



## COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550  
[cd.cityofalbany.net](http://cd.cityofalbany.net)

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### NOTICE OF FILING

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DATE OF NOTICE: July 20, 2018

FILE: SP-23-18

TYPE OF APPLICATION: Site Plan Review for new commercial construction to develop a *Panera Bread Café* with drive-thru, parking, and landscaping

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: CBT Properties, LLC; PO Box 575, Lexington, OR 97839

APPLICANT / ARCHITECT: Jeffrey Parker Architects, Inc.; 855 28<sup>th</sup> Street SE, Grand Rapids, Michigan 49508

ENGINEER: Grant Beem, K&D Engineering; PO Box 725, Albany, OR 97321

ADDRESS/LOCATION: 320 Airport Road SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-04CB; Tax Lot 101

ZONING: Regional Commercial (RC)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. 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. The deadline for submission of written comments is 5:00 p.m. on **August 6, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available 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 **Melissa Anderson, Project Planner**, at 541-704-2319, ([melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net)). 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.

#### REVIEW CRITERIA FOR THIS REQUEST:

##### Albany Development Code (ADC)

##### SITE PLAN REVIEW

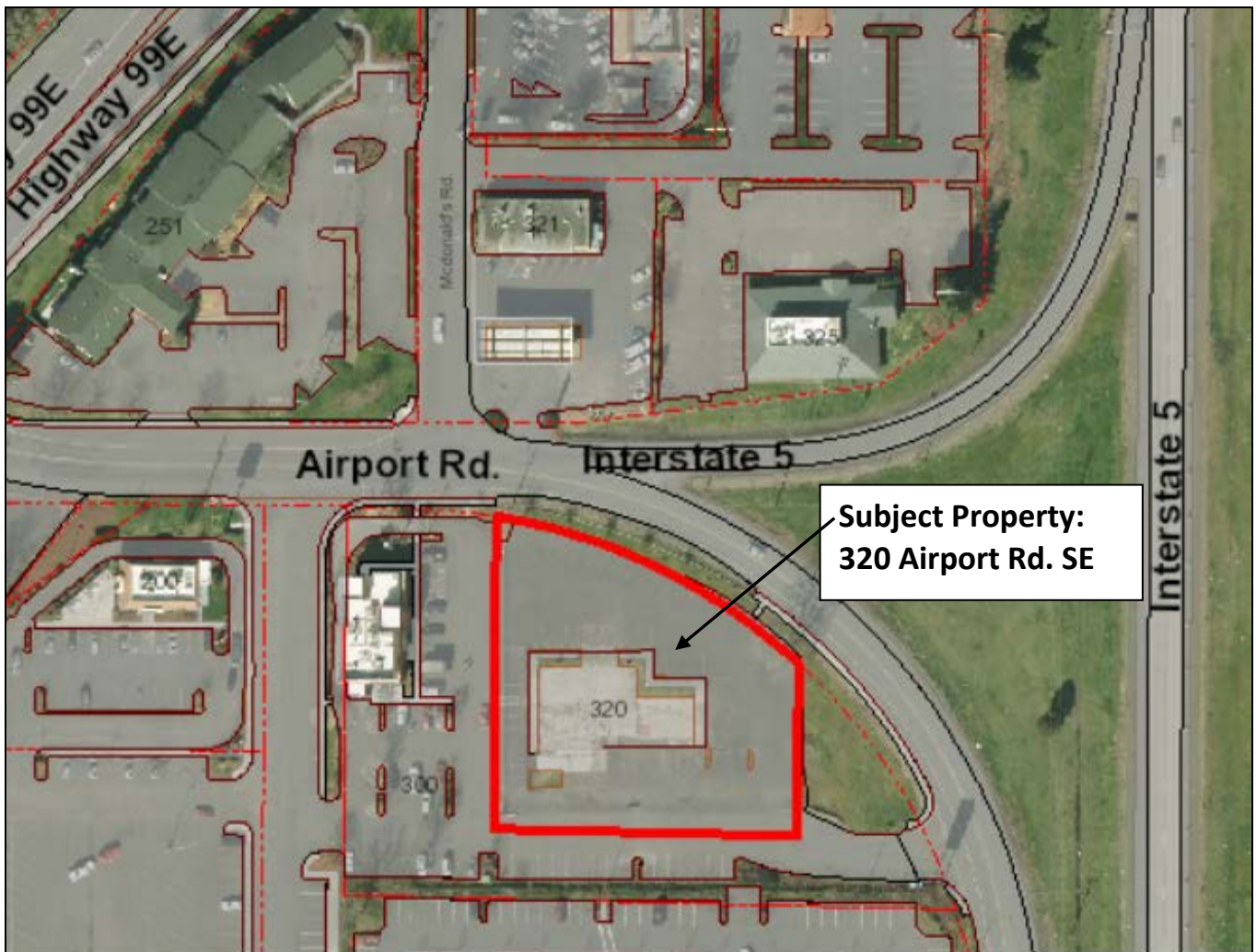
2.450 Review Criteria. Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all the following criteria that are applicable to the proposed development.

- (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.

COMMERCIAL DESIGN REVIEW STANDARDS, ADC 8.310 to 8.390

ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 8, 9, AND 12



Attachment: Site Plan

Laurus Designs, LLC



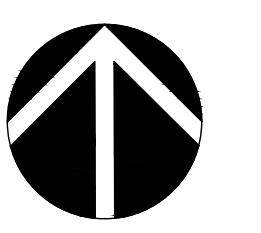
1012 Pine Street  
Silverton, Oregon  
503.784.6494

Panera Bread  
Cafe

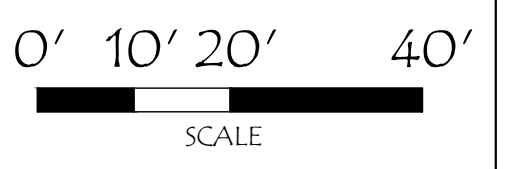
320 Airport Road SE  
Albany, Oregon



CONCEPTUAL  
LANDSCAPE PLAN



SCALE: 1"=20'-0"



June 18th, 2018

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

PROJECT #: 1197C

Legend:



EXISTING TREE TO REMAIN

General Notes:

1. VERIFY ALL UTILITIES. SEE CIVIL DRAWINGS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. STREET TREES TO BE APPROVED CITY OF ALBANY STREET TREES.
4. PARKING AT STREET FRONTAGES TO BE SCREEN BY 3' HIGH EVERGREEN SHRUBS.
5. PLANTS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY LANDSCAPE ARCHITECT.

