Notice of Filing
Site Plan Review

File No. SP-12-20       June 10, 2020

The Planning Division has received the following application. Please provide any comments you may have on this project to Laura LaRoque at 541-917-7640 or laura.laroque@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on June 24, 2020.

Application Information

Type of Application: Site Plan Review to convert an unimproved basement (of an existing apartment building) into (four) one-bedroom dwelling units with associated site and building improvements.

Review Body: Staff (Type I-L review)

Property Owner/Applicant: Scott and Spencer Lepman dba Sable Drive LLC
100 Ferry Street NW, Albany, OR  97321-2253

Representative: Candace Ribera; 100 Ferry Street NW, Albany, OR  97321

Architect: Don Johnson, Skyline Architect
2806 45th Court SE, Albany, OR  97322

Engineer: Brian Vandetta; Udell Engineering and Surveying
63 East Ash Street, Lebanon, OR  97355

Address/Location: 222 Third Avenue SE

Map/Tax Lot: Linn County Assessor's Map No.; 11S-03W-06CD; Tax Lot 3200

Zoning: Downtown Central Business (CB) Zone District, Historic Overlay District (/HD); Local Inventory

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.
All application materials are available for review at the Planning Division by appointment only, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Laura LaRoque, project planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321, or by email to laura.laroque@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), the proposed use is allowed on this property subject to approval of a Site Plan Review. The proposed applications will be evaluated for consistency with the review criteria contained in ADC 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 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.

**Multiple Family Development Design Review Standards - ADC 8.200 to 8.300**

**Supplemental Residential Design Standards in Village Centers - ADC 8.480 to 8.485**

Additional review standards for this application are found in ADC Articles 1, 2, 5, 7, 8, 9, & 12.

**Attachments:** Location Map, Site Plan (Sheet C103), Basement Floor Plan (Sheet A2.4), and Building Elevations (Sheet A3.1)