



## COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

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

### NOTICE OF FILING

DATE OF NOTICE: October 14, 2016

FILE: SP-17-16

APPLICATION: Site Plan Review to modify Condition of Approval #5.2 of the Hickory Station Phase III Site Plan Review approval (SP-10-15); the proposed modification eliminates the requirement for additional trees in the front yard setback along Hickory Street.

REVIEW BODY: Staff (Type I-L)

PROPERTY OWNER/  
APPLICANT: Hickory Station LLC; Patty & Gary Davenport;  
PO Box 2744; Albany, OR 97321

APPLICANT'S  
ENGINEER: Troy L. Plum, PE; TKP Engineering; PO Box 374; Corvallis, OR 97339

ADDRESS/LOCATION: 560 Hickory Street NW

MAP/TAX LOT: Benton Co. Assessor's Map No. 11S-04W-01DA; Tax Lot 1600

ZONING: CC (Community Commercial) District; /FP (Floodplain Overlay)

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 subject site and to the North Albany Neighborhood Association. We invite your written comments on this application, to be considered when staff makes a decision. 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 **October 28, 2016**.

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 our office or telephone **Shawna Adams, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division at P.O. Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

#### APPROVAL STANDARDS FOR THIS REQUEST:

Albany Development Code (ADC)

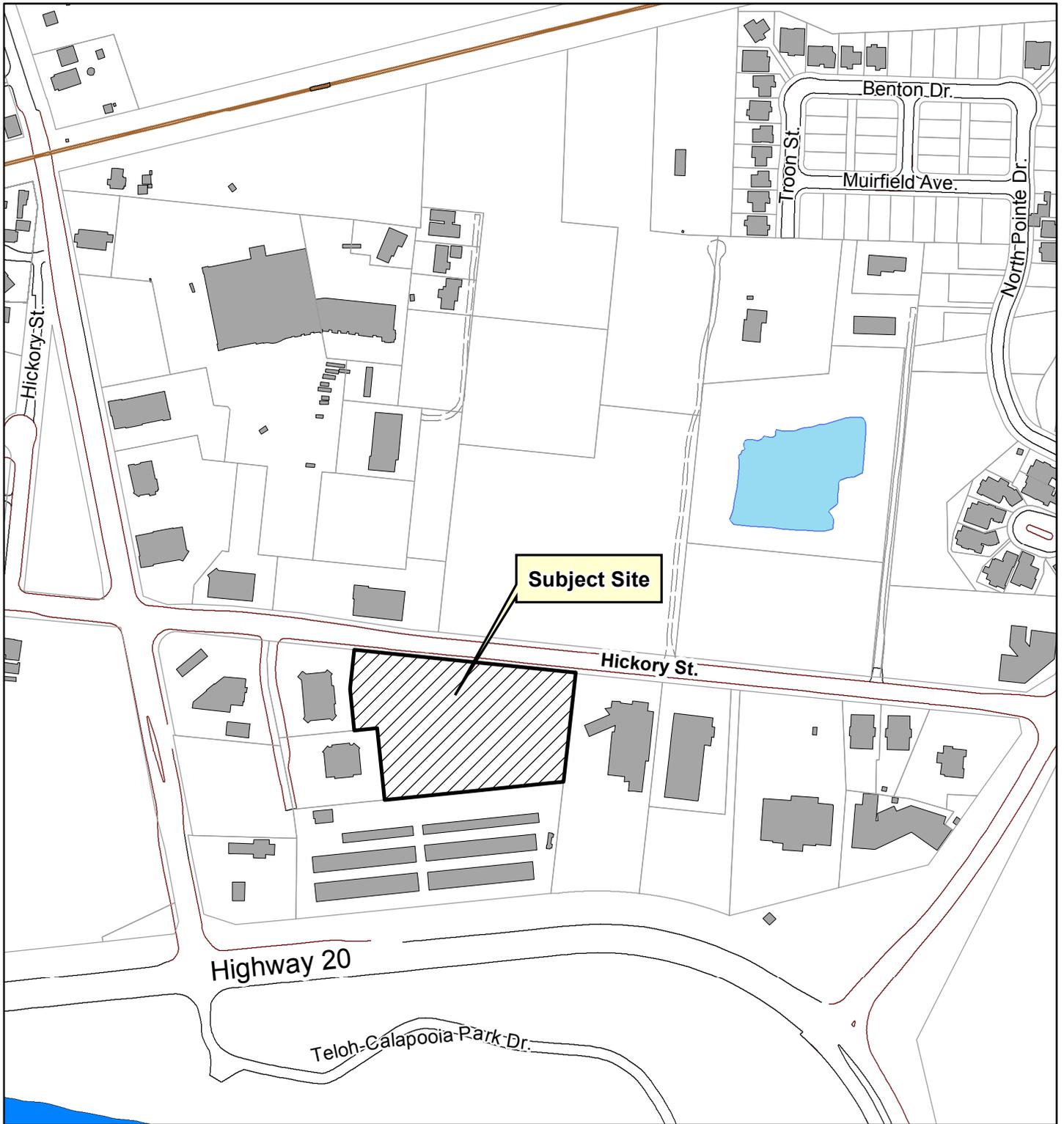
SITE PLAN REVIEW – (ADC 2.450)

- (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.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 6, 8, 9, & 12.

Attachments: Location Map



**Location Map: (SP-17-16)**  
**Benton Co. Assessor's Map No. 11S-04W-01DA**

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

**Albany**

October 13, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

