



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review – New Construction

SP-06-23

April 4, 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 **April 18, 2023**.

Application Information

Proposal:	Modification of an existing Site Plan Review approval (file SP-13-22) to alter the number of buildings and the dimensions of the buildings.
Review Body:	Staff (Type I-L Review)
Applicant/Property Owner:	Marion Industrial Park, LLC; C/O Chris Hanson 1788 Cascade Heights Drive NW, Albany, OR 97321
Representative:	GREEN Cascades LLC; C/O Michael Riccitelli, P.E.; 717 Calapooia Street SW, Albany, OR 97321
Architect:	Benchmark Architectural Services; C/O Gary Day R.A.; 2897 Firwood Place SE, Albany, OR 97321
Address/Location:	2991 Ferry Street SW; Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-18BD; Tax Lot 432
Zoning:	Light Industrial (LI) District
Comprehensive Plan:	Light Industrial
Overlay Districts:	None

The City of Albany has received the development application 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. 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 **April 19, 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. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.



Approval Standards for This Request

Modification of Approved Site Plan Review (ADC 1.330(8))

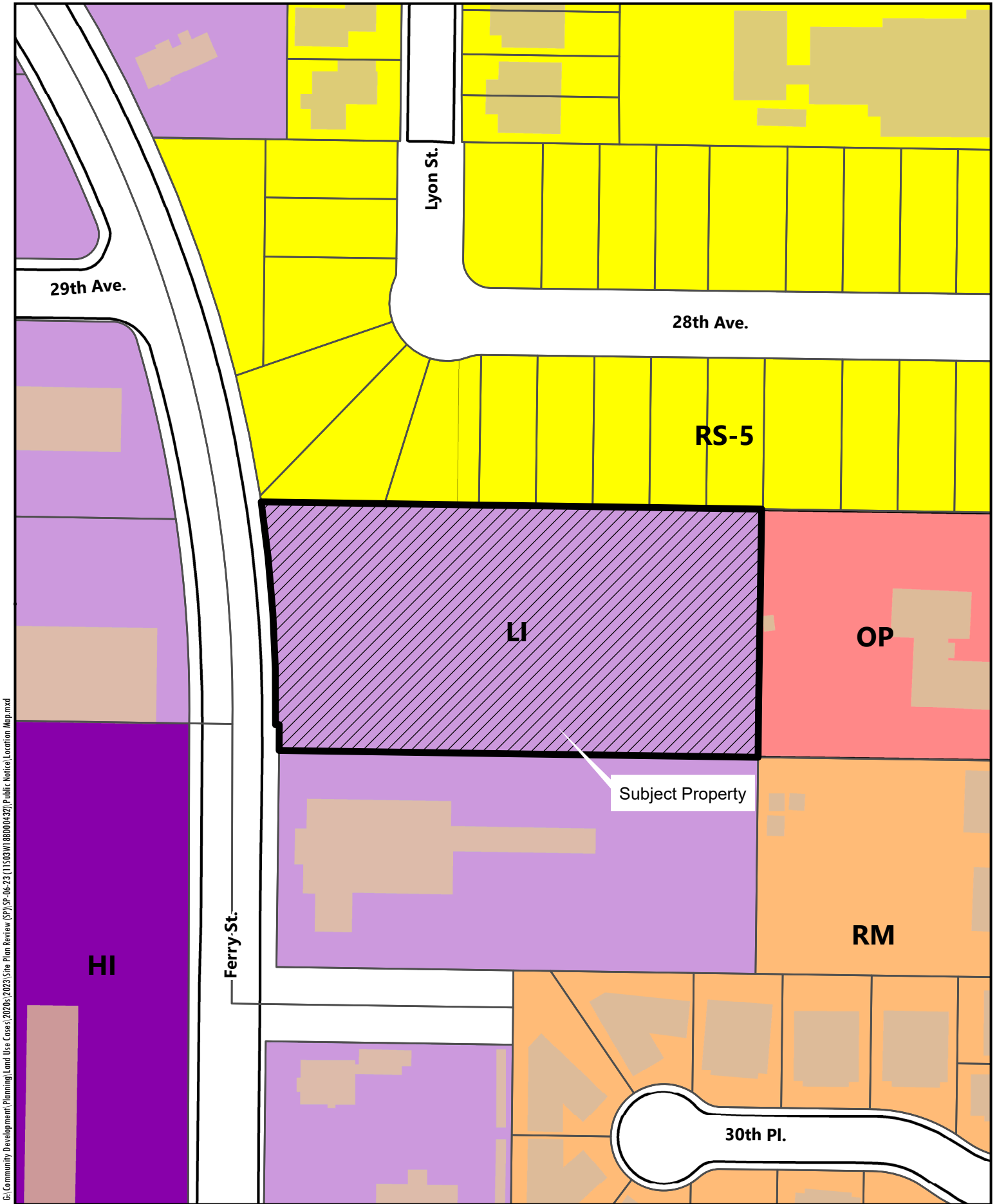
The review body's determination on consistency shall be based on a comparison of the approved site plan and the modified site plan, taking into account:

- (a) The land use category;
- (b) The size and scale of the proposed building(s);
- (c) The number of dwelling units;
- (d) Traffic and other off-site impacts;
- (e) Compatibility with surrounding development;
- (f) Capacity of available infrastructure; and
- (g) Unusual obstacles and opportunities associated with the property.

The modified site plan will be found to be consistent with the approved site plan if the review body determines that there are no greater adverse impacts, or, if additional adverse impacts are identified, they have been adequately mitigated.

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

Attachments: Location Map, Applicant's Site Plan



G:\Community Development\Planning Land Use Cases\2023\Site Plan Review (SP)\SP-06-23\11503W18800432\Public Notice\Location Map.mxd

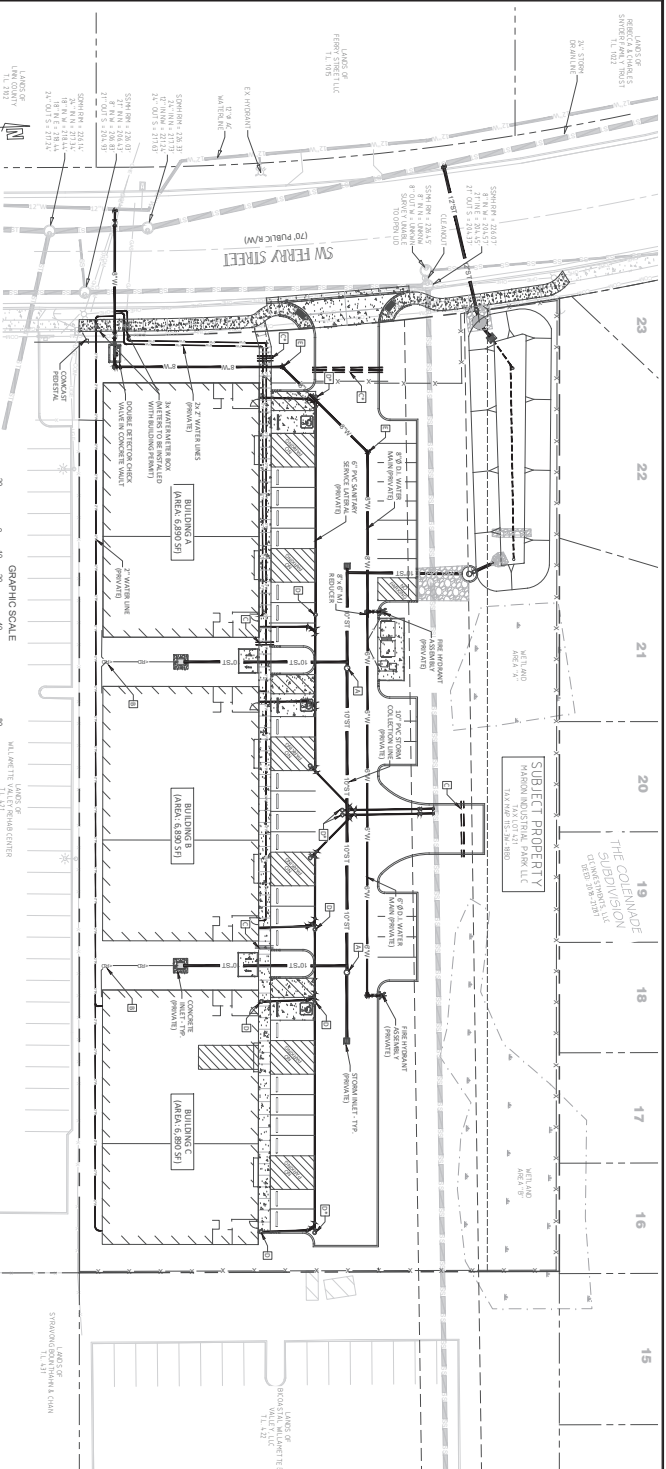


0 50 100 200 Feet

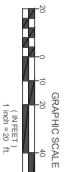
Unassigned; Ferry Street SW

Date: 3/15/2023 Map Source: City of Albany

Location Map



SITE PLAN
SCALE: 1" = 20'



- SITE NOTES:**
- 1. PAVEMENT/CONCRETE CLEAROUT
 - 2. ROOF DRAIN/CONNECT AND BACK UP (NOTED)
 - 3. 24\"/>
 - 4. TWO WAY SLOTTED/CLANDIDT (T = TERMINAL CLANDIDT)
 - 5. 45° FITTING WITH THROAT BROOMS

PROPOSED UTILITIES
ALBANY INDUSTRIAL PARK

PREPARED FOR:
MARION INDUSTRIAL PARK LLC
SQUARE
ALBANY, OREGON - 115-23W-188D TL 432

WARNINGS:
THIS PLAN IS THE PROPERTY OF
GRIFFIN CORPORATION. IT IS TO BE
USED ONLY FOR THE PROJECT AND
SCALE
DATE: 08/13/22
DRAWN BY: [Signature]
CHECKED BY: [Signature]



2.0

PROJECT # 1601-22
DATE 08/13/22
SCALE 1/8\"/>

NO.	REVISION/DESCRIPTION	DATE
1	REVISION TO APPROVED SP-13-22	
2	PLAN REVISIONS	