



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review

SP-05-22

July 8, 2022

Please review the proposal and provide any comments you may have on this project to **David Martineau** (541-917-7555, [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net)) **before July 22, 2022**, so we may take your comments into account.

### Application Information

Proposal:	New ground floor commercial space with covered parking area, and two apartment units containing 1,128 square feet on the second floor and 1,162 square feet on the third floor.
Property Owner/Applicant:	Scott Lepman; Glorietta Bay, LLC 100 Ferry Street NW, Albany, OR 97321
Representative:	Candace Ribera, Development Coordinator 100 Ferry Street NW, Albany, OR 97321
Address/Location:	N/A
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CD; Tax Lot 7200
Zoning:	Waterfront (WF)
Overlay Districts:	None
Total Land Area:	2,298 square feet
Existing Land Use:	Vacant

The City of Albany has received the application for Site Plan Review as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **July 22, 2022**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call David Martineau, project planner, at 541-917-7555. Submit any written comments to the Planning Division, PO Box 490, Albany, OR 97321, or by email to [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision of the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Sections 2.450 and 2.455. The use must also meet applicable City development standards found in the Code.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



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

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria.

## Approval Standards for This Request

### Site Plan Review Criteria

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

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

### **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 Site Plan Review application are found in ADC Articles 1, 2, 5, 8, 9, and 12.**

Attachments: Location Map, Site Plan, and Elevation Drawing



G:\Community Development\Planning\Land Use Cases\2020s\2022\Site Plan Review (SP)\SP\_05-22 (Water Front Triangle Property)\Location Map Near 710 Water Ave. NE.mxd



**Adjacent to 710 Water Ave. NE**

Date: 7/7/2022 Map Source: City of Albany

Location / Zoning Map



CLIENT:  
 GLOBETTA RAY, LLC  
 LEPHAM COMPANY  
 100 NW PENNY ST.  
 ALBANY, OREGON 97321  
 (503) 704-0390

UDELL ENGINEERING  
 AND  
 LAND SURVEYING, LLC  
 LEONOR OREGON 97355  
 (503) 451-5125 FAX  
 (503) 451-1366 FAX

PRELIMINARY SITE PLAN  
 WATER AVENUE  
 ALBANY, OREGON

DATE:	APRIL 13, 2012
PROJECT:	2125 EAST WATER AVENUE ST.
BLANK:	BLANK
CHECKED BY:	BLANK
DATE:	BLANK

THIS MAP WAS  
 PREPARED FOR  
 PLANNING  
 PURPOSES ONLY

PLAN REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: C102  
 TOTAL SHEETS: 04/00

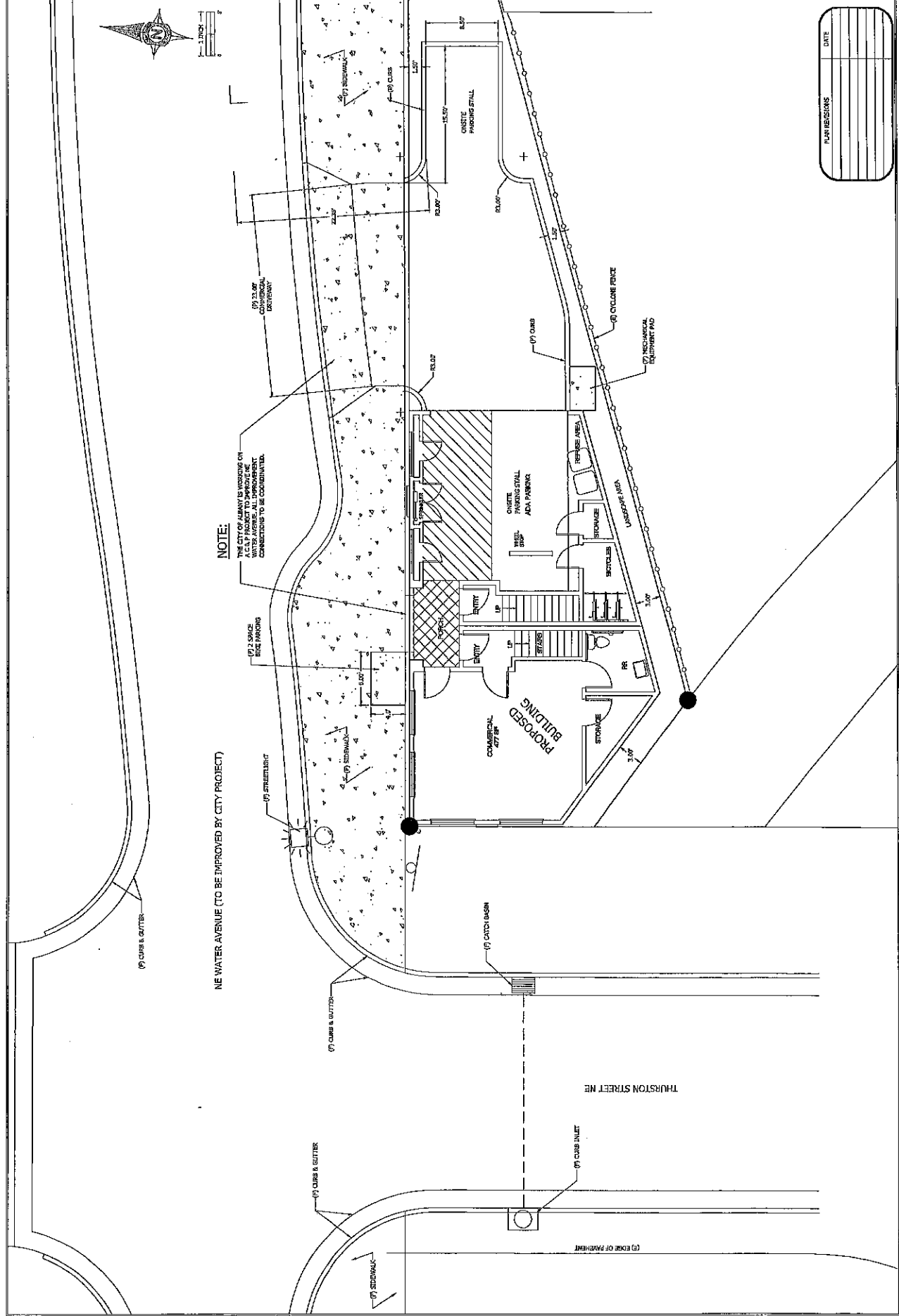


Exhibit 'D-2'  
 Preliminary Site Plan  
 (Civil Drawing C102)

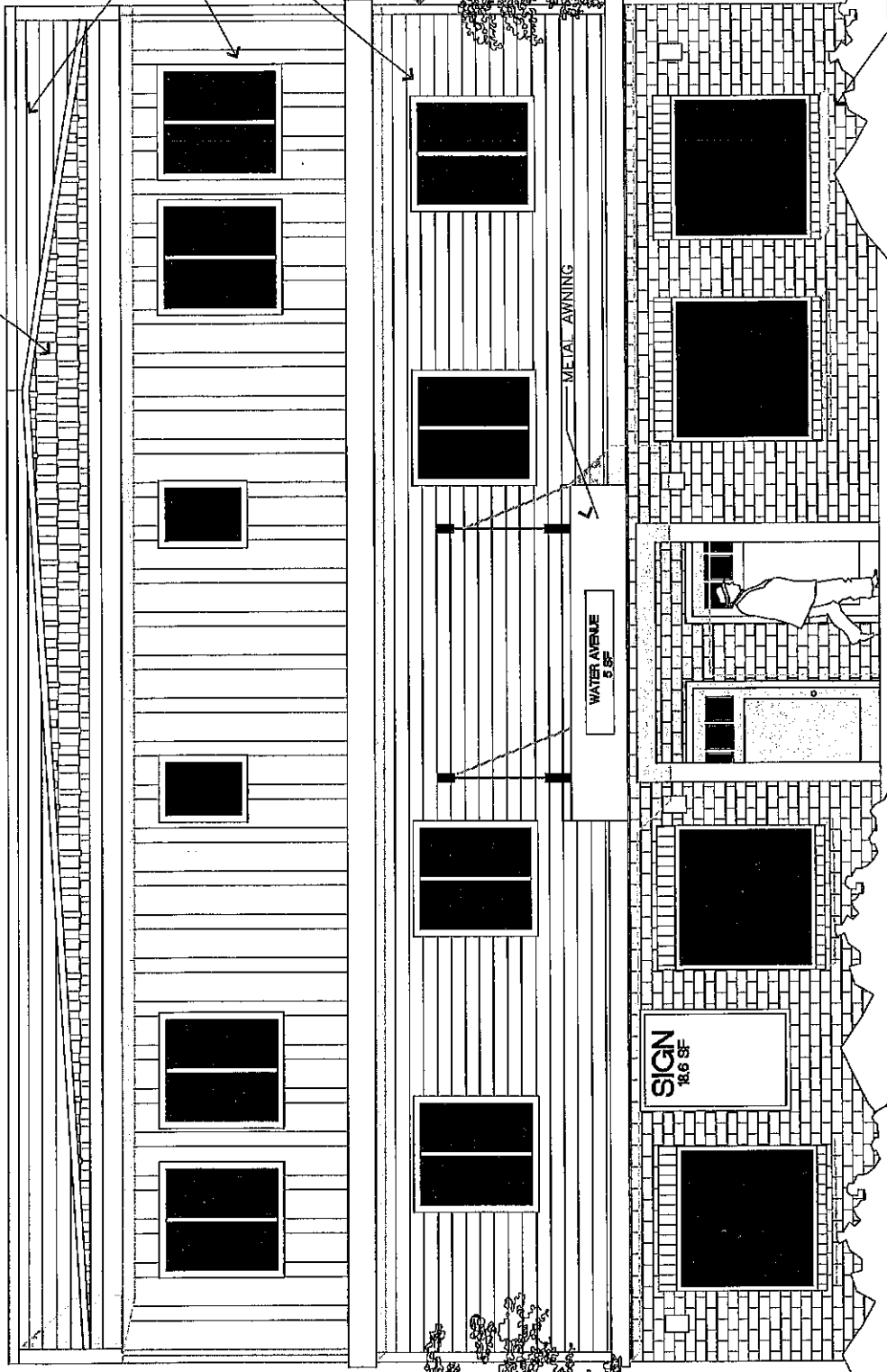
PRE FINISHED  
METAL ROOFING -- TYPE SHINGLE PROFILE

PRE FINISHED  
METAL SIDING -- TYPE B  
HORIZONTAL ORIENTATION

PRE FINISHED  
METAL SIDING -- TYPE B  
VERTICAL ORIENTATION

PRE FINISHED  
METAL SIDING -- TYPE A  
HORIZONTAL ORIENTATION

PRE FINISHED  
BRICK VENEER



# WATER AVE ELEVATION

SCALE 1/8" = 1' - 0" Exhibit 'G-1'  
Proposed Water Avenue  
(North) Building Elevation