



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-07-20

March 26, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **April 9, 2020**.

Application Information

Proposal:	Operate enclosed food truck on the property for up to 120 days per calendar year
Review Body:	Staff (Type I-L review)
Applicant:	Lara Herrmann 1320 NW Ashley Drive, Albany, OR 97321
Property Owner:	CWC Income Properties 2, LLC; John Wells 11236 El Camino Real; San Diego, CA 92130
Address/Location:	2200 Pacific Boulevard SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08AB; Tax Lot 12300
Zoning:	Community Commercial (CC)
Overlay Districts:	Airport Approach
Total Land Area:	.30 acres
Existing Land Use:	Vacant

The City of Albany has received the Site Plan Review 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, 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 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 9, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map, site plan, and elevation drawings of the proposed structure. All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge.

cd.cityofalbany.net



Should you wish to discuss this case with a planner, please call **Travis North, project planner**, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321 or by email to travis.north@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on 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 Section 2.450. The use must also meet applicable City development standards found in the Code. 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 (ADC 2.450).

Approval Standards for This Request

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

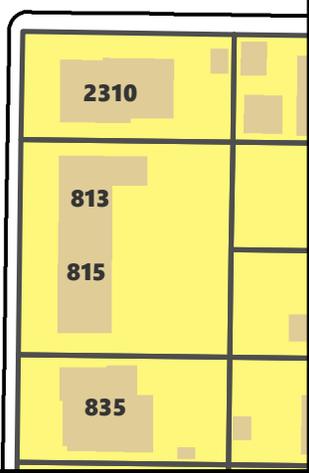
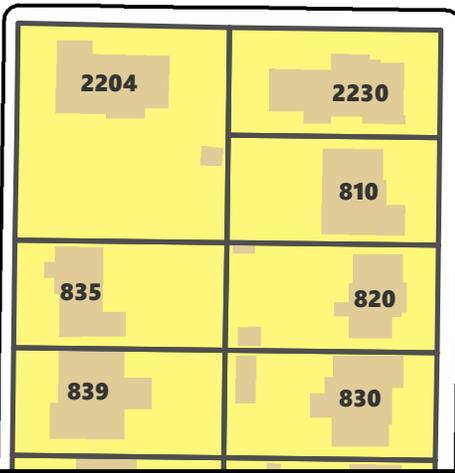
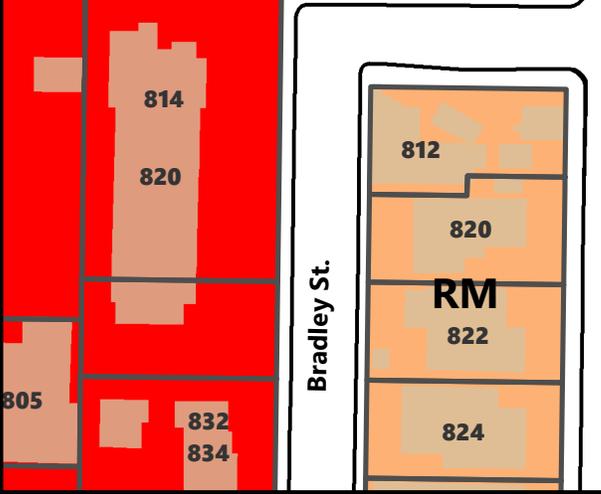
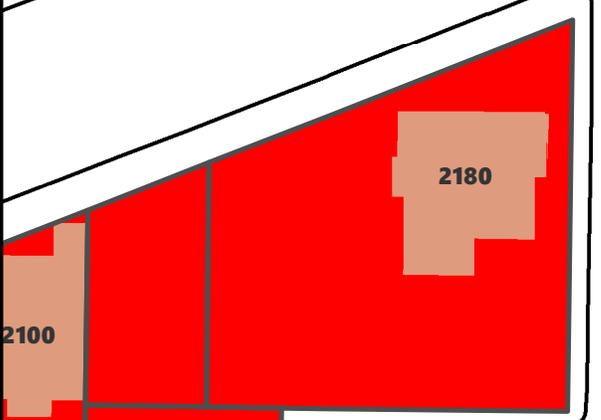
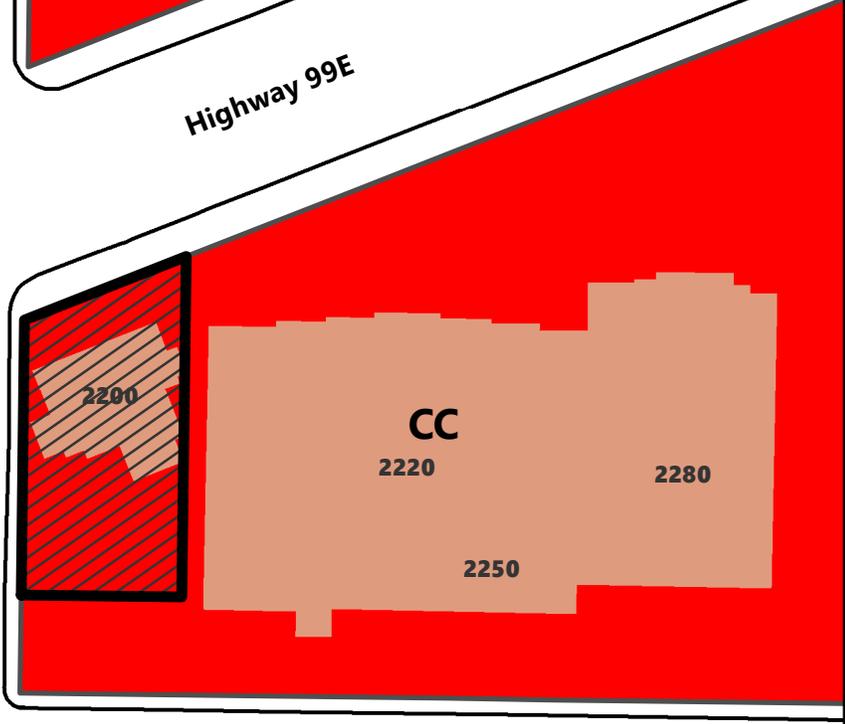
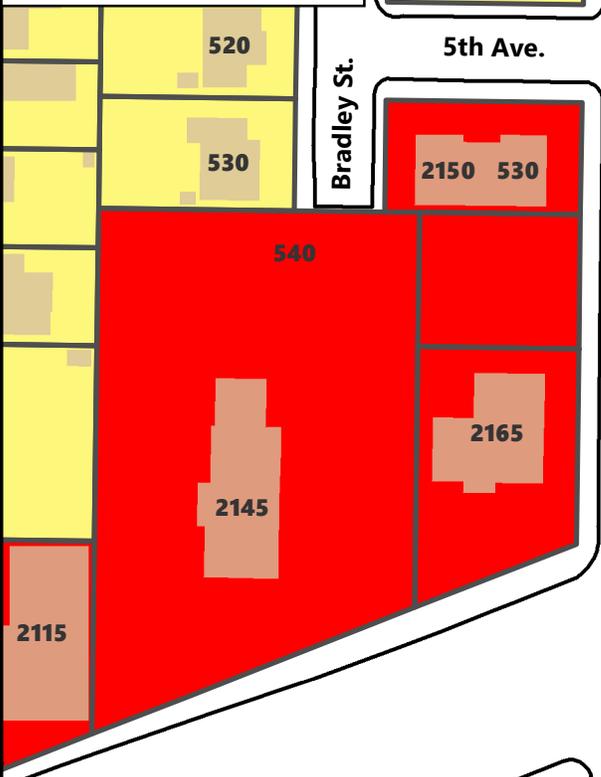
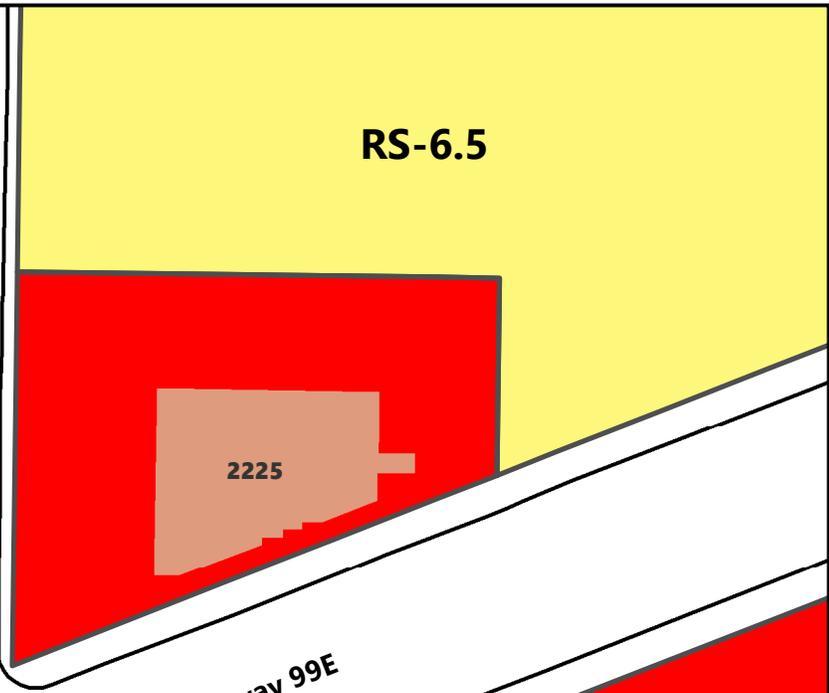
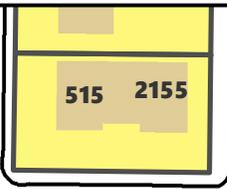
1. Public utilities can accommodate the proposed development.
2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
3. The transportation system can safely and adequately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

Additional Review Standards for this Site Plan Review Application are found in ADC Articles 1, 2, 4, & 6.

Attachments: Location Map, Applicant's Site Plan

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\prepreviews\2020 Pr. 10-20 (2200 Pacific Blvd)\Pr. 10-20_locationmap.mxd

Columbus St.

Bradley St.

Bradley St.

Clay St.

5th Ave.

8th Ave.



Date: 1/23/2020 Map Source: City of Albany

2200 Pacific Blvd SE

Location / Zoning Map

2200 Pacific Boulevard



1 inch = 30 feet

