 feet, with six feet coming from both sides, is needed to allow installation of sidewalks to city standards.
- 3.7 The site currently uses two driveway approaches to Pine Street. The proposed site plan calls for removal of both existing approaches and installation of two new driveways.

- 3.8 The applicant did not submit a traffic study or trip generation information with the application. Based upon ITE trip generation rates for “Church,” staff estimates that the building addition will generate eleven vehicle trips per day. Of those trips, one is expected to occur during the peak PM traffic hour.
- 3.9 Based on ITE trip generation rates, the existing home at 2800 Geary Street generates about ten vehicle trips per day, and one peak PM traffic hour trip. The site’s trip generation is not expected to change with its conversion to a church administration use.
- 3.10 The City’s Transportation Master Plan does not identify a level of service or capacity problem adjoining the development.
- 3.11 Based upon the low number of projected new trips that the development will generate, the street system has adequate reserve capacity to accommodate the project.
- 3.12 The development will add 57 new on-site parking spaces.

### CONCLUSIONS

- 3.1 The development has frontage on Pine Street, 28<sup>th</sup> Avenue, and Geary Street. All three streets are, with the exception of sidewalks, improved to city standards.
- 3.2 ADC 12.290 requires installation of public sidewalks along the street frontage of all new development.
- 3.3 Six feet of additional right of way dedication is needed along the site’s Geary Street frontage to allow for sidewalk installation to city standards.
- 3.4 The development will generate about eleven new vehicle trips, of which one is projected to occur during the peak PM traffic hour.
- 3.5 Albany’s Transportation Master Plan does not identify a level of service of capacity problem adjoining this development.
- 3.6 Based upon the low number of projected new trips that the development will generate, the street system has adequate reserve capacity to accommodate the project.
- 3.7 The development will expand on-site parking by 57 new spaces. No on-street parking impacts are anticipated as a result of the development.
- 3.8 The proposed site plan calls for removal of two existing driveways to Pine Street, and construction of two new driveways. The size and spacing of the proposed driveways comply with the design standards contained in ADC 12.100. The driveways being removed will need to be replaced with curb, gutter, and sidewalk.

### CONDITIONS

- 3.1 Prior to issuance of a building permit, the applicant shall dedicate six feet of right of way along the site’s frontage along the west side of Geary Street.
- 3.2 Prior to issuance of an occupancy permit, the applicant shall:
  - Remove the site’s two existing driveways to Pine Street.
  - Construct two new driveways to Pine Street at the locations shown on the approved site plan.
  - Complete installation of public sidewalks to city standards along the site’s frontages on Pine Street, 28<sup>th</sup> Avenue, and Geary Street.

*Criterion (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.*

## FINDINGS OF FACT

### Sanitary Sewer

- 4.1 City utility maps show an eight-inch public sanitary sewer main in Pine Street, a twelve-inch main running through the site, just south of the existing building, and a twelve-inch main along the east boundary of the site, south of the existing structure.
- 4.2 The existing structures on the site (church and residence) are connected to the public sewer system.
- 4.3 The applicant's plan indicates that an addition will be constructed on the church building, and the residence will be remodeled and turned into a church office. If additional wastewater plumbing fixtures are installed, then sanitary sewer SDCs may be due at the time of building permit issuance.

### Water

- 4.4 City utility maps show a six-inch public water main in Pine Street, a six-inch main in 28<sup>th</sup> Avenue, and a twelve-inch main in Geary Street.
- 4.5 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 4.6 ADC 12.420 states that no new development is allowed on private well systems, except for construction of one single-family dwelling on an existing lot of record.
- 4.7 ADC 22.400 defines "development" as any manmade change to improved or unimproved real estate, including but not limited to construction, installation, or change of a building or other structure.
- 4.8 City records indicate that neither the church building nor the residence (office) is currently connected to the public water system.

### Storm Drainage

- 4.9 City utility maps show a twelve-inch public storm drainage main in 28<sup>th</sup> Avenue, west of Pine Street. No public storm drainage facilities exist along the Pine Street frontage or the 28<sup>th</sup> Avenue frontage of the subject property. A public eighteen-inch storm drainage main lies along the east side of Geary Street.
- 4.10 ADC 12.530 states that a development will be approved only where adequate provisions for storm and floodwater run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. Also, no stormwater may be discharged to the public sanitary sewer system.
- 4.11 The applicant is required to submit a drainage plan, including support calculations, as defined in the City's Engineering Standards. The applicant is responsible for making provisions to control and/or convey storm drainage runoff originating from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards. In most circumstances, detention will be required unless it can be satisfactorily demonstrated by the applicant that there is no adverse impact.

- 4.12 The applicant is required to provide on-site stormwater quality facilities as specified in Article 12 of the Albany Municipal Code, and the City's Engineering Standards.
- 4.13 The applicant's submittal shows the construction of a new twelve-inch public storm drainage main in Pine Street to serve the site. This work will require that the applicant obtain permits from the City's Public Works Department. Final design details for this work will be reviewed in conjunction with the required permits.
- 4.14 The City's Engineering Division has reviewed the applicant's private storm drainage and stormwater quality design information and has concluded that it is acceptable in concept. However, the proposed overflow for the detention swales that show stormwater overflow directed to the public right-of-way is not acceptable. The overflow must be directed to the parking lot. Final design details for this work will be reviewed in conjunction with the required permits.

#### Fire Services

- 4.15 The Albany Fire Department provides fire suppression and emergency response services to this area. According to the applicant, the nearest fire hydrant is located on the north side of 28<sup>th</sup> Avenue between 1671 28<sup>th</sup> and 2722 Geary Street, a distance of approximately 120 feet from the church building. The existing street frontages and parking lot allow emergency vehicle access to within 150 feet of all sides of the building. Fire Services found the site plans acceptable.

#### CONCLUSIONS

- 4.1 Public sanitary sewer and water facilities in the area can accommodate the proposed development.
- 4.2 The existing structures on the site (church and residence/office) are served by public sanitary sewer, but are not connected to the public water system.
- 4.3 The church building and the proposed office must be connected to the public water system. Because the parcels comprising the church development are to be consolidated into a single parcel, the applicant may opt to serve the site with a single water service/meter; or, may have separate services/meters installed for the separate buildings. All applicable charges (installation, system development charges, connection charges, etc.) must be paid at the time of building permit or water service installation permit issuance.
- 4.4 Public storm drainage facilities are not in place to serve the proposed development. The applicant is proposing to construct public storm drainage facilities in Pine Street to serve the proposed development. The City's Engineering Division has reviewed the preliminary plans and has determined that they are generally acceptable. Final design details for this work will be reviewed in conjunction with the required Site Improvement Permit.
- 4.5 The applicant must provide water quality facilities to treat on-site stormwater runoff before it enters the public storm drainage system. A Stormwater Quality permit must be obtained from the Public Works Department before constructing these facilities.
- 4.6 Fire services can serve the proposed development.

#### CONDITIONS

- 4.1 Before the City will issue building permits for this project, the applicant must construct, or financially secure the installation of a public storm drainage main in Pine Street, generally as shown on the submitted plans. Final design details for this work will be reviewed in conjunction with the required Site Improvement Permit.

- 4.2 Before the City will issue the Certificate of Occupancy for the proposed project, the applicant must obtain a Stormwater Quality permit from the City's Engineering Division, and construct stormwater quality facilities as required in Article 12 of the AMC, and the City's Engineering Standards.
- 4.3 Before the City will issue a Certificate of Occupancy, the existing buildings on the subject property (church and office) shall be connected to the public water system. The buildings may be connected to a single water service (if they lie on the same parcel), or separate water services may be installed for the separate buildings. All connection charges and system development charges must be paid with the water service installation permit(s).

***Criterion (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, and hours of operation; (b) Privacy and safety issues.***

### **FINDINGS OF FACT**

- 5.1 The properties surrounding the church on all four sides is zoned Residential Single-family (RS-6.5). Except for an existing church and associated parking area across 28<sup>th</sup> Avenue from the subject property, the surrounding properties are fully developed with single-family residences. The church and accompanying parking lot have co-existed with existing homes for several decades. The church was originally constructed and occupied by the Free Methodist congregation in 1971; many of the surrounding houses were built in the 1960s, with slightly older homes located along Geary Street, according to the applicant.
- 5.2 Noise and glare: Church activities primarily take place indoors. Vehicles traveling to and from the church drive along city streets and park on-site or along the street. The proposed classroom extension will move the front façade of the classroom wing toward 28<sup>th</sup> Avenue; however, the front yard setback will be consistent with the existing building. Expansion of the parking lot will shift development closer to existing homes to the south, southeast, and southwest of the subject property. The parking lot expansion is being designed to maximize efficient movement of vehicles, meaning that perimeter spaces will face outward. The primary impact of the parking lot on nearby neighbors will be engine sounds, vehicle headlights, and overhead light poles. The applicant proposes screening and buffering to minimize the effects of sound and light encroaching over property lines. This is addressed in more detail in Finding 2.11, above. In summary, an arborvitae hedgerow at least 48 inches in height will be provided along the eastern and southern property line together with a ten-foot buffer consisting of trees and attractive ground cover to mitigate parking lot impacts on abutting residences.
- 5.3 Odors and litter: The refuse containment area is sited near the southeast side of the parking lot, approximately twenty feet away from an abutting residential property to the east. The dwelling unit on the abutting property is located about 118 feet east of the common property line. All refuse materials will be contained within an approved trash and recycling receptacle that is located in a six-foot-high fenced enclosure. The applicant will be required to screen the refuse containers. Fence slats may be an option. A condition of approval (Condition 2.3, above) will require submittal of a detailed drawing or a revised site plan prior to building permit issuance showing the method of screening that will be used. The refuse area will not interfere with parking and traffic patterns throughout the site. No other problems concerning odor or litter are anticipated.
- 5.4 Hours of Operation: Services are held on Sunday mornings, Sunday evenings between 6:00 and 8:00 p.m., and a Wednesday evening service from 6:00 p.m. to 8:00 p.m. A community women's bible study is held on Wednesdays from 12:00 p.m. to 2:00 p.m., that approximately 80 people attend. Finally, the church is used for various meetings of the Albany Little League, including board meetings, parent meetings, and seasonal registration events. Weekday pre-school is not presently offered, but childcare is provided during church services and other activities. Office hours are from 9:00 a.m. to 4:00 p.m. Monday through Thursday.

- 5.5 Privacy and safety issues: The building expansion will not create privacy or safety issues. The proposed site plan includes landscaping, buffering, and screening to preserve the neighboring residential properties. Parking lot lighting is proposed in order to provide a sense of security to those who park in the lot and to ward off trespassers. The four light poles used for parking lot illumination will be fitted with cutoff shields to prevent glare into nearby homes.

## CONCLUSION

- 5.1 Given the above analysis, the proposed development is not expected to have significant adverse impacts on the livability of nearby residentially zoned lands due to noise, glare, odor, litter, hours of operation, and privacy and safety issues when the following condition of approval is satisfied.

## CONDITION

- 5.1 All exterior light fixtures, including pole lights, shall be of a shielded, full-cutoff design.

***Criterion (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.***

## FINDINGS OF FACT

- 6.1 Airport Approach. The subject property is not located within the Airport Approach District.
- 6.2 Topography. *Comprehensive Plan, Plate 7: Slopes*, shows that the property is nearly level with a rise of only two feet from west (227 feet) to east (229 feet), using the NAVD 1988 datum.
- 6.3 Hazards. *Comprehensive Plan, Plate 5: Floodplains*, does not show a 100-year floodplain on the property. FEMA/FIRM Community Panel Number 41043C0527G, dated September 29, 2010, shows the property is in Zone X, an area determined to be outside the 0.2% annual chance floodplain.
- 6.4 Vegetation. *Comprehensive Plan, Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of wildlife habitat on this property. Except for lawn in the vicinity of the proposed parking expansion area and lawn with residential landscaping on the church-owned single-family residential lots to the east, the site is developed with structures and pavement.
- 6.5 Wetlands. *Comprehensive Plan, Plate 6: Wetland Sites*, does not show any wetlands on this property. The National Wetland Inventory does not show wetlands in this location.
- 6.6 Archaeological and Historic Sites. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in any historic districts. There are no known archaeological sites on the property.

## CONCLUSION

- 6.1 There are no special features of this site to be considered, so this review criterion is not applicable.

## CONCLUSION

- 6.1 This review criterion is not applicable.

## STAFF ANALYSIS

### **Tentative Replat File RL-01-16**

Section 11.180 of the Albany Development Code (ADC) includes the following review criteria, which must be met for this application to be approved. Code criteria are written in ***bold italics*** and are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

***Criterion (1) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.***

#### FINDINGS OF FACT

- 1.1 The proposed replat will consolidate lots 3, 4, 5 and 6 of First Addition to Rodgers Acres and a portion of Lot 3, Rodgers Acres into one lot under the same ownership (see Attachment C).
- 1.2 All of the property owned by the applicant is included in the area to be replatted. There is no remainder of property to be considered.

#### CONCLUSION

- 1.1 The above criterion is satisfied; there will be no remainder of property to consider.

***Criterion (2) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.***

#### FINDINGS OF FACT

- 2.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access or be provided access to public streets.
- 2.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic.
- 2.3 The adjoining land is currently developed and has access to Geary Street or Pine Street. Consolidation of the subject lots will not alter existing access.

#### CONCLUSIONS

- 2.1 All of the adjoining land has access to public streets, and the proposed replat would not affect the access of adjoining land.
- 2.2 This criterion is met.

***Criterion (3) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.***

#### FINDINGS OF FACT

- 3.1 The subject lot is presently served by public streets.
- 3.2 Albany's Transportation System Plan (TSP) does not identify any capacity problems adjacent to the development.

3.3 No new streets are proposed with this development.

### CONCLUSIONS

3.1 The proposed replat does not create additional lots nor leave any remaining amount of land.

3.2 No new street plan is being proposed.

3.3 This review criterion has been satisfied.

***Criterion (4) The location and design allows development to be conveniently served by various public utilities.***

### FINDINGS OF FACT

4.1 Findings of Fact 4.1 through 4.16 from Conditional Use Review Criterion No. 4 above are incorporated here by reference. In summary, these findings indicate that public utilities are available to the site and are adequate to serve the proposed development.

### CONCLUSION

4.1 Conclusions 4.1 through 4.6 from Conditional Use Review Criterion No. 4 above are incorporated here by reference. In summary, these conclusions state that the applicant must connect to the public water system, construct public storm drainage facilities in Pine Street, and provide stormwater quality facilities to treat on-site stormwater runoff. Conditions of approval will require completion of these facilities prior to issuance of a building permit or before occupancy.

***Criterion (5) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.***

### FINDINGS OF FACT

5.1 Findings 6.1 through 6.6 of Conditional Use Review Criterion No. 6 above are hereby incorporated by reference.

### CONCLUSIONS

5.1 The subject property is not located within the Airport Approach district, 100-year floodplain, Natural Resource Overlay district, or Historic district.

5.2 There are no other special purpose districts to consider with this replat application. This criterion is satisfied without conditions.

### OVERALL CONCLUSION

This report reviews and evaluates a Conditional Use and Replat application, submitted by Rich Catlin, Reese and Associates, on behalf of Evangel Assembly for conformance with the Albany Development Code (ADC). As proposed and conditioned, the application for a conditional use review to construct a 1,230-square foot addition to the existing church building, expand a parking lot from 46 spaces to 103 spaces, and consolidate five lots into one lot satisfies all of the applicable review criteria as outlined in this report.

## Conditions of Approval:

### General

- Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval, and shall comply with all applicable state, federal and local laws.

### Compatibility

- 2.1 Prior to issuance of a certificate of occupancy, a minimum of 46 parking spaces shall be provided. The parking area shall include parking for the disabled.
- 2.2 A total of seven bicycle parking spaces are required, four of which must be covered. A revised detailed drawing showing the location of the bicycle parking spaces, at least half covered, all meeting required clearance standards, shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. All required bicycle parking must be installed prior to occupancy.
- 2.3 In accordance with ADC 3.390, the refuse disposal area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet in height. The applicant shall provide the method of screening that will be used on a detailed drawing or on a revised site plan prior to building permit issuance and installed prior to occupancy.
- 2.4 Prior to issuance of a building permit, a revised landscape plan showing compliance with front setback, parking lot, and buffer and screening standards will be required for review and approval by the Planning Division. Nine additional one-gallon shrubs or accent plants will be required within the front setback area abutting 28<sup>th</sup> Avenue; two trees at least six feet tall, eight one-gallon shrubs or accent plants, and attractive ground cover will be required along the church's Pine Street frontage; a minimum of five trees at least six feet tall, twenty one-gallon shrubs or accent plants, and attractive ground cover will be required along the parking lot frontage abutting Pine Street.
- 2.5 Prior to issuance of a certificate of occupancy, the applicant shall install landscaping, buffering, and screening in the locations and amounts shown on submitted landscape plans. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and be in compliance with ADC landscaping standards. ADC 9.190 allows occupancy of a development prior to the complete installation of all required landscaping and irrigation only if occupancy is requested between December 1 and March 1 and other requirements are met.
- 2.6 The applicant shall submit a landscape irrigation plan to the Planning Division for review and approval prior to installing landscaping, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.
- 2.7 Prior to issuance of a building permit, the applicant shall revise building plans for the new addition to the church in order to meet the required 25-foot front yard setback or receive an approved Adjustment permit to reduce the required front setback to 23.75 feet.

### Transportation

- 3.1 Prior to issuance of a building permit, the applicant shall dedicate six feet of right of way along the site's frontage along the west side of Geary Street.
- 3.2 Prior to issuance of an occupancy permit, the applicant shall:
  - Remove the site's two existing driveways to Pine Street.
  - Construct two new driveways to Pine Street at the locations shown on the approved site plan.
  - Complete installation of public sidewalks to city standards along the site's frontages on Pine Street, 28<sup>th</sup> Avenue, and Geary Street.

## Utilities

- 4.1 Before the City will issue building permits for this project, the applicant must construct or financially secure the installation of a public storm drainage main in Pine Street, generally as shown on the submitted plans. Final design details for this work will be reviewed in conjunction with the required Site Improvement Permit.
- 4.2 Before the City will issue the Certificate of Occupancy for the proposed project, the applicant must obtain a Stormwater Quality permit from the City's Engineering Division and construct stormwater quality facilities as required in Article 12 of the AMC, and the City's Engineering Standards.
- 4.3 Before the City will issue a Certificate of Occupancy, the existing buildings on the subject property (church and office) shall be connected to the public water system. The buildings may be connected to a single water service (if they lie on the same parcel), or separate water services may be installed for the separate buildings. All connection charges and system development charges must be paid with the water service installation permit(s).

## Livability

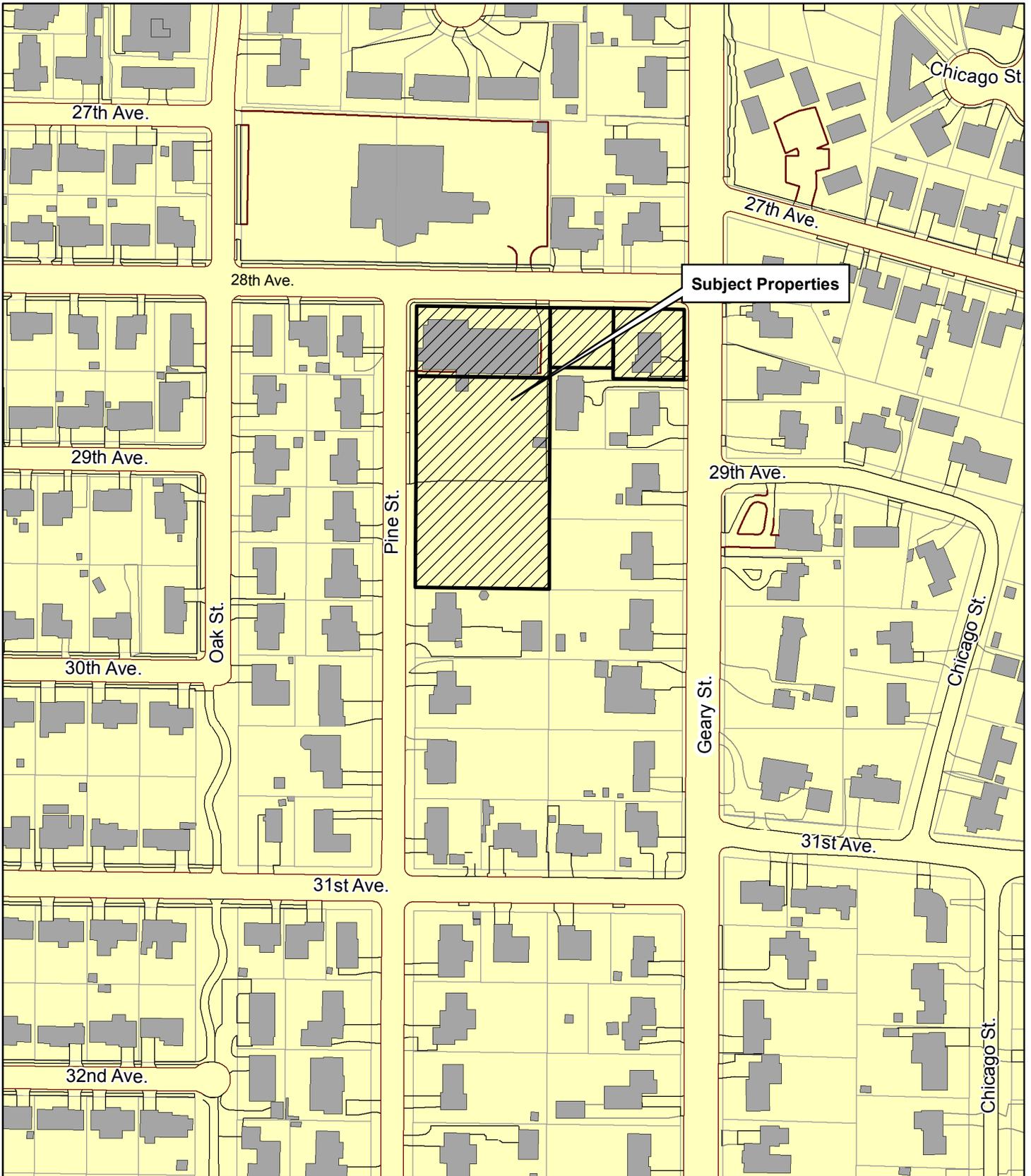
- 5.1 All exterior light fixtures, including pole lights, shall be of a shielded, full-cutoff design.

## **ATTACHMENTS**

- A. Location Map
- B. Neighborhood Meeting
  - B.1 – B.2 Meeting Summary
- C. Tentative Replat
- D. Conditional Use Site Plans
  - D.1 Title Sheet (Sheet C0.0)
  - D.2 Existing Site Conditions (Sheet C1.0)
  - D.3 Site Improvement Plan (Sheet C2.0)
  - D.4 Grading Plan – North (Sheet C3.0)
  - D.5 Grading Plan – South (Sheet C3.1)
  - D.6 Stormwater Details (Sheet C4.0)
  - D.7 Landscape Plan (Sheet C5.0)
  - D.8 Elevation Drawing (Sheet X100)
  - D.9 Impervious Lot Coverage Plan (Sheet 1)
- E. Conditional Use Narrative
  - E.1 – E.4 Project Summary
  - E.5 – E.13 Review Criteria Responses

## **ACRONYMS**

ADC	Albany Development Code
AMC	Albany Municipal Code
CU	Conditional Use Review
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
ITE	International Transportation Engineers
NAVD 88	North American Vertical Datum of 1988*
RL	Replat
RS-6.5	Residential Single-family Zoning District (min. average lot size 6,500 sq. ft.)
SDC	System Development Charge
SR	Special Request
TSP	City of Albany’s Transportation System Plan

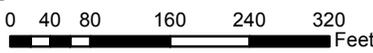


# Location Map: 2815 Pine Street SE



The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

N



June 6, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

**OAK CREEK CHRISTIAN CENTER  
PUBLIC HEARING CONCERNING CONDITIONAL USE PERMIT FOR  
PROPERTY AT  
2815 AND 2911 PINE STREET SE AND 2800 GEARY STREET SE  
ALBANY, OREGON  
APRIL 14, 2016**

This was a public meeting to inform individuals in the neighborhood of this property of Oak Creek Christian Center's (OCCC) plans to develop the open areas at these the Pine Street addresses to a parking lot for the church's use as well as the use of the house at 2800 Geary Street SE.

The meeting began at 5:34 pm in the church sanctuary at 2815 Pine Street SE.

In attendance:

Pastor Kelly Dufour (OCCC)  
Dan Jones (OCCC)  
Bill Beasley (OCCC)  
Eric Christensen (Fisher Construction)  
David Martineau (City of Albany)  
Ron Steagall           1529 28<sup>th</sup> SE  
Greg Ward             2808 Pine Street SE  
Robert Dominguez    2914 Geary Street SE  
Sheila Dominguez    2914 Geary Street SE  
Erin Hull               2908 Pine Street SE  
Brandon Knudsen     2921 Pine Street SE  
Danielle Knudsen     2921 Pine Street SE

Dan Jones introduced Pastor Kelly Dufour, Eric Christensen and David Martineau.

Pastor Dufour presented a brief history of OCCC as well as some history on the church at 2815 SE Pine and the desire to be involved in the community and to be a resource for the community.

Dan Jones presented plans for expansion of the building and the development of the parking lot.

Eric Christensen then discussed, in more detail, the actual work to be done as it pertains to the parking lot. He discussed traffic flows, sidewalks, storm drain installation, etc. He also stated that it is hoped that construction can be initiated by June, 2016 and that the project for the building and parking lot could be completed in 3-4 months.

Q & A

Robert Dominguez voiced a concern over rain water runoff. Eric and Dan addressed the issue. The parking lot will be graded so that water flows away from the Dominguez property. This will be true of all property lines bordering the parking lot. Water will flow into catch basins installed in the parking lot and then will run into the storm sewer under Pine Street so there should be no water running off of the lot onto the neighboring property.

There were several questions and comments about security/safety issues. These questions involved a number of things: foot traffic, traffic flow, dark areas around the church, etc. Pastor Dufour indicated that security lighting would be in place both around the church and on the parking lot. It will need to be empirically determined how to have it function without being intrusive on the neighboring properties. He also pointed out OCCC's plan for traffic flow that will hopefully keep traffic problems to a minimum.

The use of the house at 2800 Geary was also discussed. Pastor Dufour indicated that the house would be used for office space with some remodel work to be done inside.

Pastor Dufour also discussed noise issues and OCCC's plans to keep inside noise inside with a minimum of sound leaking out. He also reiterated OCCC's desire to be an asset in the community and a good neighbor.

Bill Beasley  
Secretary-Treasurer  
Oak Creek Christian Center  
Albany, Oregon

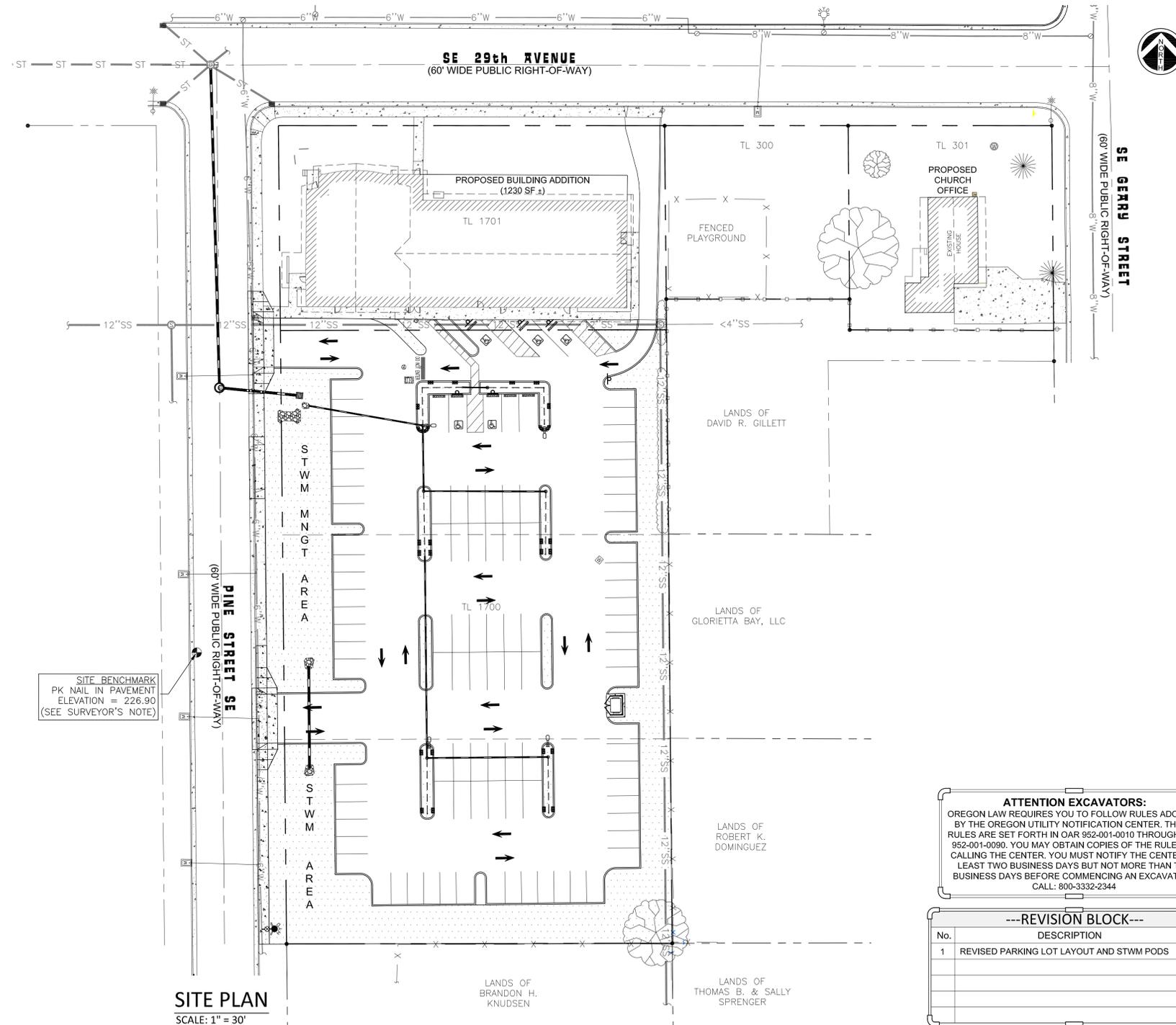


# CIVIL CONSTRUCTION DOCUMENTS

PREPARED FOR:

## EVANGEL ASSEMBLY

ALBANY, OREGON



**ATTENTION EXCAVATORS:**  
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. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BUT NOT MORE THAN TEN BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL: 800-3332-2344

---REVISION BLOCK---	
No.	DESCRIPTION
1	REVISED PARKING LOT LAYOUT AND STWM PODS



**VICINITY MAP**  
NOT TO SCALE

**CIVIL ENGINEERING:**  
REECE & ASSOCIATES, INC.  
C/O DAVID J. REECE, PE  
321 FIRST AVENUE EAST SUITE 3A  
ALBANY, OR 97321  
PHONE: 541-926-2428  
EMAIL: dave@raengineering.com

**CONTRACTOR:**  
FISHER CONSTRUCTION SERVICES, INC.  
C/O ERIC CHRISTENSEN  
P.O. BOX 326  
ALBANY, OR 97321

**SURVEYOR:**  
COLE SURVEYING, LLC  
245 NE CONIFER  
CORVALLIS, OR 97330  
TELEPHONE: 541-929-5500  
EMAIL: matt@colesurveying.com

**ARCHITECT:**  
DJ ARCHITECTURE  
2443 BRIGHTON WAY SE  
ALBANY, OR 97322  
PHONE: 541-926-5959

**OWNER:**  
EVANGEL ASSEMBLY  
C/O KELLY DUFOUR  
P.O. BOX 1177  
ALBANY, OR 97321

**SURVEYOR NOTE:**  
THE SITE BENCHMARK IS A PK NAIL IN THE PAVEMENT ADJACENT TO THE WEST CURB OF PINE STREET (ELEVATION = 226.90). THE SITE BENCHMARK WAS ESTABLISHED USING CITY OF ALBANY GPS STATION 93276 A 2" ALUMINUM CAP IN MONUMENT BOX LOCATED AT THE CENTERLINE INTERSECTION OF 28TH AVENUE AND OAK STREET (NGVD 88 ELEVATION = 128.11). THE PUBLISHED ELEVATION OF 224.783 (NGVD 1929 DATUM) WAS ADJUSTED TO THE NGVD 1988 DATUM USING NOAA'S "VERTCON" PROGRAM.

**TAX LOT INFO:**  
TL 300, 301, 1700 & 1701  
NW 1/4 SW 1/4 SEC. 17, T. 11 S., R. 3 W., W.M.  
CITY OF ALBANY, LINN COUNTY, OREGON

**WATER SYSTEM:**  
WATER DISTRIBUTION IS BY THE CITY OF ALBANY PUBLIC WORKS

**SANITARY SEWER:**  
SANITARY SEWER IS BY THE CITY OF ALBANY PUBLIC WORKS

**ZONING:**  
RS-6.5 - RESIDENTIAL SINGLE FAMILY

**LOT AREAS:**

TAX LOT 300:	7,645 SQ. FT. (0.18 ACRES)
TAX LOT 301:	10,014 SQ. FT. (0.23 ACRES)
TAX LOT 1700:	18,971 SQ. FT. (0.44 ACRES)
TAX LOT 1701:	56,873 SQ. FT. (1.31 ACRES)
<b>TOTAL LOT AREA:</b>	<b>93,505 SQ. FT. (2.15 ACRES)</b>

**PARKING:**

TOTAL PARKING SPACES REQUIRED:	47
TOTAL PARKING SPACES PROVIDED:	103
TOTAL ACCESSIBLE SPACES REQUIRED:	5
TOTAL ACCESSIBLE SPACES PROVIDED:	5

**LOT COVERAGE:**  
PROPOSED IMPERVIOUS AREA: 57.4%

**SHEET INDEX:**

SHEET	TITLE
SHEET C0.0	TITLE SHEET
SHEET C1.0	EXISTING SITE CONDITIONS
SHEET C2.0	SITE IMPROVEMENT PLAN
SHEET C3.0	GRADING PLAN - NORTH
SHEET C3.1	GRADING PLAN - SOUTH
SHEET C4.0	DRAINAGE NOTES & DETAILS
SHEET C5.0	LANDSCAPE PLAN

Reece & Associates, Inc.  
321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2456

PLANNING SERVICES  
**R & A**  
ENGINEERING SERVICES

REGISTERED PROFESSIONAL ENGINEER  
11,749  
OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXP. 12/31/16

EVANGEL ASSEMBLY  
TITLE SHEET  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.  
**FCS1501**

DATE: 05-10-2016  
DESIGNED: M. RICCIPELLI  
ENGINEER: D. REECE  
CHECKED: A. VASQUEZ

SCALE: AS INDICATED

WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

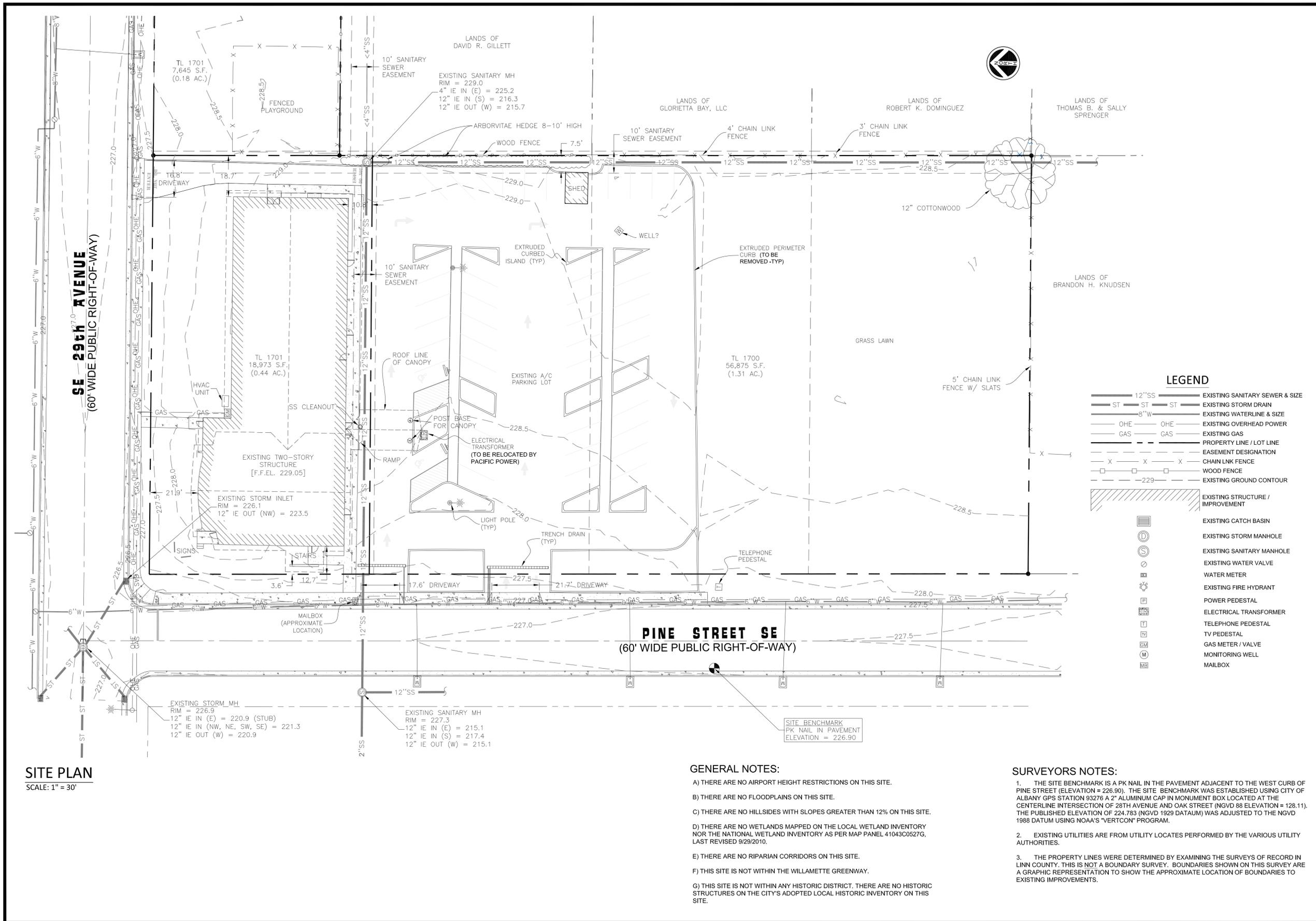
1" = 12'

0' 12" 1'

SHEET NUMBER

**C0.0**





**SITE PLAN**  
SCALE: 1" = 30'

**GENERAL NOTES:**

- A) THERE ARE NO AIRPORT HEIGHT RESTRICTIONS ON THIS SITE.
- B) THERE ARE NO FLOODPLAINS ON THIS SITE.
- C) THERE ARE NO HILLSIDES WITH SLOPES GREATER THAN 12% ON THIS SITE.
- D) THERE ARE NO WETLANDS MAPPED ON THE LOCAL WETLAND INVENTORY NOR THE NATIONAL WETLAND INVENTORY AS PER MAP PANEL 41043C0527G, LAST REVISED 9/29/2010.
- E) THERE ARE NO RIPARIAN CORRIDORS ON THIS SITE.
- F) THIS SITE IS NOT WITHIN THE WILLAMETTE GREENWAY.
- G) THIS SITE IS NOT WITHIN ANY HISTORIC DISTRICT. THERE ARE NO HISTORIC STRUCTURES ON THE CITY'S ADOPTED LOCAL HISTORIC INVENTORY ON THIS SITE.

**SURVEYORS NOTES:**

1. THE SITE BENCHMARK IS A PK NAIL IN THE PAVEMENT ADJACENT TO THE WEST CURB OF PINE STREET (ELEVATION = 226.90). THE SITE BENCHMARK WAS ESTABLISHED USING CITY OF ALBANY GPS STATION 93276 A 2" ALUMINUM CAP IN MONUMENT BOX LOCATED AT THE CENTERLINE INTERSECTION OF 28TH AVENUE AND OAK STREET (NGVD 88 ELEVATION = 128.11). THE PUBLISHED ELEVATION OF 224.783 (NGVD 1929 DATUM) WAS ADJUSTED TO THE NGVD 1988 DATUM USING NOAA'S "VERTCON" PROGRAM.
2. EXISTING UTILITIES ARE FROM UTILITY LOCATES PERFORMED BY THE VARIOUS UTILITY AUTHORITIES.
3. THE PROPERTY LINES WERE DETERMINED BY EXAMINING THE SURVEYS OF RECORD IN LINN COUNTY. THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS SURVEY ARE A GRAPHIC REPRESENTATION TO SHOW THE APPROXIMATE LOCATION OF BOUNDARIES TO EXISTING IMPROVEMENTS.

Reece & Associates, Inc.  
321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
phone: 541-926-2428  
fax: 541-926-2456

PLANNING SERVICES  
**R&A**  
ENGINEERING SERVICES

REGISTERED PROFESSIONAL  
ENGINEER  
11,749

OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXP. 12/31/16

**EVANGEL ASSEMBLY**  
**EXISTING SITE CONDITIONS**  
**FISHER CONSTRUCTION SERVICES, INC.**  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

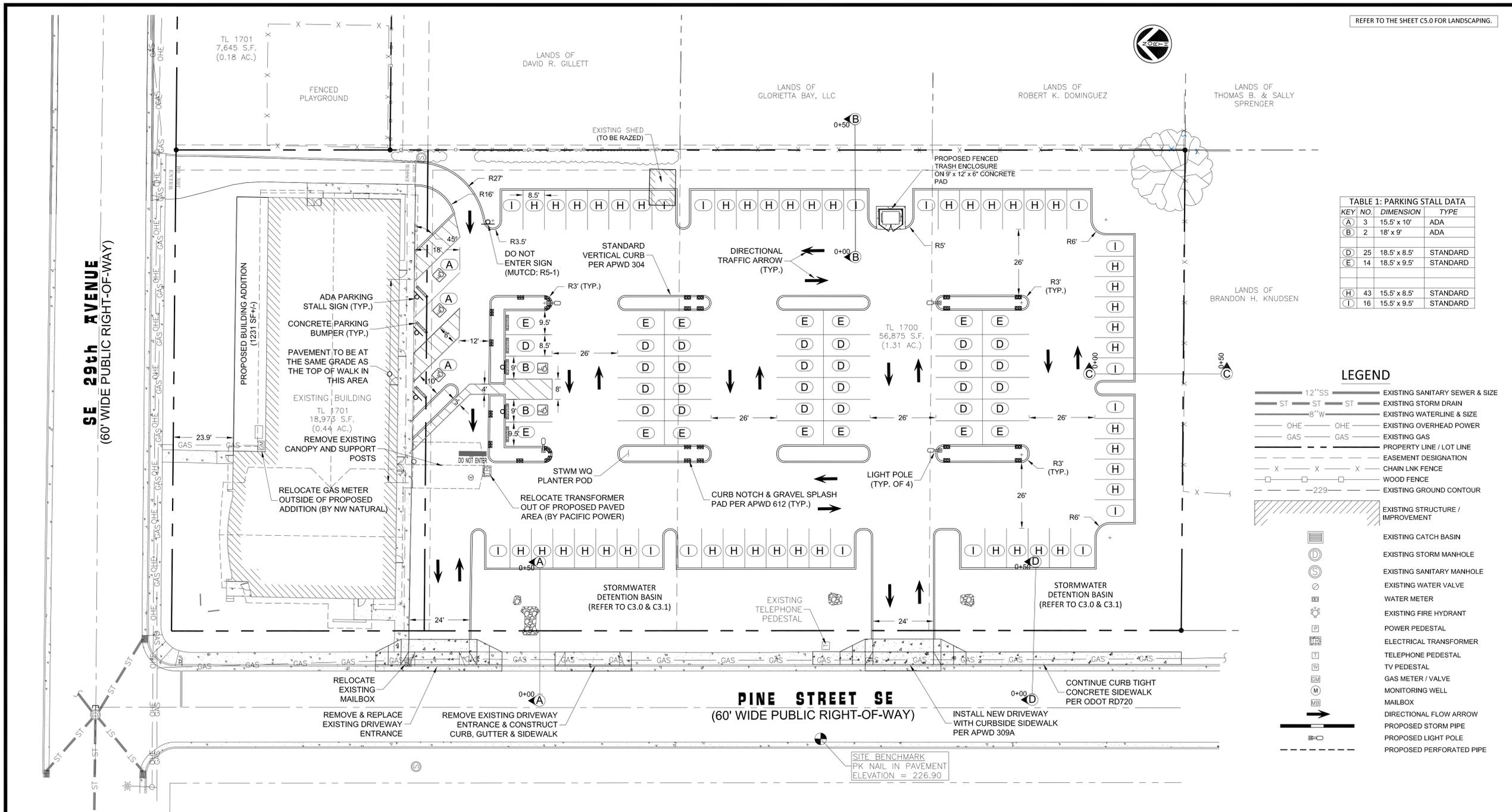
PROJECT NO.  
**FCS1501**

DATE 05-10-2016  
DESIGNED M. RICCIPELLI  
ENGINEER D. REECE  
CHECKED A. VASQUEZ  
SCALE AS INDICATED

WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

0' 12' 1

SHEET NUMBER  
**C1.0**



REFER TO THE SHEET C5.0 FOR LANDSCAPING.

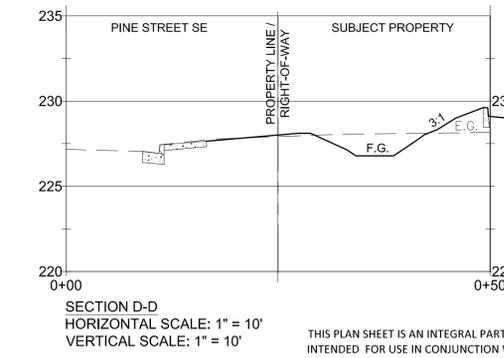
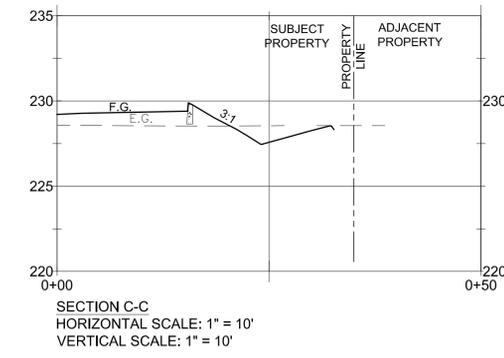
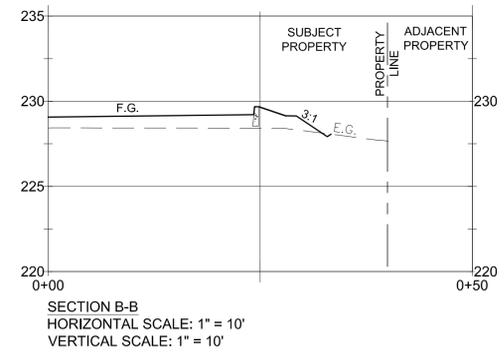
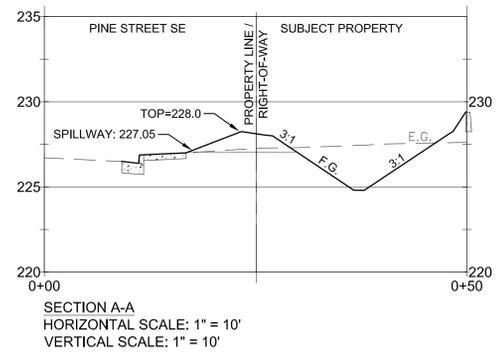
**TABLE 1: PARKING STALL DATA**

KEY	NO.	DIMENSION	TYPE
A	3	15.5' x 10'	ADA
B	2	18' x 9'	ADA
D	25	18.5' x 8.5'	STANDARD
E	14	18.5' x 9.5'	STANDARD
H	43	15.5' x 8.5'	STANDARD
I	16	15.5' x 9.5'	STANDARD

**LEGEND**

- 12"SS EXISTING SANITARY SEWER & SIZE
- ST EXISTING STORM DRAIN
- 6"W EXISTING WATERLINE & SIZE
- OHE EXISTING OVERHEAD POWER
- GAS EXISTING GAS
- PROPERTY LINE / LOT LINE
- - - EASEMENT DESIGNATION
- X X X CHAIN LINK FENCE
- WOOD FENCE
- - - EXISTING GROUND CONTOUR
- EXISTING STRUCTURE / IMPROVEMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- WATER METER
- EXISTING FIRE HYDRANT
- POWER PEDESTAL
- ELECTRICAL TRANSFORMER
- TELEPHONE PEDESTAL
- TV PEDESTAL
- GAS METER / VALVE
- MONITORING WELL
- MAILBOX
- DIRECTIONAL FLOW ARROW
- PROPOSED STORM PIPE
- PROPOSED LIGHT POLE
- PROPOSED PERFORATED PIPE

**SITE PLAN**  
SCALE: 1" = 30'



THIS PLAN SHEET IS AN INTEGRAL PART OF THE SHEETS LISTED ON C0.0 AND IS INTENDED FOR USE IN CONJUNCTION WITH THOSE LISTED THEREON. THIS SHEET IS TO BE USED FOR SITE IMPROVEMENT PURPOSES ONLY. REFER TO THE SHEET INDEX ON C0.0 FOR THE LOCATION OF OTHER DETAILS AND SITE IMPROVEMENTS.

Reece & Associates, Inc.  
321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2456

PLANNING SERVICES

**R&A**

REGISTERED PROFESSIONAL ENGINEER  
11,749  
OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXP. 12/31/16

**EVANGEL ASSEMBLY**  
**SITE IMPROVEMENT PLAN**  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

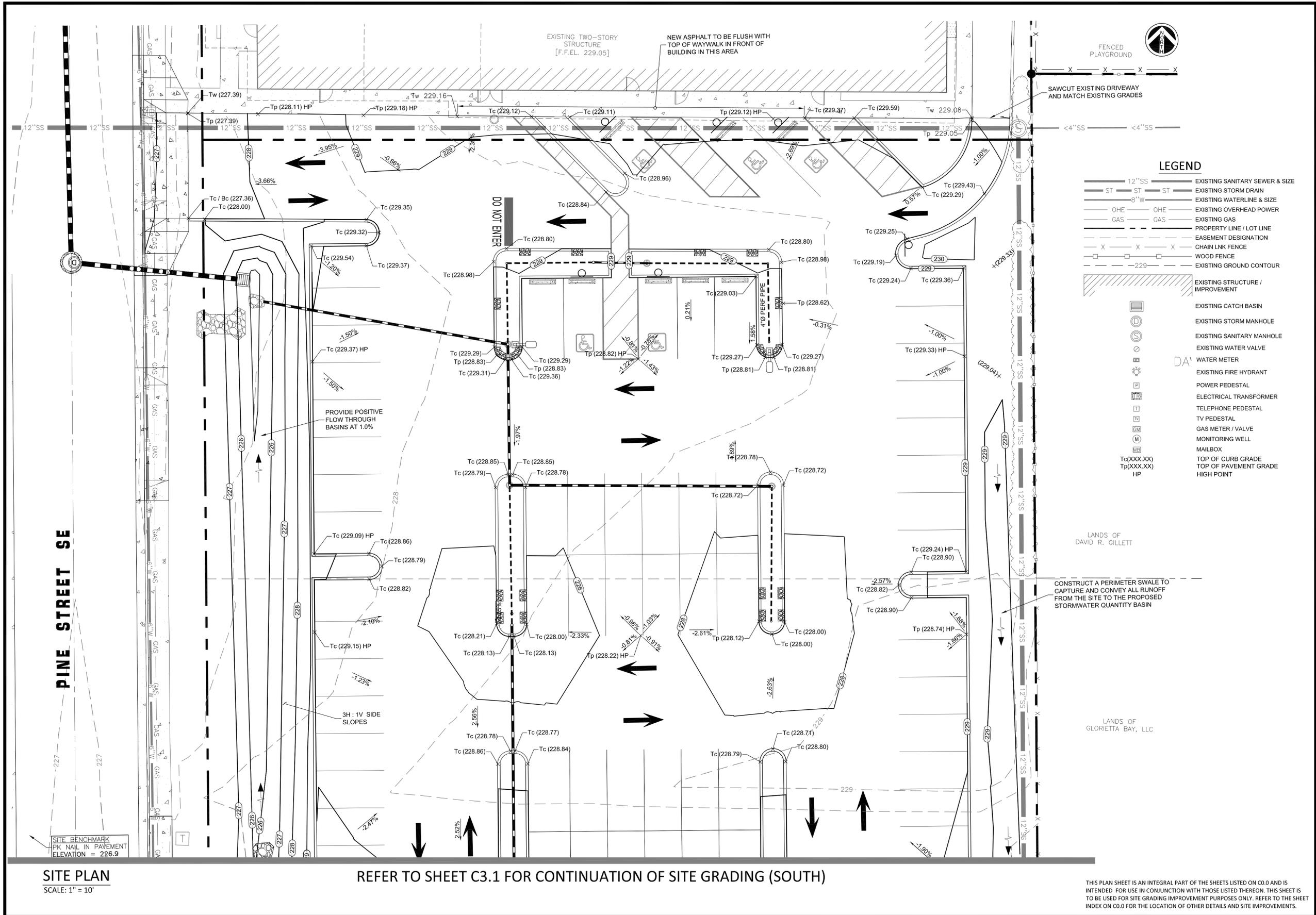
PROJECT NO.  
**FCS1501**

DATE: 05-10-2016  
DESIGNED: M. RICCIPELLI  
ENGINEER: D. REECE  
CHECKED: A. VASQUEZ  
SCALE: AS INDICATED

WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

SHEET NUMBER

**C2.0**



**SITE PLAN**  
SCALE: 1" = 10'

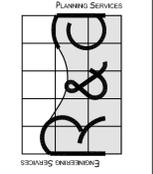
REFER TO SHEET C3.1 FOR CONTINUATION OF SITE GRADING (SOUTH)

THIS PLAN SHEET IS AN INTEGRAL PART OF THE SHEETS LISTED ON C0.0 AND IS INTENDED FOR USE IN CONJUNCTION WITH THOSE LISTED THEREON. THIS SHEET IS TO BE USED FOR SITE GRADING IMPROVEMENT PURPOSES ONLY. REFER TO THE SHEET INDEX ON C0.0 FOR THE LOCATION OF OTHER DETAILS AND SITE IMPROVEMENTS.

**LEGEND**

- 12"SS ——— EXISTING SANITARY SEWER & SIZE
- ST ——— EXISTING STORM DRAIN
- 8"W ——— EXISTING WATERLINE & SIZE
- OHE ——— EXISTING OVERHEAD POWER
- GAS ——— EXISTING GAS
- — — — — PROPERTY LINE / LOT LINE
- - - - - EASEMENT DESIGNATION
- X — X — X CHAIN LINK FENCE
- — □ — □ WOOD FENCE
- - - - - EXISTING GROUND CONTOUR
- EXISTING STRUCTURE / IMPROVEMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- WATER METER
- EXISTING FIRE HYDRANT
- POWER PEDESTAL
- ELECTRICAL TRANSFORMER
- TELEPHONE PEDESTAL
- TV PEDESTAL
- GAS METER / VALVE
- MONITORING WELL
- MAILBOX
- TOP OF CURB GRADE
- TOP OF PAVEMENT GRADE
- HIGH POINT

Reece & associates, inc.  
321 first avenue east, suite 3a  
albany, oregon 97121  
phone: 541-926-2428  
fax: 541-926-2456



REGISTERED PROFESSIONAL ENGINEER  
NO. 11,749  
OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXP. 12/31/16

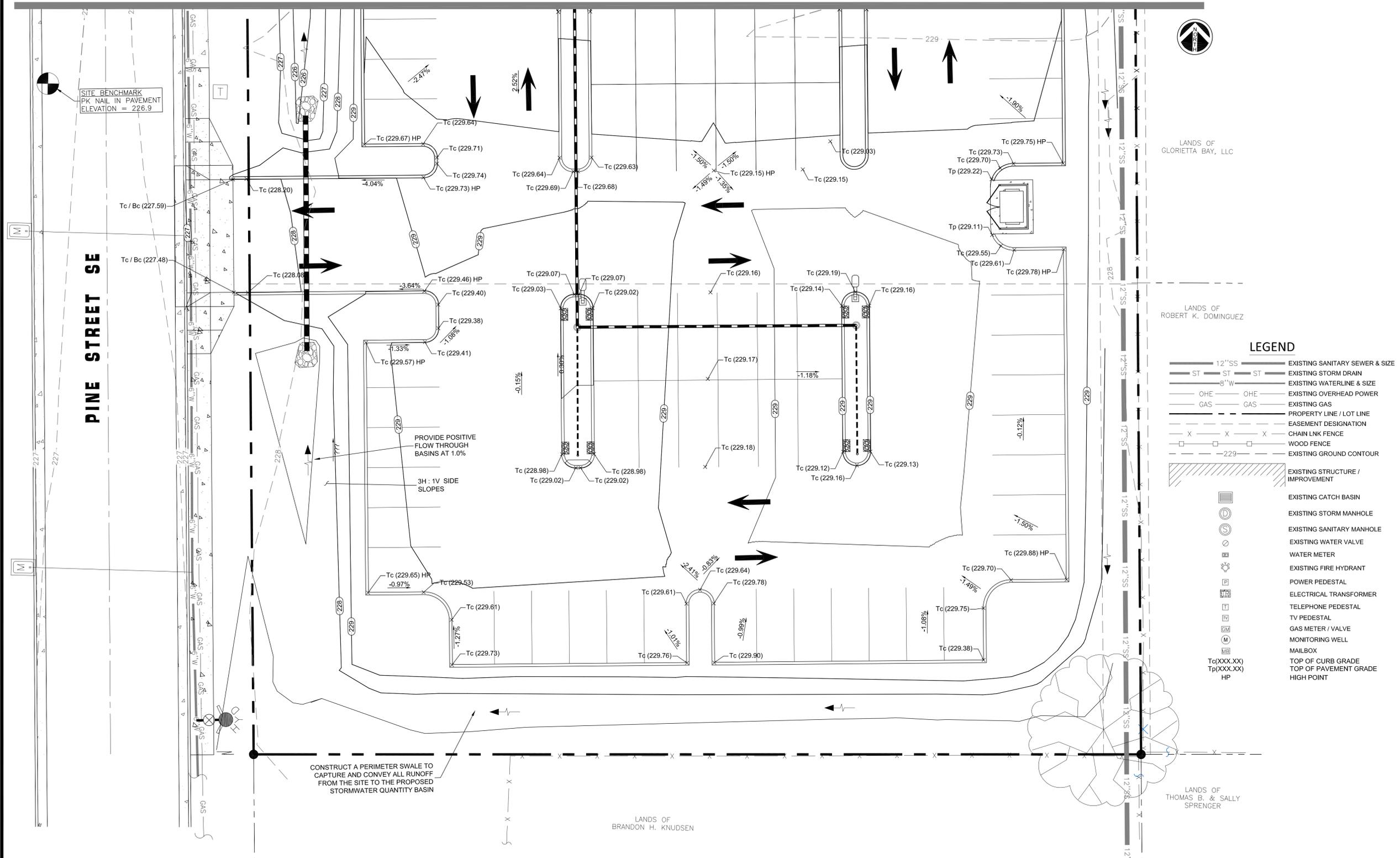
**EVANGEL ASSEMBLY**  
**GRADING PLAN - NORTH**  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.  
**FCS1501**  
DATE 05-10-2016  
DESIGNED M. RICCIPELLI  
ENGINEER D. REECE  
CHECKED A. VASQUEZ  
SCALE AS INDICATED  
WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

SHEET NUMBER  
**C3.0**

REFER TO SHEET C3.0 FOR CONTINUATION OF SITE GRADING (NORTH)



LANDS OF GLORIETTA BAY, LLC

LANDS OF ROBERT K. DOMINGUEZ

LANDS OF THOMAS B. & SALLY SPRENGER

LANDS OF BRANDON H. KNUDSEN

**LEGEND**

- 12"SS ——— EXISTING SANITARY SEWER & SIZE
- ST ——— EXISTING STORM DRAIN
- S"WW ——— EXISTING WATERLINE & SIZE
- OHE ——— EXISTING OVERHEAD POWER
- GAS ——— EXISTING GAS
- PROPERTY LINE / LOT LINE
- EASEMENT DESIGNATION
- X X X CHAIN LINK FENCE
- WOOD FENCE
- - - - - 229 EXISTING GROUND CONTOUR
- ▨ EXISTING STRUCTURE / IMPROVEMENT
- ⊞ EXISTING CATCH BASIN
- ⊞ EXISTING STORM MANHOLE
- ⊞ EXISTING SANITARY MANHOLE
- ⊞ EXISTING WATER VALVE
- ⊞ WATER METER
- ⊞ EXISTING FIRE HYDRANT
- ⊞ POWER PEDESTAL
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ TELEPHONE PEDESTAL
- ⊞ TV PEDESTAL
- ⊞ GAS METER / VALVE
- ⊞ MONITORING WELL
- ⊞ MAILBOX
- Tc(XXX.XX) TOP OF CURB GRADE
- Tp(XXX.XX) TOP OF PAVEMENT GRADE
- HP HIGH POINT

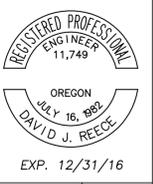
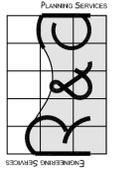
CONSTRUCT A PERIMETER SWALE TO CAPTURE AND CONVEY ALL RUNOFF FROM THE SITE TO THE PROPOSED STORMWATER QUANTITY BASIN

PROVIDE POSITIVE FLOW THROUGH BASINS AT 1.0%  
3H : 1V SIDE SLOPES

**SITE PLAN**  
SCALE: 1" = 10'

THIS PLAN SHEET IS AN INTEGRAL PART OF THE SHEETS LISTED ON C0.0 AND IS INTENDED FOR USE IN CONJUNCTION WITH THOSE LISTED THEREON. THIS SHEET IS TO BE USED FOR SITE GRADING IMPROVEMENT PURPOSES ONLY. REFER TO THE SHEET INDEX ON C0.0 FOR THE LOCATION OF OTHER DETAILS AND SITE IMPROVEMENTS.

Reece & Associates, Inc.  
321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2456



**EVANGEL ASSEMBLY**  
**GRADING PLAN - SOUTH**  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

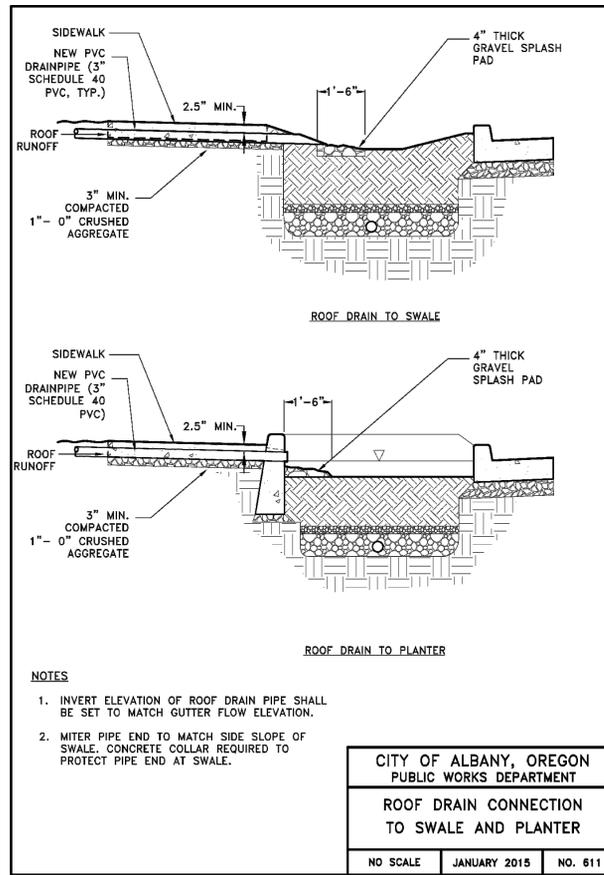
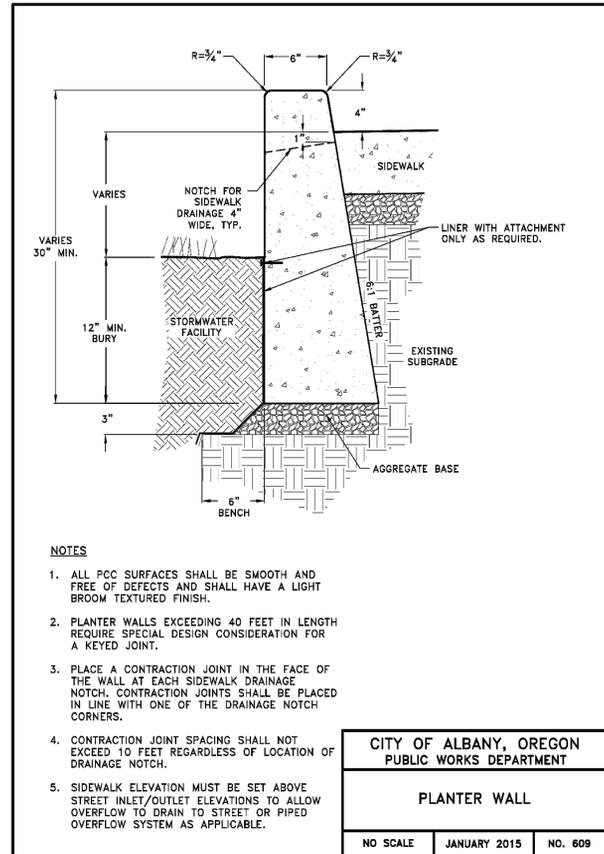
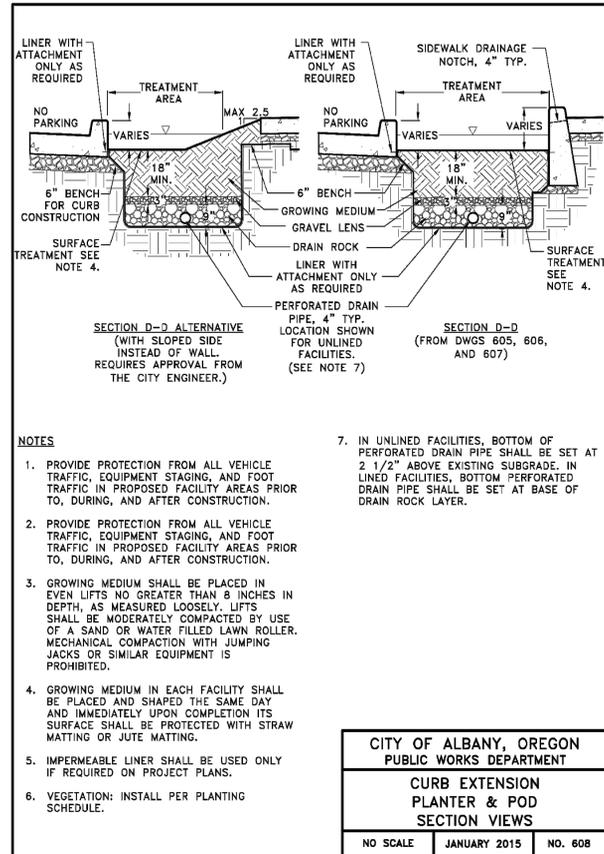
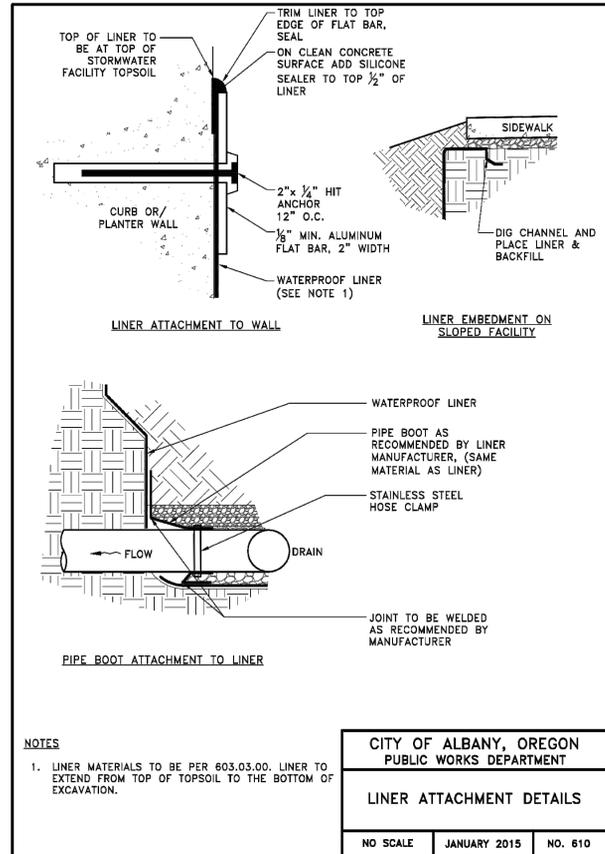
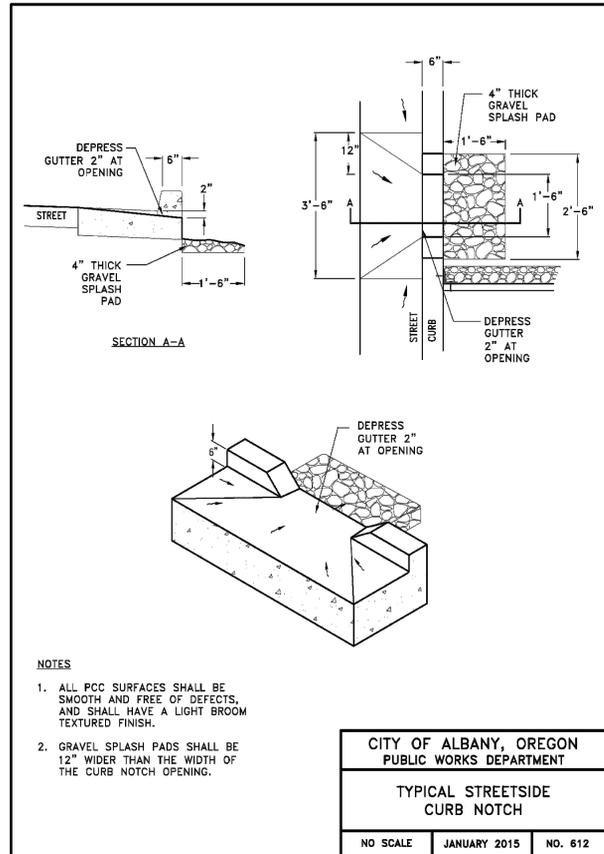
REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.  
**FCS1501**  
DATE 05-10-2016  
DESIGNED M. RICCIPELLI  
ENGINEER D. REECE  
CHECKED A. VASQUEZ  
SCALE AS INDICATED

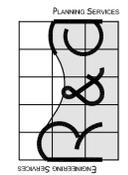


WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

SHEET NUMBER  
**C3.1**



Reece & associates, inc.  
321 first avenue east, suite 3a  
albany, oregon 97121  
phone: 541-926-2428  
fax: 541-926-2456

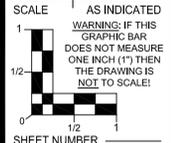


REGISTERED PROFESSIONAL ENGINEER  
11,749  
OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXP. 12/31/16

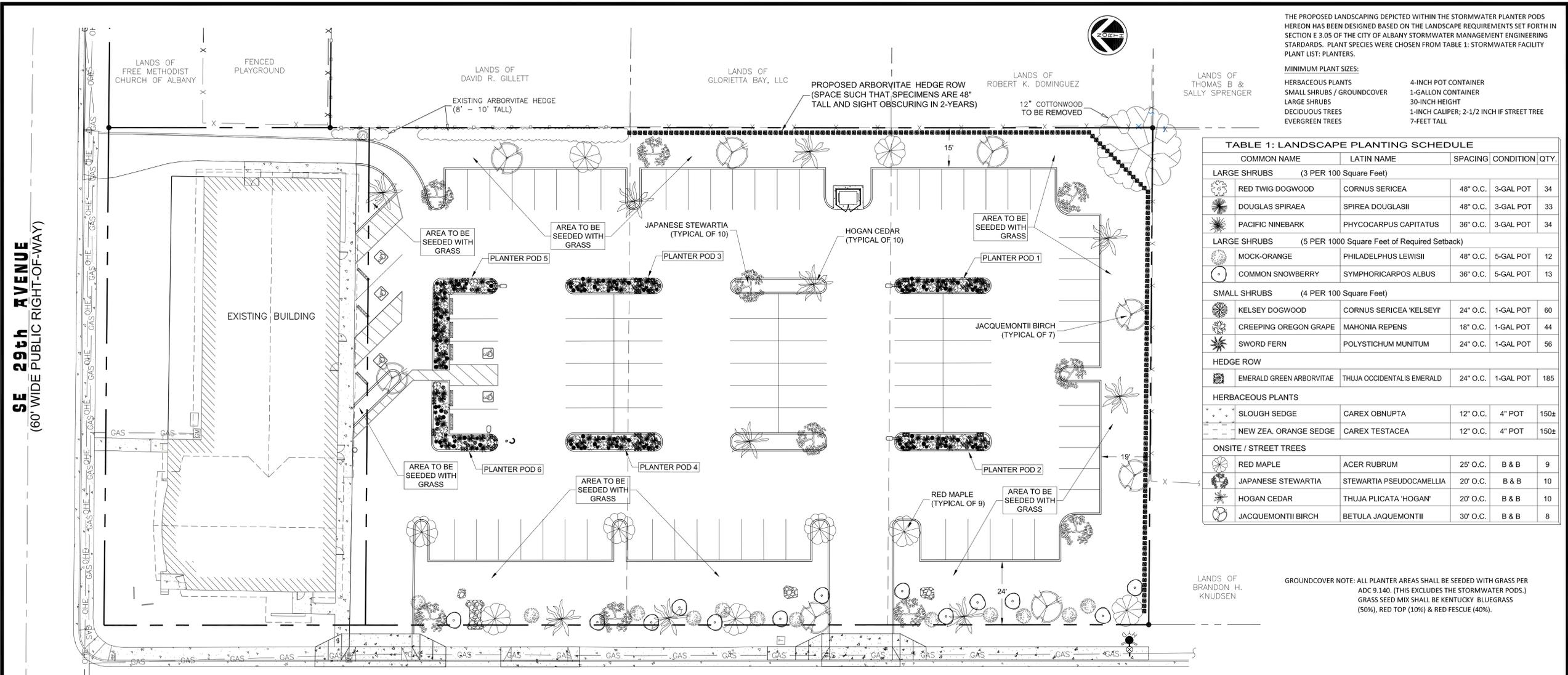
EVANGEL ASSEMBLY  
STORMWATER DETAILS  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.  
FCS1501  
DATE 05-10-2016  
DESIGNED M. RICCIPELLI  
ENGINEER D. REECE  
CHECKED A. VASQUEZ



SHEET NUMBER  
**C4.0**



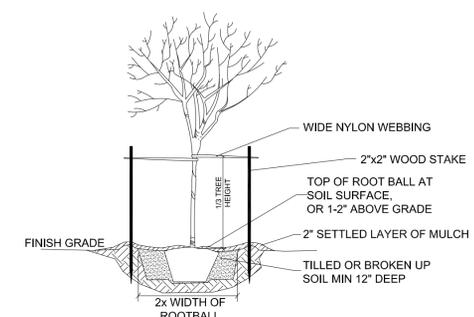
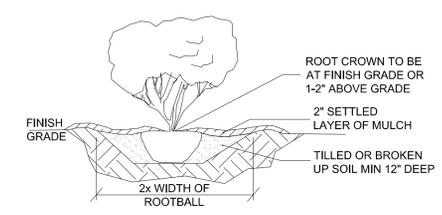
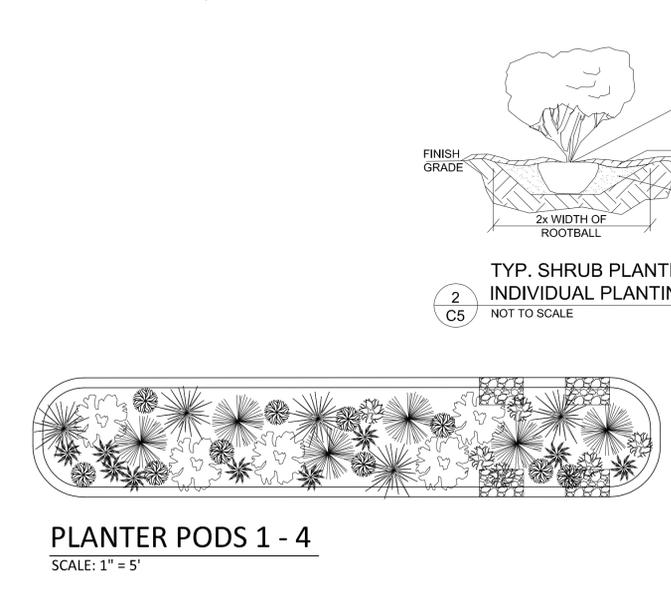
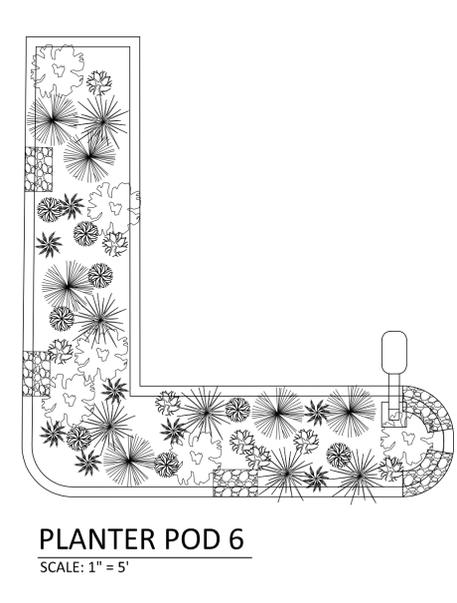
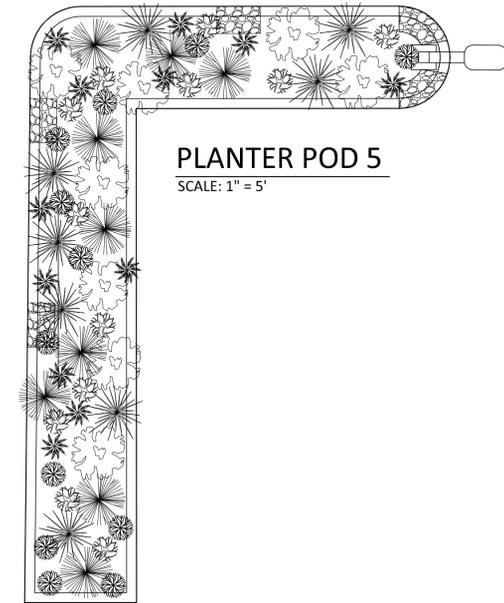
THE PROPOSED LANDSCAPING DEPICTED WITHIN THE STORMWATER PLANTER PODS HEREON HAS BEEN DESIGNED BASED ON THE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION E 3.05 OF THE CITY OF ALBANY STORMWATER MANAGEMENT ENGINEERING STANDARDS. PLANT SPECIES WERE CHOSEN FROM TABLE 1: STORMWATER FACILITY PLANT LIST: PLANTERS.

MINIMUM PLANT SIZES:  
 HERBACEOUS PLANTS 4-INCH POT CONTAINER  
 SMALL SHRUBS / GROUNDCOVER 1-GALLON CONTAINER  
 LARGE SHRUBS 30-INCH HEIGHT  
 DECIDUOUS TREES 1-INCH CALIPER; 2-1/2 INCH IF STREET TREE  
 EVERGREEN TREES 7-FEET TALL

COMMON NAME	LATIN NAME	SPACING	CONDITION	QTY.
<b>LARGE SHRUBS (3 PER 100 Square Feet)</b>				
RED TWIG DOGWOOD	CORNUS SERICEA	48" O.C.	3-GAL POT	34
DOUGLAS SPIRAEA	SPIREA DOUGLASII	48" O.C.	3-GAL POT	33
PACIFIC NINEBARK	PHYCOCARPUS CAPITATUS	36" O.C.	3-GAL POT	34
<b>LARGE SHRUBS (5 PER 1000 Square Feet of Required Setback)</b>				
MOCK-ORANGE	PHILADELPHUS LEWISII	48" O.C.	5-GAL POT	12
COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	36" O.C.	5-GAL POT	13
<b>SMALL SHRUBS (4 PER 100 Square Feet)</b>				
KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	24" O.C.	1-GAL POT	60
CREeping OREGON GRAPE	MAHONIA REPENS	18" O.C.	1-GAL POT	44
SWORD FERN	POLYSTICHUM MUNITUM	24" O.C.	1-GAL POT	56
<b>HEDGE ROW</b>				
EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS EMERALD	24" O.C.	1-GAL POT	185
<b>HERBACEOUS PLANTS</b>				
SLOUGH SEDGE	CAREX OBNUPTA	12" O.C.	4" POT	150±
NEW ZEA. ORANGE SEDGE	CAREX TESTACEA	12" O.C.	4" POT	150±
<b>ONSITE / STREET TREES</b>				
RED MAPLE	ACER RUBRUM	25' O.C.	B & B	9
JAPANESE STEWARTIA	STEWARTIA PSEUDOCAMELLIA	20' O.C.	B & B	10
HOGAN CEDAR	THUJA PLICATA 'HOGAN'	20' O.C.	B & B	10
JACQUEMONTII BIRCH	BETULA JACQUEMONTII	30' O.C.	B & B	8

GROUNDCOVER NOTE: ALL PLANTER AREAS SHALL BE SEEDED WITH GRASS PER ADC 9.140. (THIS EXCLUDES THE STORMWATER PODS.) GRASS SEED MIX SHALL BE KENTUCKY BLUEGRASS (50%), RED TOP (10%) & RED FESCUE (40%).

**SITE PLAN**  
SCALE: 1" = 30'



CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATION REFERENCES:  
 REFER TO SECTION 210 FOR PLANTING INSTALLATION REQUIREMENTS. MORE SPECIFICALLY REFER TO...  
 210.07.01 PLANTING SEASON  
 210.07.02 PREPARATION OF TREE PLANTING HOLES  
 210.07.03 PLANTING CONDITIONS

THIS PLAN SHEET IS AN INTEGRAL PART OF THE SHEETS LISTED ON C0.0 AND IS INTENDED FOR USE IN CONJUNCTION WITH THOSE LISTED THEREON. THIS SHEET IS TO BE USED FOR LANDSCAPE IMPROVEMENT PURPOSES ONLY. REFER TO THE SHEET INDEX ON C0.0 FOR THE LOCATION OF OTHER DETAILS AND SITE IMPROVEMENTS.

Reece & Associates, Inc.  
 321 First Avenue East, Suite 3A  
 Albany, Oregon 97321  
 phone: 541-926-2428  
 fax: 541-926-2456



**EVANGEL ASSEMBLY**  
**LANDSCAPE PLAN**  
 FISHER CONSTRUCTION SERVICES, INC.  
 2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.  
**FCS1501**  
 DATE 05-10-2016  
 DESIGNED M. RICCIPELLI  
 ENGINEER D. REECE  
 CHECKED A. VASQUEZ  
 SCALE AS INDICATED  
 WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!  
 SHEET NUMBER  
**C5.0**

REVISION	
NO.	DATE/DESCRIPTION



REGISTERED ARCHITECT  
 PRELIMINARY  
 STATE OF OREGON  
 12/31/2015

PROHIBITION ON REUSE  
 INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS WAS PREPARED FOR USE ON THE SPECIFIC SITE INDICATED. USE OF THIS INFORMATION ON ANY OTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS EXPRESSLY AUTHORIZED IN WRITING BY THE AUTHOR.

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF DJ ARCHITECTURE P.C. NO REPRODUCTION, OR USE FOR ANY BUT THE SPECIFICALLY ADJURED UPON PURPOSES, WITHOUT THE WRITTEN AUTHORIZATION OF DJ ARCHITECTURE, P.C. IS STRICTLY PROHIBITED.

COPYRIGHT NOTICE  
 THESE DRAWINGS AND SPECIFICATIONS ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1992, KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES, WITHOUT LIMITATION, THE OVERALL FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

**ARCHITECTURE**

COMMERCIAL · HOSPITALITY · RESIDENTIAL · INTERIORS

**DJ Architecture P.C.**  
 2411 Brighton Way SE Suite B  
 Albany, OR 97322

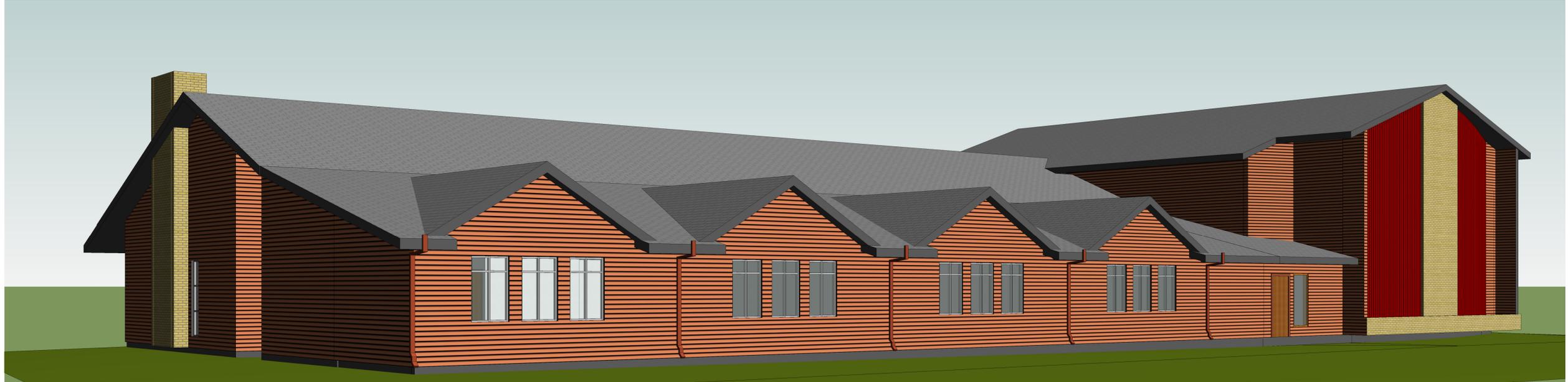
Tel. (541) 926-6669  
 D@DJArchitecture.com  
 www.djarchitecture.com

**OAK CREEK CHRISTIAN CHURCH**

2815 Pine St SE, Albany, OR 97322

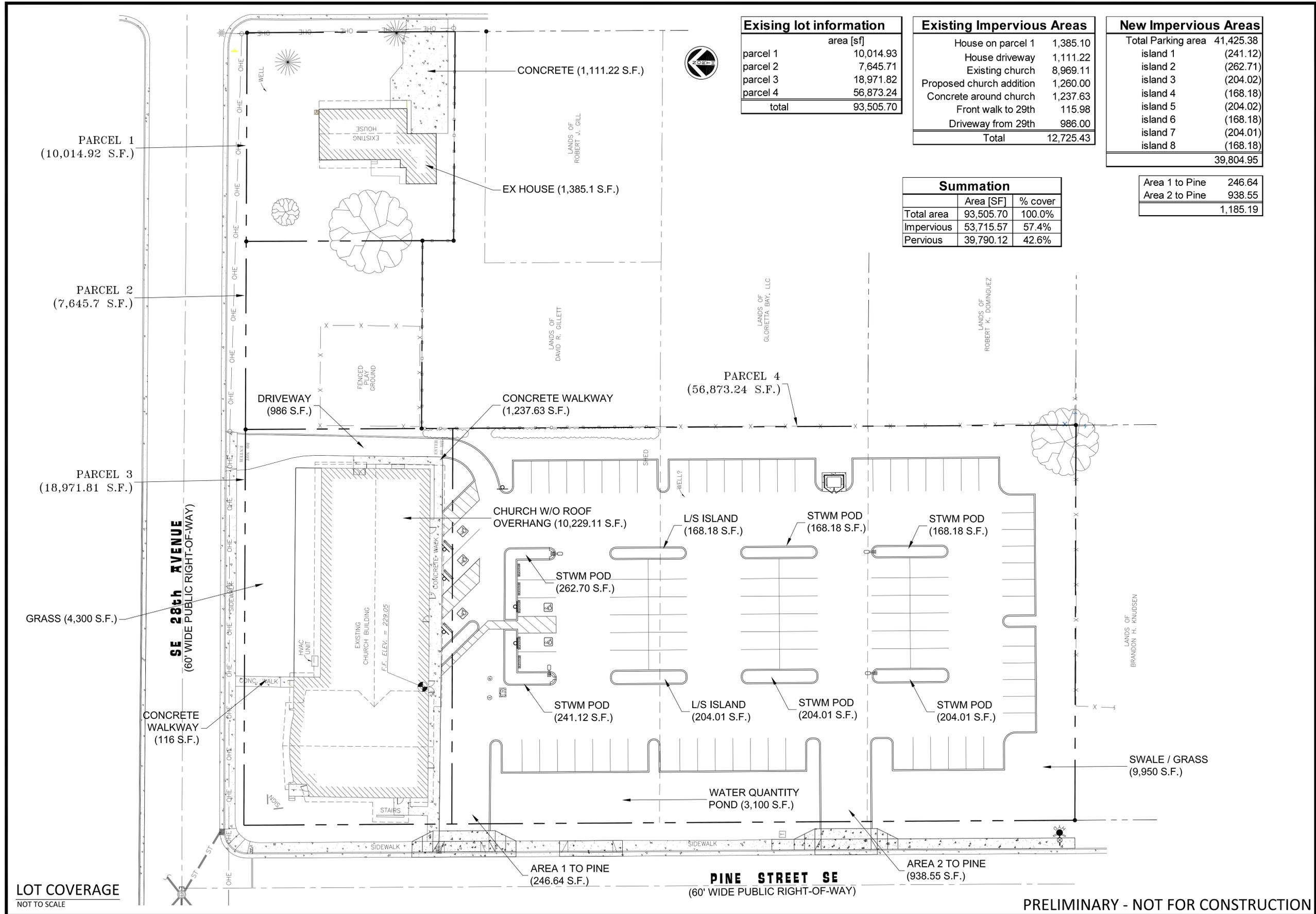
DATE	03/18/16
JOB NO.	15019
JOB NAME	PINE ST.

**X100**



3D

SCALE



**Existing lot information**

parcel	area [sf]
parcel 1	10,014.93
parcel 2	7,645.71
parcel 3	18,971.82
parcel 4	56,873.24
<b>total</b>	<b>93,505.70</b>

**Existing Impervious Areas**

House on parcel 1	1,385.10
House driveway	1,111.22
Existing church	8,969.11
Proposed church addition	1,260.00
Concrete around church	1,237.63
Front walk to 29th	115.98
Driveway from 29th	986.00
<b>Total</b>	<b>12,725.43</b>

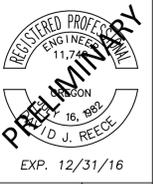
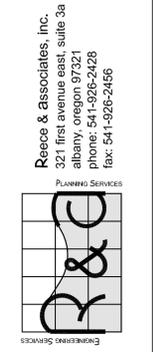
**New Impervious Areas**

<b>Total Parking area</b>	<b>41,425.38</b>
island 1	(241.12)
island 2	(262.71)
island 3	(204.02)
island 4	(168.18)
island 5	(204.02)
island 6	(168.18)
island 7	(204.01)
island 8	(168.18)
<b>Total</b>	<b>39,804.95</b>

**Summation**

	Area [SF]	% cover
<b>Total area</b>	<b>93,505.70</b>	<b>100.0%</b>
<b>Impervious</b>	<b>53,715.57</b>	<b>57.4%</b>
<b>Pervious</b>	<b>39,790.12</b>	<b>42.6%</b>

Area 1 to Pine	246.64
Area 2 to Pine	938.55
<b>Total</b>	<b>1,185.19</b>

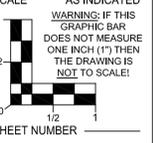


**EVANGEL ASSEMBLY**  
**IMPERVIOUS LOT COVERAGE PLAN**  
FISHER CONSTRUCTION SERVICES, INC.  
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	ARKV

PROJECT NO.  
**FCS1501**

DATE 05-10-2016  
DESIGNED M. RICCIPELLI  
ENGINEER D. REECE  
CHECKED A. VASQUEZ



SHEET NUMBER  
**1**

**PRELIMINARY - NOT FOR CONSTRUCTION**

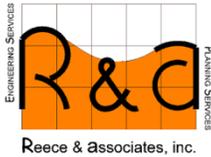
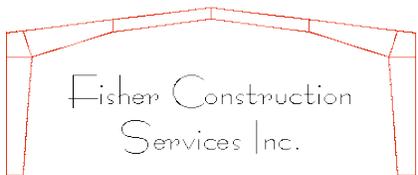
# CHURCH EXPANSION

2815 PINE STREET SE  
ALBANY, OREGON

## Conditional Use Application



Prepared for  
Evangel Assembly



Reece & Associates, inc.  
321 first avenue east, suite 3a  
albany, oregon 97321  
541/926-2428  
[www.r-aengineering.com](http://www.r-aengineering.com)



June 3, 2016

This page intentionally left blank.

**PROPOSAL SUMMARY**

<p><b>Request:</b></p>	<p>Applications for:</p> <ul style="list-style-type: none"> <li>• Type II Conditional Use for expansion of an existing church building, expansion of the church parking lot, and remodel a house for church administration.</li> <li>• Replat to consolidate Lots 3-6, First Addition to Rodgers Acres, plus a portion of Lot 3, Rodgers Acres, into one lot.</li> </ul> <p>Evangel Assembly is a religious assembly that proposes to move its center of activity to the existing church building at 2815 Pine Street SE. The building floor area would expand from 10,493 SF to 11,723 SF by expanding the classroom wing. No change is planned to the worship center. The existing house would be converted for administrative use. The parking lot would expand from 46 parking spaces to 100. Expansion of a religious Institution is allowed as a conditional use in the RS-6.5 zoning district, subject to a Type II procedure. A two-phase development schedule is requested. The building expansion and office remodel would proceed first, followed by the parking lot expansion.</p> <p>The existing parking lot and house are located on separate lots from the church building. The implication is that the parking lot and office are primary uses of the lot which is not permitted in RS-6.5. To be accessory to the church building, the parking lot and office must be on the same lot as the church building. This is accomplished by replatting the lots into a consolidated lot.</p>		
<p><b>Location:</b></p>	<p>2815 Pine St SE (church building) and 2800 Geary St SE (house)                  28<sup>th</sup> Avenue between Pine St SE and Geary St SE                  11s03w17CB – 00300, 00301, 01700, 01701</p>		
<p><b>Applicant/ Owner:</b></p>	<table border="0"> <tr> <td data-bbox="535 1339 998 1514">                     Evangel Assembly                      dba Oak Creek Christian Center                      PO Box 1177                      Albany OR 97321                 </td> <td data-bbox="998 1339 1446 1514">                     Contact: Kelly Dufour                      (541) 926-7981                      Kelly@oakcreekcc.org                 </td> </tr> </table>	Evangel Assembly dba Oak Creek Christian Center PO Box 1177 Albany OR 97321	Contact: Kelly Dufour (541) 926-7981 Kelly@oakcreekcc.org
Evangel Assembly dba Oak Creek Christian Center PO Box 1177 Albany OR 97321	Contact: Kelly Dufour (541) 926-7981 Kelly@oakcreekcc.org		
<p><b>Contractor/ Applicant’s Agent:</b></p>	<table border="0"> <tr> <td data-bbox="535 1514 998 1648">                     Fisher Construction Services, Inc.                      PO Box 326                      Albany OR 97321                 </td> <td data-bbox="998 1514 1446 1648">                     Contact: Eric Christensen                      (541) 967-8043                      eric@fisherconstruction.net                 </td> </tr> </table>	Fisher Construction Services, Inc. PO Box 326 Albany OR 97321	Contact: Eric Christensen (541) 967-8043 eric@fisherconstruction.net
Fisher Construction Services, Inc. PO Box 326 Albany OR 97321	Contact: Eric Christensen (541) 967-8043 eric@fisherconstruction.net		
<p><b>Architect:</b></p>	<table border="0"> <tr> <td data-bbox="535 1648 998 1782">                     DJ Architecture                      2443 Brighton Way                      Albany OR 97322                 </td> <td data-bbox="998 1648 1446 1782">                     Contact: Don Johnson                      (541) 926-5959                      dj@djarchitecture.com                 </td> </tr> </table>	DJ Architecture 2443 Brighton Way Albany OR 97322	Contact: Don Johnson (541) 926-5959 dj@djarchitecture.com
DJ Architecture 2443 Brighton Way Albany OR 97322	Contact: Don Johnson (541) 926-5959 dj@djarchitecture.com		
<p><b>Planner/Engineer:</b></p>	<table border="0"> <tr> <td data-bbox="535 1782 998 1915">                     Reece &amp; Associates, Inc.                      321 1<sup>st</sup> Avenue Suite 3A                      Albany OR 97321                 </td> <td data-bbox="998 1782 1446 1915">                     Contact: Rich Catlin                      (541) 926-2428                      rich@r-engineering.com                 </td> </tr> </table>	Reece & Associates, Inc. 321 1 <sup>st</sup> Avenue Suite 3A Albany OR 97321	Contact: Rich Catlin (541) 926-2428 rich@r-engineering.com
Reece & Associates, Inc. 321 1 <sup>st</sup> Avenue Suite 3A Albany OR 97321	Contact: Rich Catlin (541) 926-2428 rich@r-engineering.com		

This page intentionally left blank.

Evangel Assembly

---

**I. PROJECT DESCRIPTION**

On January 26, 2016, Evangel Assembly purchased the 2.15 acres containing the church building, parking lot, vacant lot, and house that are the subject of the applications for Conditional Use and Replat (Tax Lots 300, 301, 1700 and 1701).

The church building is comprised of a worship center and a classroom wing, both are single story construction. The worship center seats 257 persons. The congregation numbers approximately 400 persons but the average attendance at the single Sunday morning service is 250. There is a Sunday evening service at 6-8 PM and a Wednesday evening service at 6-8 PM. They also host a community women's Bible study each Wednesday 12-2 PM, average attendance of 80, and various meetings for Albany Little League including board meetings, parent meetings, and seasonal registration events. No weekday pre-school is offered, but child care is provided during services and other activities. The office is open Monday through Thursday 9 AM-4 PM.

The worship center is adequate to seat the average attendance for a Sunday morning service but the classroom wing is undersized for the number of children and the parking lot would not accommodate the vehicles expected on a typical Sunday morning. To accommodate these needs, the classroom wing would expand by 1,230 SF. The parking lot would expand from 46 to 100 spaces.

Evangel Assembly also owns 0.41 acres with a house at 2800 Geary Street SE (Tax Lots 300 and 301). This building would be used as an office for church administration purposes and is included in the current application for Conditional Use.

**II. EXISTING CONDITIONS**

A church building has stood at the corner of 28<sup>th</sup> and Pine for several decades. The building was constructed and occupied by the local Free Methodist congregation until the early 2000s. Later the Free Methodists leased the facility to a succession of other congregations and users including Lifetime Bible Assembly, Kidco Headstart, Sparrow House Ministries, Marantha Fellowship, and Calvary Chapel Albany.

The church is situated in an established residential neighborhood. The lots on both sides of Pine Street were platted in 1951 as the First Addition to Rodgers Acres. Sewer, water, and storm drains were installed in 1957. Many of the houses on Pine and 28<sup>th</sup> were built in the 1960s. Houses along Gear Street date from the 1950s.

To the north across 28<sup>th</sup> Avenue is a Meetinghouse of the Church of Jesus Christ of Latter-Day Saints (1615 28<sup>th</sup> Avenue SE). This building has stood for more than 20 years. Assessor records indicate that building is 14,524 SF. The two parking lots have a combined 124 parking spaces.

The site is flat and relatively level at an elevation of 228 feet. There is perimeter fencing along all of the interior lot lines. The classroom wing would expand 13 feet to the north toward 28<sup>th</sup> Avenue so it is even with the north wall of the worship center. The parking

## Evangel Assembly

lot would expand to the south into a mowed field. Several trees near the southeast corner would not be impacted by the improvements. A 12-inch public sanitary sewer is located close to the east edge of the parking lot and turns west between the parking lot and church building. It is protected by a 10-foot easement.

Adjoining zones and land uses:

North: 28<sup>th</sup> Street. On the north side of the street are two homes (1671 28<sup>th</sup>, 2722 Geary) and the LDS Meetinghouse (1615 28<sup>th</sup>) with associated parking lots. All land zoned RS-6.5.

East and South: Six homes (2804, 2808, 2906, 2914 and 2922 Geary, and 2921 Pine), all zoned RS-6.5.

West: Pine Street. To the west of the street are six homes (2808, 2816, 2904, 2908, 2912, and 2920 Pine Street), all zoned RS-6.5.

### III. APPLICATION

#### A. Application Procedures

Two meetings were held prior to filing these applications:

- Preapplication Conference<sup>1</sup>: September 30, 2015
- Neighborhood Meeting<sup>2</sup>: April 14, 2016

#### B. General Application Contents<sup>3</sup>

Explanation: This written narrative conveys the intent, nature and proposed use of the development. Responses to applicable criteria and standards are presented in Section IV and V of this narrative.

Signed statement: The application is signed by Kelly Dufour on behalf of Evangel Assembly, the sole owner of the properties that are the subject of these applications.

Property description: See Proposal Summary at the beginning of this narrative.

Additional information: See the following section for a listing of additional information required for Conditional Use.

Fees: To be paid after acceptance of application documents.

Neighborhood meeting report: A summary of the neighborhood meeting is attached.

#### C. Application Contents for Conditional Use<sup>4</sup>

Application form: The completed application forms are attached.

<sup>1</sup> ADC 1.202

<sup>2</sup> ADC 1.203-1.204

<sup>3</sup> ADC 1.207

<sup>4</sup> ADC 2.490

## Evangel Assembly

Mailing list: The mailing list for properties within 300 feet is included in the application documents.

Conceptual drawings: Architectural drawings prepared by DJ Architecture including floor plan and building elevations are included in the application documents.

Conceptual landscape plan: A conceptual landscape plan prepared by Reece & Associates for parking lot landscaping and vegetated post-construction stormwater quality facilities is included in the application documents.

Site plan: A fully detailed site plan prepared by Reece & Associates is included in the application documents.

#### **IV. COMPLIANCE WITH CONDITIONAL USE REVIEW APPROVAL CRITERIA – ARTICLE 2, CITY OF ALBANY DEVELOPMENT CODE**

There are six review criteria for conditional use found in ADC 2.250.

##### **A. Compliance with Criterion 1<sup>5</sup>**

The RS-6.5 District is intended primarily for low-density urban single-family residential development.<sup>6</sup> Allowed uses include single-family detached homes and religious institutions.<sup>7</sup>

The existing neighborhood is consistent with the intended character of the RS-6.5 District as evidenced by the development pattern. Adjacent land to the east, south, and west has been platted and fully developed with single-family detached homes.

Land to the north across 28th Avenue is a church (1615 28th Ave SE). The building is 14,612 SF according to Assessor records. The parking lot contains 126 spaces with two driveways to Oak Street and one to 28th Avenue.

The proposed expansion on the subject property would result in a smaller building and parking than the existing church at 1615 28<sup>th</sup> Ave SE. The existing church building on the subject property is 10,493 SF, approximately 1/3 smaller than the church across the street at 1615 28<sup>th</sup> Ave SE. In 2012, the parking lot was re-configured from 61 to 46 spaces. Landscaping was added at the end of each row and in the front setback on Pine Street. There are two lights in the parking lot. Buffering and screening at the edge of the parking lot is comprised of a hedge row and fence behind the house at 2804 Geary Street SE. This house is situated approximately 10 feet from the property line.

Expansion of the parking lot would extend the buffering and screening around the

<sup>5</sup> “The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.”

<sup>6</sup> ADC 3.020(3): “RS-6.5—Residential Single Family District. The RS-6.5 District is intended primarily for low-density urban single-family residential development. The average minimum lot size is 6,500 square feet.”

<sup>7</sup> ADC 3.050 Schedule of Permitted Uses

## Evangel Assembly

eastern and southern property boundaries to maintain consistency with the intended character of the RS-6.5 zoning district.

**B. Compliance with Criterion 2<sup>8</sup>**

The existing church and accompanying parking lot have co-existed with existing homes in the neighborhood for several decades. There is a history of compatibility that should continue with the implementation of buffering and screening measures explained in Compliance with Criterion 5 later in this narrative.

This area is fully developed. There may be individual opportunities for infill development or redevelopment, but the residential pattern of development is set.

The proposed building expansion would be no closer to the front property line than the existing worship center. The parking lot would be setback ten feet from interior lot lines to accommodate buffer and screening plantings. Overall the proposed expansion is still smaller than the Meetinghouse and associated parking lot across 28<sup>th</sup> Street to the north.

For these reasons, the proposed building and parking lot expansion would be compatible with existing uses.

**C. Compliance with Criterion 3<sup>9</sup>**

The development plan relies on the existing street system to provide safe and convenient vehicle, pedestrian, and bicycle access to the church. No new streets are proposed.

The site has frontage on two existing streets. 28<sup>th</sup> Avenue SE is a paved 40-foot wide street with one lane in each direction, parking on both sides, curb, gutter, and sidewalks on both sides, all within a 60-foot right-of-way. 28<sup>th</sup> Avenue is classified as a local street. 28<sup>th</sup> Street intersects with Geary Street at a stop controlled intersection just east of the site. To the west, 28<sup>th</sup> Avenue also intersects with Hill Street and Marion Street, both north-south collectors.

Pine Street is a 32-foot wide street with one lane in each direction, parking on both sides, curb, and gutter on both sides, all within a 60-foot right-of-way. There is a sidewalk on the east side fronting the church building and parking lot. Pine Street is classified as a local street. It intersects with 28<sup>th</sup> Avenue at a stop controlled intersection.

---

<sup>8</sup> “The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping or other design features.”

<sup>9</sup> The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety.

## Evangel Assembly

The existing parking lot has two access driveways to Pine Street. There is a single-lane exit to 28<sup>th</sup> Avenue. The proposed expansion would double the surface area of the parking lot and expand from 46 parking spaces to 100. However the seating of the worship center would not increase.

Street capacity in a residential area is usually measured at the peak hour of 5-6 PM. However the peak hour for church would be on Sunday morning. There are no known street capacity or safety issues in the immediate vicinity.

The required number of parking spaces is 47, based on 1 space per 6 seats in the worship center which will seat 257 persons<sup>10</sup> and office space (1,385 SF GFA) computed as one space per 400 SF. The proposed parking lot exceeds this standard. Sight distance at the driveways is flat and unobstructed.

For these reason, the transportation system would support the proposed expansion.

#### **D. Compliance with Criterion 4<sup>11</sup>**

Public services are available at the site. There is a municipal 6-inch water main on the north side of 28<sup>th</sup> Avenue that is connected to a 6-inch water main on the east side of Pine Street.

There is a municipal 12-inch sanitary sewer on the east edge of the parking lot that turns west between the parking lot and church building with service to the building.

There is a municipal 12-inch storm drain in 28<sup>th</sup> west of Pine Street but not in Pine Street. In order to expand the parking lot and provide required post-construction stormwater quality facilities, an extension of the storm drain is proposed in Pine Street southward from the existing manhole in 28<sup>th</sup> Avenue.

The Albany Fire Department provides fire suppression and emergency response services to this area. The nearest fire hydrant is located on the north side of 28<sup>th</sup> Avenue between 1671 28<sup>th</sup> and 2722 Geary Street, a distance of approximately 120 feet from the church building. The existing street frontages and parking lot afford emergency vehicle access to within 150 feet of all sides of the building.

The proposed expansion will have no effect of law enforcement services provided by the Albany Police Department.

For these reasons, public services are available to serve the proposed expansion.

#### **E. Compliance with Criterion 5<sup>12</sup>**

The operating characteristics of the church are much like those of a residential

<sup>10</sup> ADC 9.020 Table 9-1

<sup>11</sup> Public services for water, sanitary and storm sewer, water management, and for fire and police protection, can serve the proposed use.

<sup>12</sup> "The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation. (b) Privacy and safety issues."

## Evangel Assembly

neighborhood but on a larger scale. Activities occur within buildings. Vehicles travel back and forth on city streets. They park on-site and on-street. Service vehicles make deliveries. Exterior lights provide safety and security.

Expansion of the church building would simply push the front façade of the classroom wing a little closer to the street, but it would still be 24 to the front property line. This change would have no noise, glare, odor, privacy or safety effects on the Meetinghouse and parking lot on the opposite side of 28<sup>th</sup> Avenue, more than 100 feet distant.

Expansion of the parking lot would decrease the distance to adjacent homes to the south, southeast, and southwest, particularly the home at 2921 Pine Street SE. The parking lot is designed for efficient movement of vehicles within the lot, meaning that perimeter spaces face outward. Engine sounds, vehicle headlights, and overhead light poles are the concerns that are addressed in the design of the parking lot. To the south and east of the field where the parking lot expansion would occur is a perimeter 4-foot chain link fence. A large tree in the backyard of 2906 Geary buffers the parking lot from view of the house. Screening and buffering is needed to minimize the effect of sounds and lights encroaching over the property lines. Behind the house at 2804 Geary there is a 6-foot wood fence and a hedge of arbor vitae estimated to be 8-10 feet high. No buffer or screening is needed here because the existing hedge and fence exceeds the following standards.

A ten-foot buffer and screening is required between a parking lot and dwellings in RS-6.5.<sup>13</sup> A buffer is proposed consisting of a row of trees and attractive ground cover.<sup>14</sup> The row of deciduous trees would be planted 30' O.C. An alternative is proposed to count the trees in the planter islands as buffer trees to avoid crown crowding.<sup>15</sup> Screening is also proposed consisting of a hedge of Arborvitae.<sup>16</sup>

Four light poles are proposed in the parking lot. These are intended to illuminate the lot at night to give a sense of security to those who park in the lot and also to ward off trespassers. These lights would be outfitted with cutoffs to prevent direct glare into nearby homes.

<sup>13</sup> ADC 9.210 Table 9-4

<sup>14</sup> ADC 9.240: "The minimum improvements within a buffer area consist of the following: (1) At least one row of trees. These trees will be not less than 10 feet high at time of planting for deciduous trees and spaced not more than 30 feet apart and 5 feet high at time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other purposes of this Code (e.g. solar access). (3) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs)."

<sup>15</sup> ADC 9.270: "In lieu of these standards a detailed landscape plan, which provides the same degree of desired buffering utilizing alternative designs, may be submitted for approval."

<sup>16</sup> ADC 9.250: "Where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above: (1) One row of evergreen shrubs that will grow to form a continuous hedge at least 4 feet tall within two years of planting, or (2) A fence or masonry wall at least 5 feet tall constructed to provide a uniform sight-obscuring screen, or (3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least 6 feet tall within two years of installation."

## Evangel Assembly

With these design considerations in place, the proposed parking lot expansion would have minimal effect on the livability of nearby homes.

**F. Compliance with Criterion 6<sup>17</sup>**

The provisions of Article 4 (Airport Approach) do not apply because the subject property is located outside the boundaries of the imaginary surfaces that comprise the Approach and Clear Zone Plan for the Albany Municipal Airport.

The provisions of Article 6 (Natural Resources) and Article 7 (Historic) do not apply because there are no mapped natural resources or historic resources on the subject property.

**V. COMPLIANCE WITH DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES – ARTICLE 3, CITY OF ALBANY DEVELOPMENT CODE**

**A. Compliance with Development Standards**

The applicable development standards for the RS-6.5 zone are listed in Table 1.<sup>18</sup>

Table 1, RS-6.5 Development Standards

Standard	Standard	Proposed	Notes
Front yard minimum setback	15'	24'	
Interior minimum setback, single story	5'	No change	
Maximum height	30'	No change	No height exception is proposed <sup>19</sup>

**VI. COMPLIANCE WITH ON-SITE DEVELOPMENT AND ENVIRONMENTAL STANDARDS – ARTICLE 9, CITY OF ALBANY DEVELOPMENT CODE**

**A. Compliance with Off-Street Parking Standards**

The proposed parking lot is designed for 100 parking spaces, in excess of the 47 parking spaces required for the proposed use. No parking spaces in a public right-of-way have been counted as fulfilling any part of the parking requirements.<sup>20</sup>

The parking plan is shown on Sheet C2.0. The Plan shows individual and disabled parking spaces, circulation, driveways, trash enclosure, and light poles. The plan

<sup>17</sup> Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

<sup>18</sup> ADC 3.190 Table 1

<sup>19</sup> ADC 3.340(2): In districts where religious institutions and certain public and semi-public buildings require conditional use approval, the height restrictions may be waived as a part of the conditional use proceedings provided that a request for such has been noted in the public hearing notice.

<sup>20</sup> ADC 9.025: Parking spaces in a public right-for-way may not be counted as fulfilling any part of the parking requirements except when permitted below.

## Evangel Assembly

provides sufficient detail to address Parking Area Improvement Standards<sup>21</sup> and Off-Street Parking Lot Design<sup>22</sup>.

The drainage plan appears on Sheets C3.0 and C3.1, including grading, finished elevations, pipe sizes, and post-construction stormwater quality facilities.

The parking lot landscape plan appears on Sheet C5.0.

## **B. Compliance with Landscaping Standards**

### General Requirements<sup>23</sup>

The existing landscaping complies with Non-Residential landscaping standards for trees, shrubs, and ground cover.

### Parking Lot Landscaping<sup>24</sup>

The parking lot landscaping plan is shown on Sheet C5.0. Parking spaces are grouped into bays of 12 or fewer spaces flanked by planter islands. Four of these islands double as post-construction stormwater quality facilities.

## **C. Compliance with Tree Protection Standards**

These standards do not apply because only one tree larger than 25 inches in circumference would be felled.<sup>25</sup>

## **D. Compliance with Buffering and Screening Standards**

A 10-foot screen is proposed on the east and south sides of the expanded parking lot.<sup>26</sup>

## **E. Compliance with Fence Standards**

A screening fence is proposed on the east and south sides of the expanded parking lot that complies with screening and fence standards.<sup>27</sup>

## **F. Compliance with Environmental Standards**

Stormwater will be treated and released during construction in compliance with the NPDES permit to be issued by the City of Albany. Permanent stormwater quality facilities will be constructed in compliance with City of Albany standards.<sup>28</sup>

<sup>21</sup> ADC 9.120

<sup>22</sup> ADC 9.130

<sup>23</sup> ADC 9.140

<sup>24</sup> ADC 9.150

<sup>25</sup> ADC 9.207

<sup>26</sup> ADC 9.210 Table 9-4

<sup>27</sup> ADC 9.385

<sup>28</sup> ADC 9.455

## Evangel Assembly

Freestanding lights proposed for the parking lot are designed to comply with anti-glare standards.<sup>29</sup>

No other environmental standards are applicable.<sup>30</sup>

## V. COMPLIANCE WITH REVIEW APPROVAL CRITERIA FOR REPLATS

There are five review criteria for conditional use found in ADC 11.180.

The first criterion does not apply to a consolidation replat because there will be no remainder.<sup>31</sup>

Adjoining land is fully developed with access to Geary Street SE or Pine Street SE. In response to criterion two, consolidation of the subject properties will not alter those conditions.<sup>32</sup>

The third criterion does not apply to a consolidation replat because no change is proposed to the existing street pattern.<sup>33</sup>

The fourth criterion does not apply to a consolidation replat because it does not affect the ability of public utilities to serve the subject properties.<sup>34</sup>

The fifth criterion does not apply because the subject properties are not located within a special purpose district.<sup>35</sup>

## VI. CONCLUSION

This application narrative and the application documents demonstrate that all applicable provisions of the Albany Development Code are satisfied by the design of the church and parking lot expansion. Evangel Assembly, Fisher Construction, DJ Architecture, and Reece & Associates, Inc. therefore respectfully request approval of the requested Conditional Use and Replat applications.

///R&a June 3, 2016

<sup>29</sup> ADC 9.430

<sup>30</sup> ADC 9.400-9.500

<sup>31</sup> "Development of any remainder of property under the same ownership can be accomplished in accordance with this Code."

<sup>32</sup> "Adjoining land can be developed or is provided access that will allow its development in accordance with this Code."

<sup>33</sup> "The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances."

<sup>34</sup> "The location and design allows development to be conveniently served by various public utilities."

<sup>35</sup> "Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable."