



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Public Hearing

Conditional Use and Site Plan Review

New Parking Lot and Site Improvements at 222-236 First Avenue SE

CU-08-18 and SP-32-18

January 2, 2019

HEARING INFORMATION

Review Body:	Hearings Board
Hearing Date:	Thursday, January 17, 2019
Hearing Time:	4:00 p.m.
Hearing Location:	Albany City Hall, Council Chambers, 333 Broadalbin Street SW

APPLICATION INFORMATION

Proposal:	Conditional Use Review to construct seven new parking spaces on the adjacent property and Site Plan Review for parking and other site improvements to an existing 18-unit apartment building
Review Body:	Hearings Board
Report Prepared By:	Anne Catlin, Project Planner
Property Owner/Applicant:	Glorietta Bay LLC; 100 Ferry Street NW; Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company; 100 Ferry Street NW; Albany, OR 97321
Architect:	Don Johnson, Skyline Architecture; LLC; 2806 45 th Court SE; Albany, OR 97322
Structural Engineer:	John Seaders, MSS Inc.; 531 SW Fourth Street; Corvallis, OR 97333
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying; 63 East Ash Street; Lebanon, OR 97355
Address/Locations	222 and 236 First Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CD, Tax Lots 5000 and 5100
Zoning:	Central Business (CB) District
Surrounding Zoning:	North: Central Business (CB) East: Central Business (CB) South: Central Business (CB) West: Central Business (CB) and Historic Downtown (HD) further west



Surrounding Uses: North: Vacant and industrial
 East: Vacant and auto body repair
 South Auto body repair
 West Vacant and mixed-use building

Prior History: The properties were developed prior to land use records. The Opera House building at 222 1st Avenue was constructed in 1922 and converted to apartments around 1943. A gas station at 236 1st Avenue SE was demolished in 1999.

The Planning Division has received the Conditional Use and Site Plan Review Alteration applications referenced above and has scheduled a public hearing before the Hearings Board. We are mailing notice of this public hearing to property owners within 300 feet of the subject site.

We have attached a location map of the subject property and a copy of the site plan that was submitted by the applicant. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Thursday, January 10, 2019 and on the City's web site at:

<http://www.cityofalbany.net/departments/community-development/planning/all-projects>.

Copies will be provided upon request at a reasonable cost. For more information, please contact **Anne Catlin**, Project Planner, at anne.catlin@cityofalbany.net, 541-917-7560, or David Martineau, Planning Manager, at 541-917-7561. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

YOUR COMMENTS

We invite your comments, either in writing prior to the day of the public hearing or in person at the hearing. Your comments will be considered when the Hearings Board makes a decision on the applications. All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Hearings Board an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision-makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony from other people in support of the application. After those in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the

hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

APPEALS

Within five days of the Hearings Board's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Hearings Board may be appealed to the City Council if a person with standing files a Notice of Appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

REVIEW CRITERIA FOR THIS APPLICATION

Albany Development Code (ADC)

Conditional Use (ADC 2.250)

- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- (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 mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
- (3) 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.
- (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.
- (5) 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 or (b) Privacy and safety issues.
- (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.

Site Plan Review (ADC 2.250)

Review Criteria. Site Plan Review approval will be granted if the review body finds that the application meets all of the following criteria that are applicable to the proposed development:

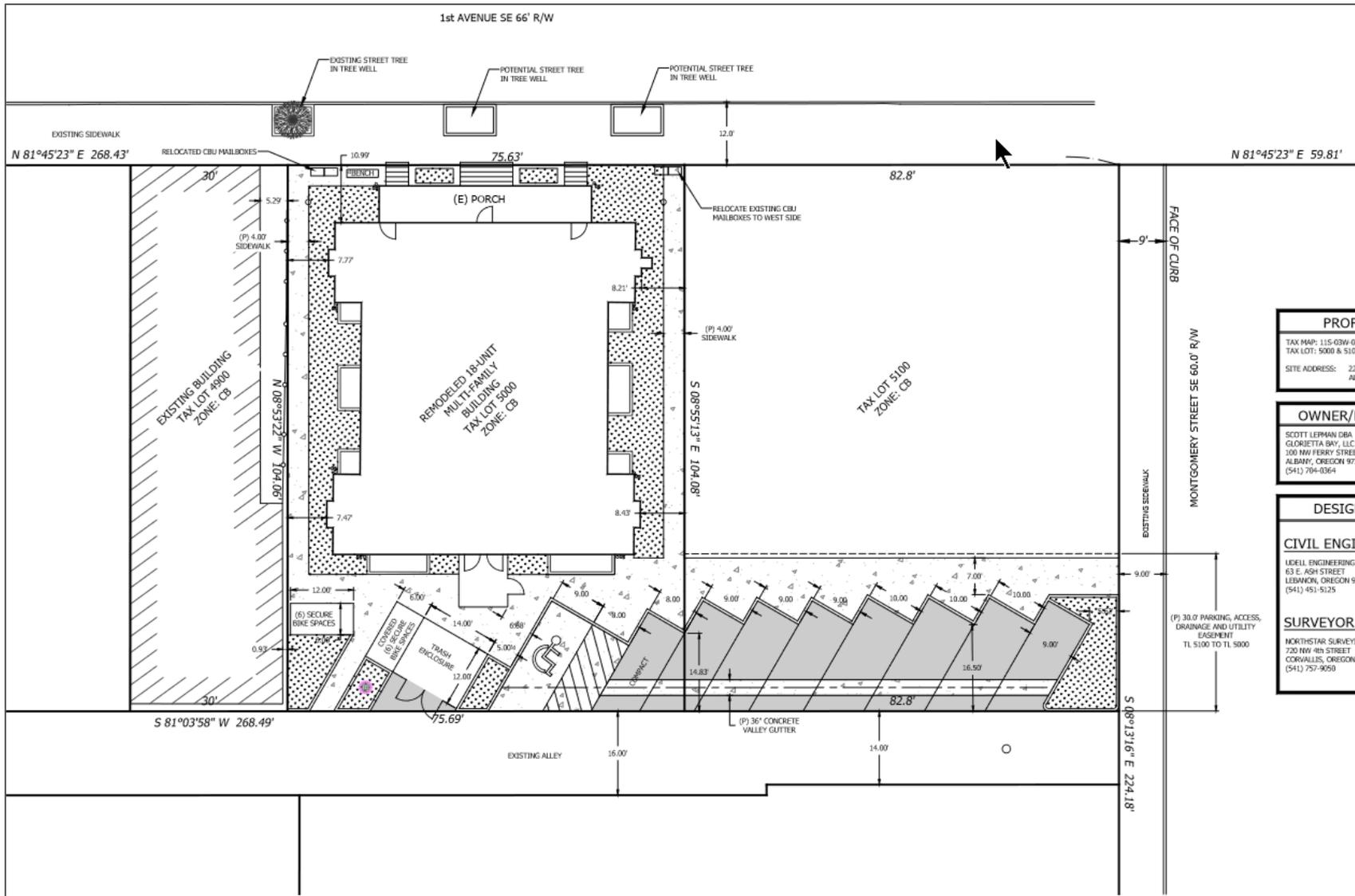
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

- (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.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.370.

Attachment: Proposed Site Plan

Location Map:





PROPERTY
 TAX MAP: 11S-03W-06CD
 TAX LOT: 5000 & 5100
 SITE ADDRESS: 222 & 236 1st AVENUE SE
 ALBANY, OR 97321

OWNER/DEVELOPER
 SCOTT LEPMAN DBA
 GLOBETTA BAY, LLC
 100 NW FERRY STREET
 ALBANY, OREGON 97321
 (541) 709-0364

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. 45th STREET
 LEBANON, OREGON 97355
 (541) 451-5125

SURVEYOR
 NORTHESTAR SURVEYING, INC.
 720 NW 4th STREET
 CORVALLIS, OREGON 97330
 (541) 757-9050



CLIENT:
 GLOBETTA BAY, LLC
 100 NW FERRY STREET
 ALBANY, OREGON 97321
 (541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC

PROPOSED SITE & DIMENSIONING PLAN
 LEPMAN 1st AVENUE
 ALBANY, OREGON

DATE: OCTOBER 21, 2018
 PROJECT: 18-121
 DRAWN BY: JLS
 CHECKED BY: JLS

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C100**

SCALE: SEE BARSCALE

PROJECT AREA SUMMARY										
SUBJECT PROPERTY	TOTAL PARCEL SIZE	SUBJECT TO REVIEW	CURRENT ZONING	PROPOSED ZONING	MAX. LOT COVERAGE ALLOWED	LANDSCAPE ACREAGE	PROPOSED LOT COVERAGE	BUILDING AREA	SIDEWALK AREA	PARKING AREA
TL 5000, 11S-03W-06CD	0.18 ACRES	0.18 ACRES	CB	CB	100%	1324 S.F. 0.03 ACRES	86%	4347 S.F. 0.10 ACRES	1620 S.F. 0.04 ACRES	61.3 S.F. 0.01 ACRES
PORTION TL 5100, 11S-03W-06CD	0.20 ACRES	0.095 ACRES	CB	CB	100%	221 S.F. 0.005 ACRES	100%	N/A	821 S.F. 0.02 ACRES	1375 S.F. 0.03 ACRES

- LEGEND**
- LANDSCAPED AREAS
 - ASPHALT PAVING
 - SIDEWALK OR CONCRETE PAVING

PLAN REVISIONS	DATE
PER CITY REVIEW	9-27-2018

