



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review – Modification of Existing Development

SP-01-23

February 22, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **March 8, 2023**.

### Application Information

|                             |  |
|-----------------------------|--|
| Proposal:                   | New construction of a 10,973-square-foot all-abilities playground                        |
| Review Body:                | Staff (Type I-L Review)  |
| Applicant/Property Owner:   | Mid-Willamette Family YMCA; 3311 Pacific Blvd SW, Albany, OR 97321                       |
| Applicant's Representative: | Reece & Associates, Inc. C/O Hayden Wooton; 321 1st Avenue E, Suite 3A, Albany, OR 97321 |
| Address/Location:           | 3201 Pacific Boulevard SW  |
| Map/Tax Lot:                | Linn County Assessor's Map No. 11S-04W-13DA; Tax Lot 501                                 |
| Zoning:                     | Community Commercial (CC) District   |
| Comprehensive Plan:         | General Commercial   |
| Overlay Districts:          | None   |

The City of Albany has received the development application referenced above. We are mailing notice of the applications to property owners within 300 feet of the proposed development. We invite your written comments on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period.

Written comments must relate to the approval standards listed below. Issues, which may provide the basis for an appeal to the Planning Commission, must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **March 8, 2023**, 14 days from the date the City mails the Notice of Filing. Any person submitting written comments will receive a copy of the Notice of Decision.

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

### Approval Standards for This Request

#### Site Plan Review Criteria (ADC) 2.450

Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all of the following criteria that are applicable to the proposed development.

- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.

- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

**Additional Criteria for Non-Residential Applications - ADC 2.455**

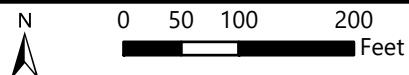
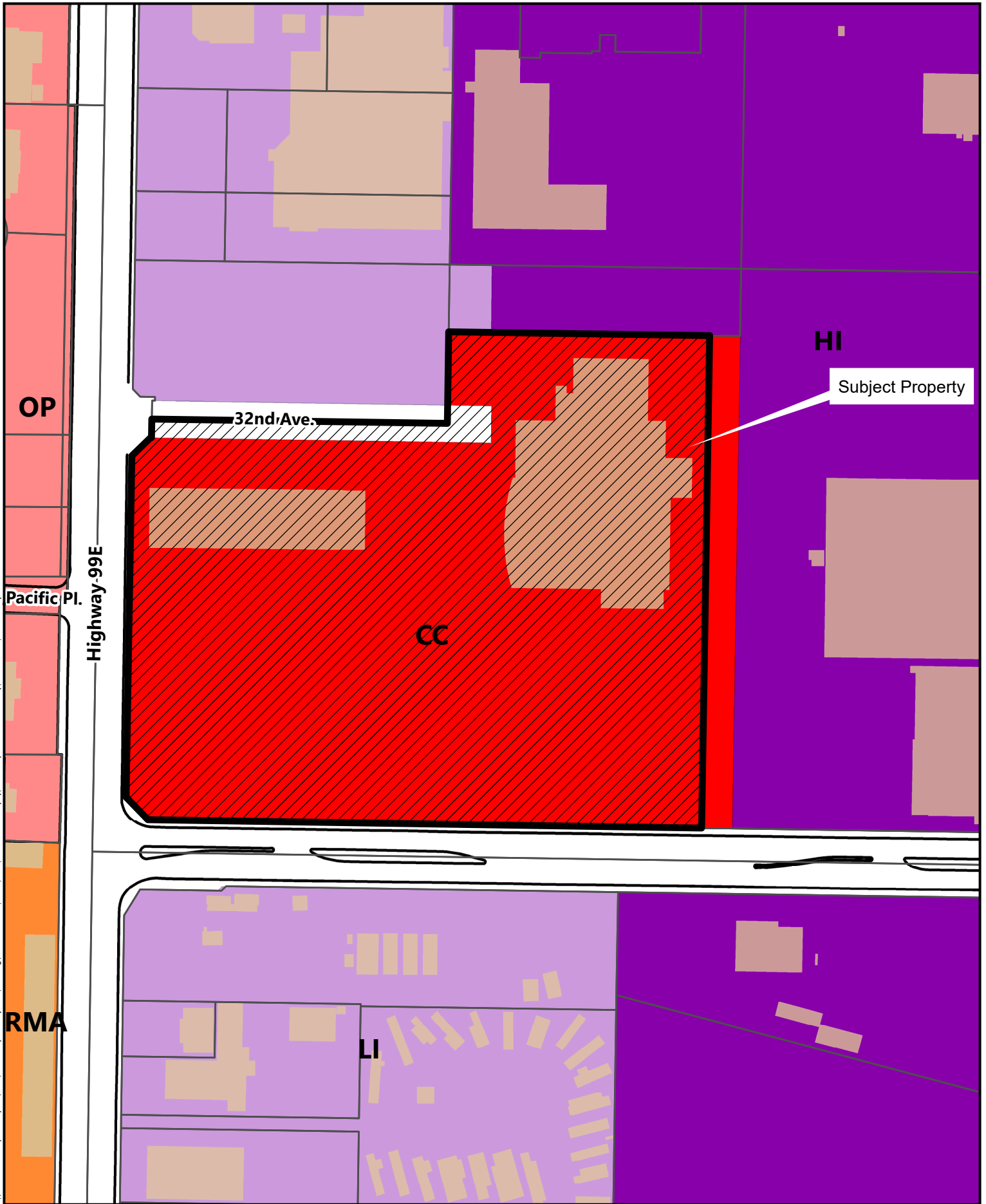
Site Plan Review approval will be granted if the review body finds that, in addition to meeting the review criteria in 2.450, the application meets all of the following criteria that are applicable to the proposed development.

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

Additional review standards for this Land Use Review application are found in ADC Articles 1, 2, 4, 8, 9, 12, and 22.

Attachments: Location Map, Applicant's Site Plan

\\elderann.coc.cityofalbany.net\Data\Community Development\Planning\Land Use Cases\2020s\2023\Site Plan Review (SP)\SP-01-23 (3201 Pacific Blvd SW)\Public Notice\Location Map.mxd

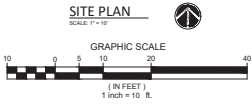


**3201 Pacific Boulevard SW**

Date: 2/17/2023 Map Source: City of Albany

Location Map

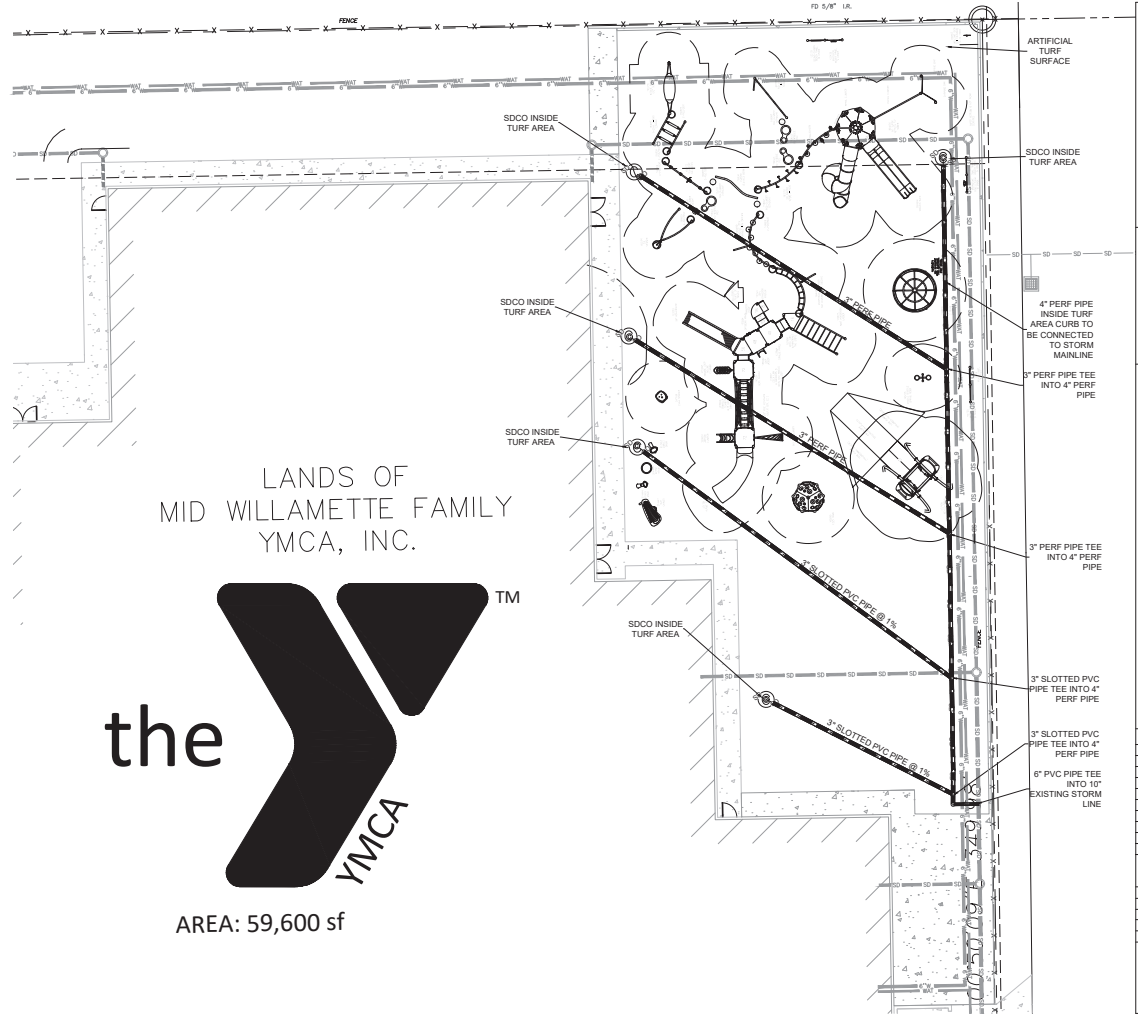
ADJUST PIPE LOCATIONS AS NEEDED TO AVOID CONFLICT WITH PLAYGROUND STRUCTURE FOOTINGS



LANDS OF  
MID WILLAMETTE FAMILY  
YMCA, INC.



AREA: 59,600 sf



R&E  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 11,742  
 Oregon  
 Digital Signature  
 DAVID J. REESE  
 RENEWS: 12/31/24  
 PROJECT NO.  
 YMCA2201  
 DATE: 01-24-2023  
 DESIGNED BY: M. WILLY  
 ENGINEER: D. REESE  
 CHECKED BY: J. WOODSON  
 SCALE: AS SHOWN  
 SHEET NUMBER  
**3.0**