



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT Site Plan Review (SP-11-16) Residential Accessory Building

EXECUTIVE SUMMARY

On May 25, 2016, Brandon Hayes submitted a planning application to construct a 576-square foot residential accessory structure (metal RV cover) with a 12-foot wall height on his property at 3395 Echo Springs Place SE.

The property is zoned Residential Single Family (RS-6.5). Accessory buildings in residential districts that are 750 square feet or larger and/or with walls taller than 11 feet are allowed outright in this zone if they meet compatibility standards in ADC 3.080(9). For accessory buildings that do not meet all of the compatibility standards, approval of a Site Plan Review application is required.

The application materials demonstrate that the proposed structure satisfies applicable RS-6.5 development standards, such as those relating to setbacks, lot coverage, and maximum building height. However, the proposed structure does not meet compatibility standard ADC 3.080(9)(e), concerning compatibility of building materials, because the siding and roof materials for the proposed structure differ from the existing house on the site. As such, Site Plan Review approval is required.

The house is clad with wood siding and composite roof shingles, whereas metal siding and roofing are proposed for the accessory structure. Because these compatibility standards are not satisfied, this report evaluates the proposal for conformance with the applicable Site Plan Review criteria in Section 2.450 of the Albany Development Code (ADC). Analysis in this report finds that all applicable standards and criteria for a Site Plan Review permit will be satisfied.

STAFF DECISION

The Site Plan Review application is APPROVED with CONDITIONS. The conditions of approval are listed in this staff report.

APPLICATION INFORMATION

DATE OF REPORT: September 2, 2016

TYPE OF APPLICATION: Site Plan Review (Type I-L application) for new construction of a 576 square-foot residential accessory building.

REVIEW BODY: Staff

STAFF REPORT PREPARED BY: Mike Leopard

PROPERTY OWNER/APPLICANT: Brandon Hayes; 3395 Echo Springs Place SE, Albany, OR 97322

ADDRESS/LOCATION: 3395 Echo Springs Place SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17DA; Tax Lot 717
ZONING: RS-6.5 (Residential Single Family) District
TOTAL LAND AREA: Approx. 11,783 square feet (0.27 acre)
EXISTING LAND USE: Single family residence
SURROUNDING ZONING: North: RS-6.5 (Single Family Residential) District
South: RS-6.5
East: RS-6.5
West: RS-6.5
SURROUNDING USES: North: Single family residence
South: Public right-of-way, single family residences
East: Single family residences
West: Public right-of-way, single family residences
PRIOR HISTORY: No prior land use case history on file

NOTICE INFORMATION

Notices were mailed to surrounding property owners within 100 feet of the subject property on August 10, 2016, with a comment period ending on August 24, 2016. The Albany Planning Division received no written comments.

STAFF ANALYSIS

The Albany Development Code (ADC or Code) includes the following review criteria that 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) Public utilities can accommodate the proposed development.

FINDINGS OF FACT

Sanitary Sewer.

- 1.1 City utility maps show an 8-inch public sewer main in Brookside Avenue and in Echo Springs Place. The existing dwelling on the site is currently connected to the public sewer system.
- 1.2 The applicant's submittal indicates that the proposed structure will not be connected to the public sewer system.

Water.

- 1.3 City utility maps show an 8-inch public water main in Brookside Avenue and a 4-inch main in Echo Springs Place. The existing dwelling on the site is currently connected to the public water system.
- 1.4 The applicant's submittal indicates that the proposed structure will not be connected to the public water system.

Storm Drainage.

- 1.5 City utility maps show no public storm drainage piping in Brookside Avenue or Echo Springs Place adjacent to the subject property. Roof drains for the existing dwelling on the site are connected to the curb/gutter along the adjacent street(s).
- 1.6 The proposed structure will sit on an area that is already impervious, so no intensification of stormwater runoff is expected.

CONCLUSIONS

- 1.1 Public utilities (sanitary sewer, water, and storm drainage) are in place and are adequate to serve the proposed development.
- 1.2 The applicant is not proposing to connect the shop to public sewer or water.
- 1.3 This review criterion is met without conditions.

Criterion (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.

FINDINGS OF FACT

- 2.1 Section 12.45.030 of the Albany Municipal Code states that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 2.2 Section 12.45.040 of the Albany Municipal Code states that development may be exempted from a post-construction stormwater quality permit if the development creates and/or replaces less than 8,100 square feet of impervious surface, cumulatively.
- 2.3 The proposed 576 square-foot accessory structure will create less than 8,100 square feet of impervious surface on a 0.29-acre site.

CONCLUSIONS:

- 2.1 The proposed development is exempt from the City's Stormwater Quality requirements.
- 2.2 This criterion is met without conditions.

Criterion (3) The transportation system can safely and adequately accommodate the proposed development.

FINDINGS OF FACT

- 3.1 The project is located at 3395 Echo Springs Place. The site has frontage on both Brookside Avenue and Echo Springs Place. The project will add a new detached structure to an existing single-family home site.
- 3.2 Brookside Avenue is constructed to city standards. Improvements along the frontage of this site include curb, gutter, and sidewalk.

- 3.3 Echo Springs Place is a short cul-de-sac that is classified as a local street and is constructed to city standards. Improvements along the frontage of this site include curb, gutter, and sidewalk.
- 3.4 The applicant did not provide a traffic study or trip generation information with the application.
- 3.5 Albany uses the trip generation rated contained in ITE's Trip Generation Manual to vehicle trip generation associated with new development. In the case of single-family homes, the ITE trip rate is calculated on a per unit basis whether or not a particular site includes a detached garage and/or shop. For that reason, the construction of a shop building on this site is not expected to add additional trips to the public street system.
- 3.6 Albany's TSP does not identify any safety or congestion issues adjacent to the site.

CONCLUSIONS

- 3.1 The proposed development will not result in an increase in vehicle trip generation to or from the site.
- 3.2 Because the street system can accommodate the current uses on the site, it will be able to accommodate the proposed development.
- 3.3 This review criterion is met without conditions.

Criterion (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.

FINDINGS OF FACT

- 4.1 The applicant's site plan proposes no new driveway connections. The existing driveway serving the site is approximately 18 feet wide. Echo Springs Place is constructed with "mountable" curb along its entire length so no curb cuts are required for driveways.
- 4.2 The site has an existing 14-foot wide gravel parking area next to the existing driveway and house on the property. The proposed accessory structure will sit on this existing gravel area.

CONCLUSIONS

- 4.1 The development proposes no new driveway construction.

Criterion (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.

FINDINGS OF FACT

- 5.1 Surrounding development and land uses. Development within the vicinity of the subject site generally consists of single-story, single-family residences with attached garages or carports with painted wood siding and composition shingle roofs. Lot sizes within the vicinity are similar to the subject property. Several properties within the immediate vicinity have one or more detached accessory structures or garden sheds.

- 5.2 The proposed 604 square-foot accessory building measures 16 feet wide and 36 feet deep, with a 12-foot wall height and a 13-foot roof height. As proposed, the building will have metal siding and roofing.
- 5.3 The subject site and surrounding lots are zoned RS-6.5 (Residential Single Family), with an average minimum lot size of 6,500 square feet. Maximum lot coverage for RS-6.5-zoned parcels is 60%. Lot coverage for single-family detached development only includes the area of the lot covered by buildings and structures. Per Linn County tax records, the subject property is approximately 0.27 acres (11,783 square feet) with a 1,504 square foot residence. A small garden shed exists on the site with a total square footage of approximately 48 square feet. With buildings covering about 2,156 square feet of the lot, total lot coverage would be approximately 18%, well below the 60% maximum allowed.
- 5.4 Front yard setbacks in the RS-6.5 district are 15 feet; 20 feet minimum for carport or garage entrance. Interior yard setbacks are 5 feet for single story dwellings, and 8 feet for two or more stories. The minimum interior setback for detached accessory structures with walls greater than 8 feet tall in residential zones is 5 feet from the property line.
- 5.5 The proposed accessory structure is not within the front yard setback.
- 5.6 As proposed, the new accessory structure will be located to the south of the existing residence, within the front yard adjacent to Brookside Avenue, and will be set back more than 15 feet from the front lot line on Brookside Avenue. The proposed setback from the interior (east) lot line is 5 feet. This meets the setback requirements for accessory structures.

CONCLUSIONS

- 5.1 Residential accessory structures not meeting compatibility standards require Site Plan Review.
- 5.2 The proposal meets the development standards of the RS-6.5 zone in terms of maximum height, lot coverage, and setbacks.
- 5.3 The proposal for a gray- and white-colored cover is sufficient to ensure its compatibility with surrounding development. The proposed finish is an earth-tone color that will blend in with surrounding development. The proposed finish color minimizes visual prominence and reflectivity of the building relative to surrounding development or alternative finish materials that are metallic or very light or dark in color.
- 5.4 The design and operating characteristics of the proposed accessory building will be reasonably compatible with surrounding development and land uses.
- 5.5 Because the accessory structure will not be within the front yard setback, it complies with ADC 3.250(1).
- 5.6 This criterion is met.

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 The subject property is located within the Airport Conical Surface area, as indicated on the Albany Municipal Airport Approach and Clear Zone plan. The highest elevation on the property is about 232 feet based on the North American Vertical Datum of 1988 (NAVD 1988). The Airport horizontal surface has an elevation of 372 feet above mean sea level. The elevation drawings show that the highest point of the newly constructed building will be approximately 13 feet, for an overall maximum elevation on site of 245 feet. This will not penetrate the elevation of horizontal surface. The highest point of the proposed development is less than the height limit of this special purpose district.
- 6.2 Article 6 Steep Slopes, Comprehensive Plan Plate 7, shows that there are no areas of steep slopes on the subject property.
- 6.3 Article 6 Floodplains, Comprehensive Plan Plate 5, does not show the subject site in a 100-year floodplain. FEMA/FIRM Community Panel No. 41043C0527G, dated September 29, 2010, shows that this property is in Zone X, an area determined to be outside any 500-year floodplain.
- 6.4 Article 6 Wetlands, Comprehensive Plan Plate 6, does not show any wetlands on the subject property, and the National Wetlands Inventory does not show any wetlands on this site.
- 6.5 Article 7 Historic Districts, Comprehensive Plan Plate 9, shows the subject property is not in any historic district. There are no known archaeological sites on the property.

CONCLUSIONS

- 6.1 Other than the Airport Conical Surface area, the subject site is not located within a special purpose district.
- 6.2 The height of the proposed structure will not penetrate the elevation of the Airport Conical Surface area.
- 6.3 This review criterion is met without conditions.

Criterion (7) The site is in compliance with prior land use approvals.

FINDING OF FACT AND CONCLUSION

- 7.1 This site does not have any prior land use approvals.
- 7.2 This criterion is not applicable.

Criterion (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.

FINDING OF FACT AND CONCLUSION

- 8.1 The site is not considered nonconforming.
- 8.2 This criterion is not applicable.

OVERALL CONCLUSION

The applicant's Site Plan Review application to construct a 576 square-foot residential accessory building with metal siding and roofing with an overall height of 13 feet at the peak of the roof satisfies all of the applicable review criteria in ADC Section 2.450.

CONDITIONS OF APPROVAL

1. Consistency with Plans, Other Required Permits - Development shall occur consistent with the plans and narrative submitted by the applicant unless modified by conditions of approval. Development shall comply with all applicable state, federal and local laws, including the Albany Development Code and Municipal Code. Prior to development, the applicant shall obtain all required Building and development permits.

ACRONYMS

ADC	Albany Development Code
AMC	Albany Municipal Code
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System
NGVD 1929	National Geodetic Vertical Datum of 1929*
RS-6.5	Single Family Residential Zoning District
SP	Site Plan Review

*The conversion factor from NGVD 1929 to NAVD 1988 in Albany is +3.38 feet.