



## 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](http://www.cityofalbany.net)

### NOTICE OF FILING

DATE OF NOTICE: March 20, 2018

FILES: SP-07-18 & FP-02-18

TYPE OF APPLICATION: Site Plan Review and Floodplain Review to improve an existing 30-foot wide shared access and utility easement located along the shared property line of 633 and 655 North Albany Rd. NW

REVIEW BODY: Staff (Type I-L process)

APPLICANT: Hickory Station, LLC; Gary and Patty Davenport; P.O. Box 2744, Albany, OR 97321; 541-990-5777; pepandg@msn.com

APPLICANT REP.: TKP Engineering, LLC; Troy Plum; P.O. Box 374, Corvallis, OR 97339; 541-760-7205; troy@tkpeng.net

PROPERTY OWNER: North Albany MOB, LLC; 2870 Nansen Drive, Medford, OR 97504

PROPERTY OWNER: Jackson Food Stores, Inc.; 3450 E. Commercial Court, Meridian, ID 83642

ADDRESS: 633 & 655 NW NORTH ALBANY RD, ALBANY, OR 97321

MAP/TAX LOT: Benton Tax Assessor's Map No(s): 11S04W01DA Tax Lot 400 & 11S04W01DA Tax Lot 700

ZONING: Community Commercial (CC) District

OVERLAY /FP

The City of Albany has received the applications 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 which may provide the basis for an appeal to the Land Use Board of Appeals 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 April 3, 2018**.

A location map and a site plan of the proposed development are attached to this notice. 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 visit the Planning Division office in City Hall, 333 Broadalbin Street, or telephone **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code (ADC), the proposed use is allowed on this property subject to approval of a Site Plan Review and Floodplain Development permit. The proposed application will be evaluated for consistency with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.

APPROVAL CRITERIA AND STANDARDS FOR THIS REQUEST:

SITE PLAN REVIEW (ADC 2.450)

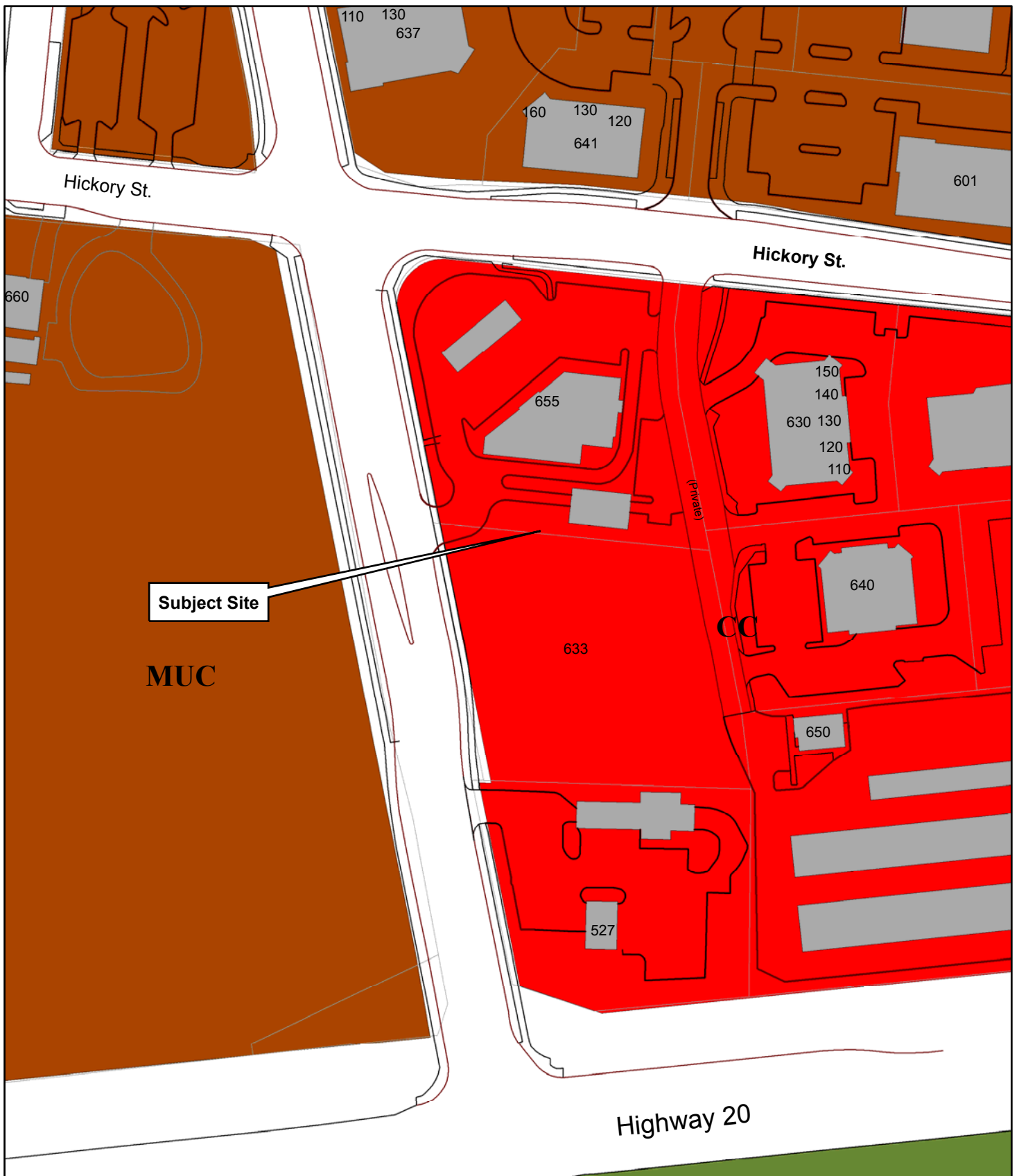
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately 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.

PROVISIONS FOR FLOOD HAZARD REDUCTION (ADC 6.110)


- (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
- (2) All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- (4) All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (5) Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
- (6) Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.
- (7) All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."
- (8) In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 6, 9, and 12

Attachments: Location Map, Site Plan


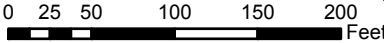


**Location Map: Unassigned; Centered along the shared property line of 633 NW North Albany Road and 655 NW North Albany Road, Albany, OR 97321**

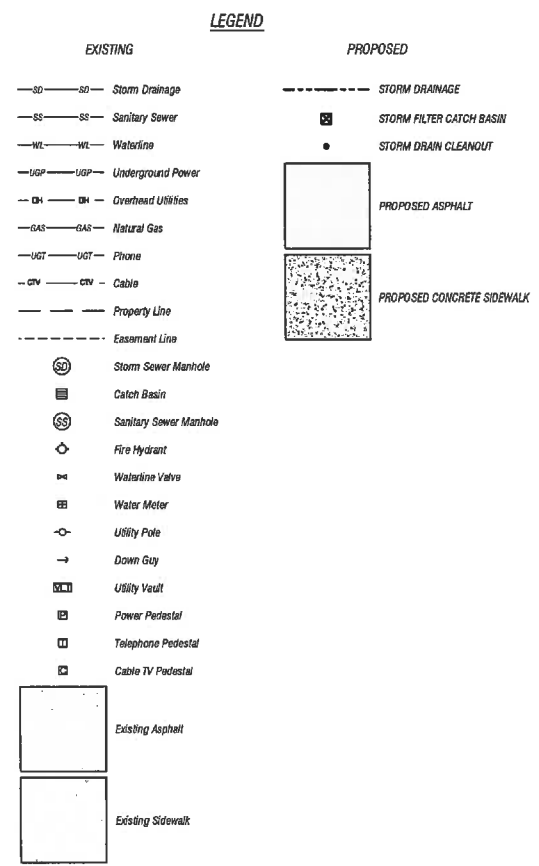
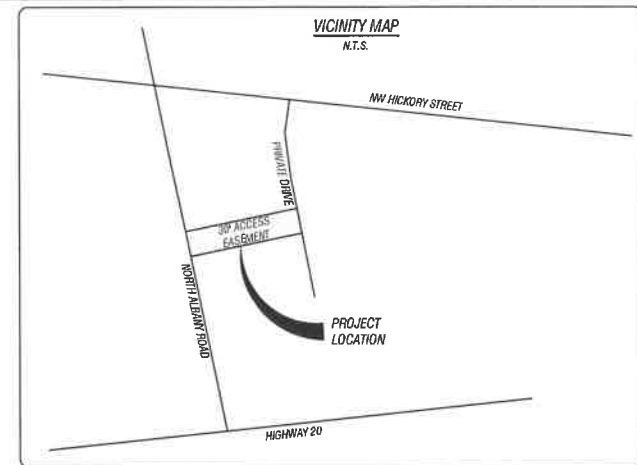
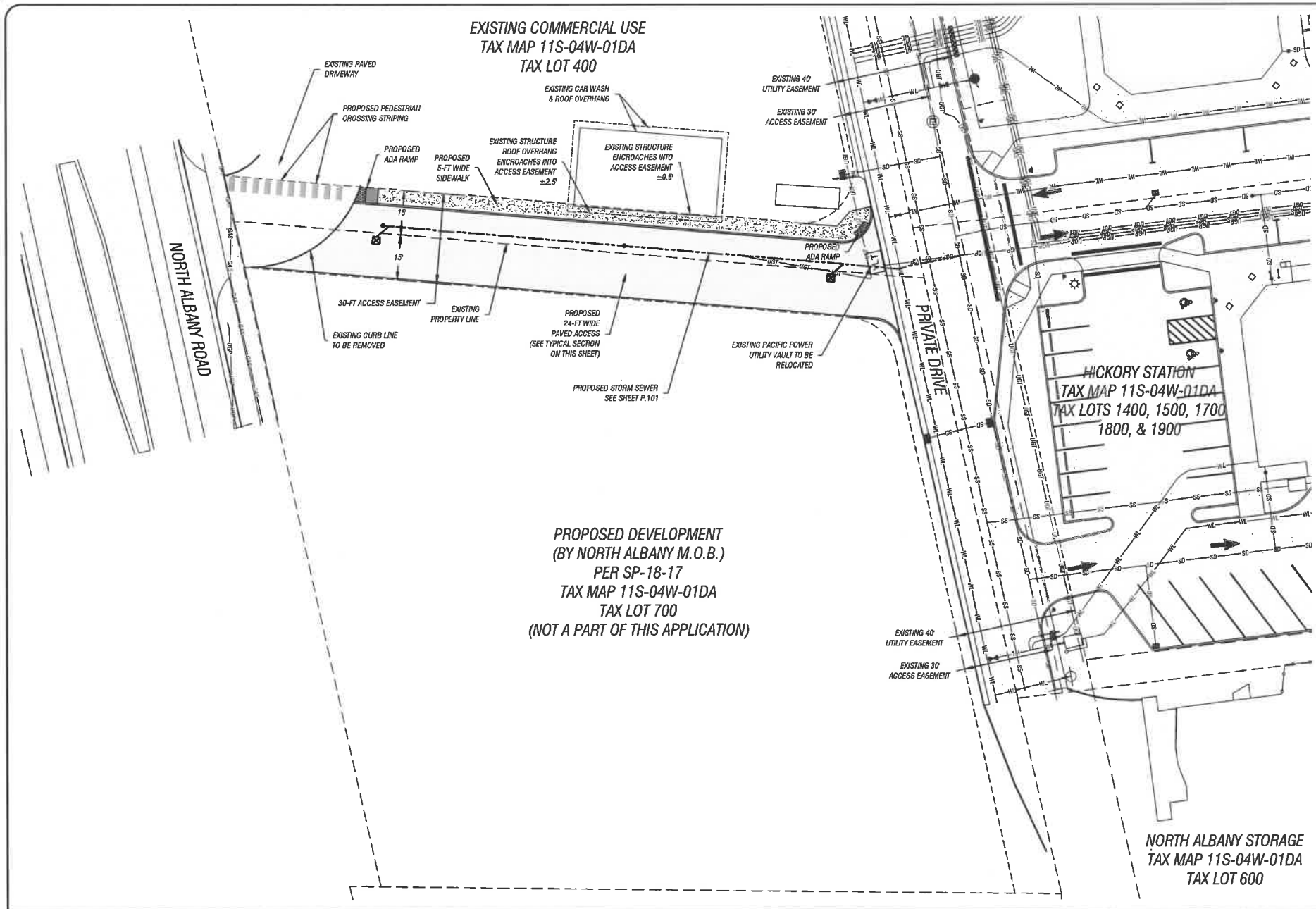


The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

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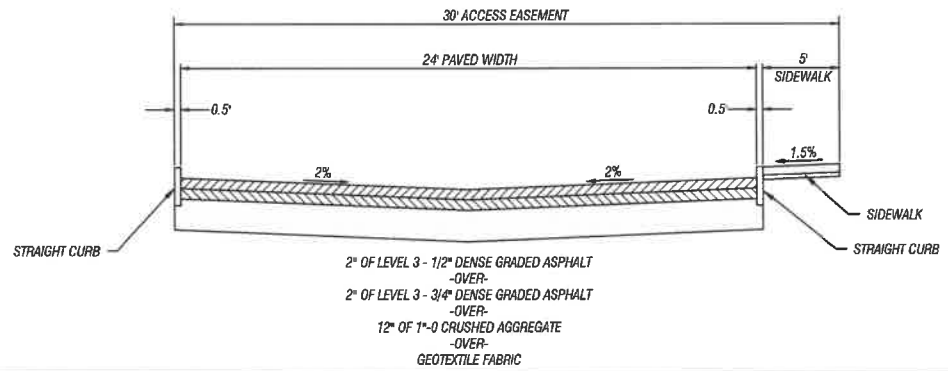



February 20, 2018
Planning Division
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

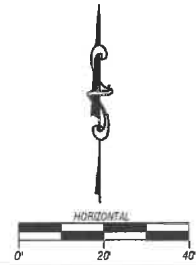


**PROPOSED DEVELOPMENT**  
 (BY NORTH ALBANY M.O.B.)  
 PER SP-18-17  
 TAX MAP 11S-04W-01DA  
 TAX LOT 700  
 (NOT A PART OF THIS APPLICATION)

**TYPICAL SECTION**  
 ACCESS EASEMENT IMPROVEMENTS  
 NOT-TO-SCALE



**INDEX OF DRAWINGS**  
 P.100 COVER SHEET  
 P.101 STORM SEWER & GRADING PLAN



**SITE DATA**

TAX MAP	BENTON COUNTY 11S-4W-01DA
TAX LOTS	400 & 700
ZONE	COMMUNITY COMMERCIAL

ACCESS & UTILITIES EASEMENT PER DOCUMENT #194558-95 RECORDED WITH BENTON COUNTY ON JANUARY 12TH, 1995.

**DEVELOPMENT TEAM**

<b>DEVELOPER</b> HICKORY STATION LLC GARY DWENPCHT P.O. BOX 374 ALBANY, OR 97321	<b>ENGINEER</b> TKP ENGINEERING LLC TROY L. PLUM, PE P.O. BOX 374 CORVALLIS, OR 97339 PH: (541) 760-7205 FAX: (866) 861-5704	<b>SURVEYOR</b> NORTHSTAR SURVEYS 720 NW 4TH STREET CORVALLIS, OR 97330 PH: (541) 757-9050
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**TKP ENGINEERING**  
 P.O. BOX 374  
 Corvallis, OR 97339  
 Phone (541) 760-7205  
 Fax (866) 861-5704



**COVER SHEET**

**ACCESS EASEMENT IMPROVEMENTS**  
 PREPARED FOR:  
**HICKORY STATION, LLC**



DATE	2/21/2018
PROJECT	13-015
DWG	13-015.DWG
REVISION	DATE
SHEET	P.100

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