



## 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

File: SP-20-19

January 15, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-917-0176 or [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **January 29, 2020**.

## Application Information

Proposal:	Operate a temporary food cart with an outdoor seating area on the property for 30 – 120 calendar days per year.
Review Body:	Staff (Type I-L review)
Applicant:	Isabel Lorenzo; 704 Oak Court, Jefferson, OR 97352
Property Owner:	Callejas Santos; 1322 Geary Street SE, Albany, OR 97322
Address/Location	1322 Geary Street SE
Map/Tax Lot:	Linn County Assessor's Map No.: 11S03W08CB Tax Lot 101
Zoning:	Community Commercial

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 January 29, 2020, 14 days from the date the City mails the Notice of Filing.***

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 call the project planner, **Travis North**, 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](mailto: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 development 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

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development code. These standards address such features as off-street parking, landscaping, setbacks, 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

### Site Plan Review Criteria, ADC 2.450:

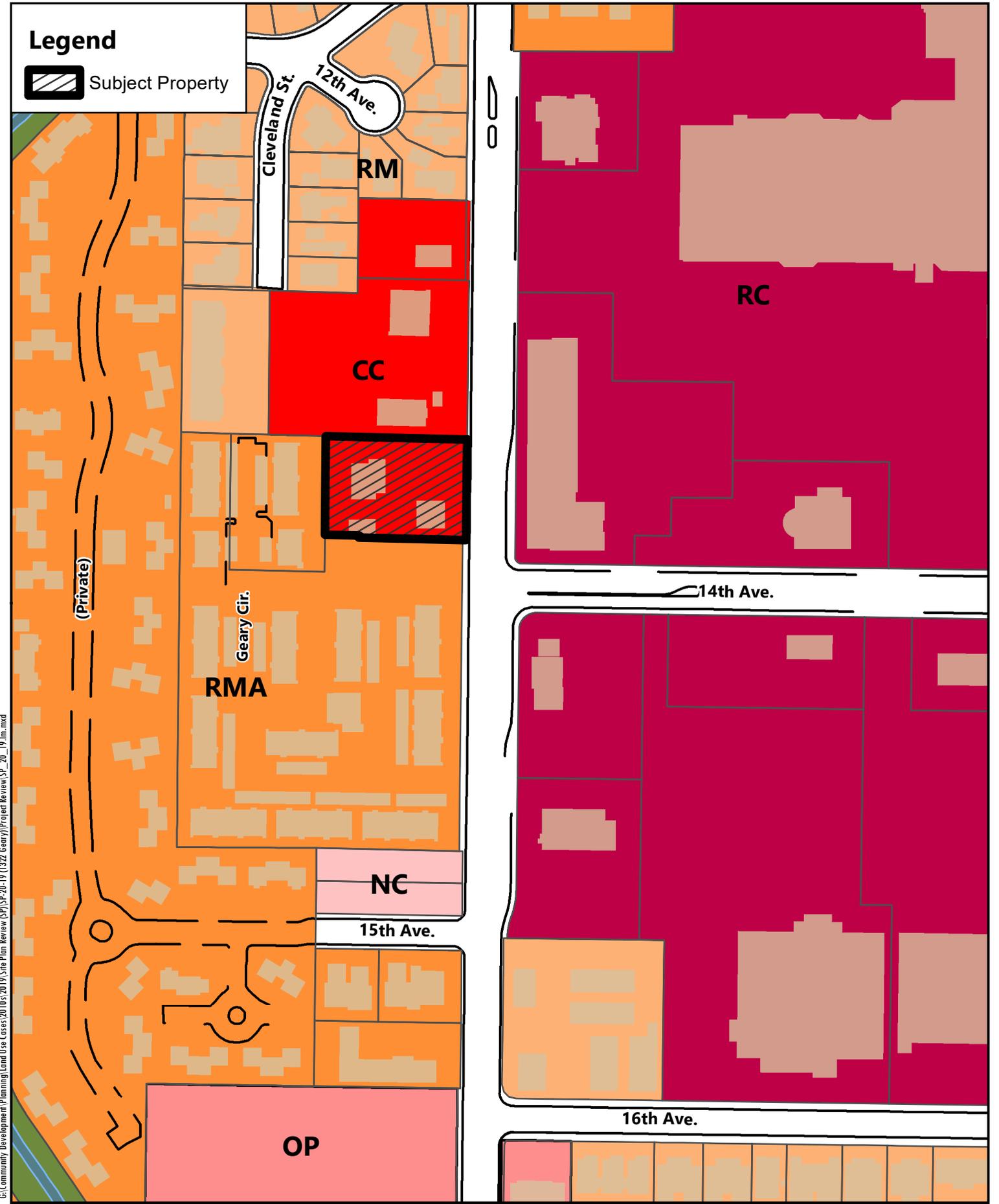
- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately 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 these applications are found in ADC Articles 1, 2, 4, 9, & 12.

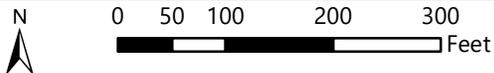
Attachments: Location Map, Applicant's Site Plan

# Legend

 Subject Property



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Date: 7/22/2019 Map Source: City of Albany

## 1322 Geary Street SE

### Location / Zoning Map

RECEIVED  
DEC 03 2019  
BY: [Signature]

RECEIVED  
JAN 03 2020  
BY: [Signature]



GEARY ST.

1 inch = 30 feet  
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