Notice of Filing
Site Plan Review

SP-25-19 & LA-06-19

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to Tony Mills at 541-917-7555 or tony.mills@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on December 24, 2019.

Application Information

Proposal: Expansion of existing structure including the manager’s office and new storage area, redevelopment of existing parking area, property line adjustment, and the new development of a parking and outdoor storage area.

Review Body: Staff (Type I-L review)

Property Owner: Shedd Investment LLC; PO Box 4, Shedd, OR 97377; elwood@linnwest.com

Applicant: Udell Engineering & Land Surveying LLC; 63 E Ash Street, Lebanon, OR 97355

Address/Location 730 34th Avenue SW, Albany, OR 97322

Map/Tax Lot: Linn County Assessor’s Map No. 11S-04W-13DD; Tax Lot 100 & 102

Zoning: Heavy Industrial (HI)

Overlay Districts: None

Total Land Area: 3.25 acres

Existing Land Use: Warehousing and storage

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 December 24, 2019, 14 days from the date the City mails the Notice of Filing.
We have attached a location map and parking plan at the proposed structure. 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 Tony Mills, project planner, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321, or by email to tony.mills@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, 9, 12 & 13.

Attachments: Location Map, Site Plan 1, 2, and 3
**EXIST. CONC. STORM SWALE**

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**34TH AVE. RV & BOAT STORAGE**

**ALBANY, OREGON**

**CLIENT: SHEDD INVESTMENTS, LLC PO BOX 04 SHEDD, OREGON 97377**

**UDELL ENGINEERING AND LAND SURVEYING, LLC 63 EAST ASH ST. LEBANON, OREGON 97355 (541) 451-5125 PH. (541) 451-1366 FAX**

**SITE LAYOUT PHASE 2**

**LEGEND**

- **STORMWATER QUALITY SWALE**
- **EXISTING GRAVEL**
- **EXISTING CONCRETE**
- **PROPOSED GRAVEL ACCESS**
- **PROPOSED 20' FIRE ACCESS ROUTE**
- **PROPOSED 20' FIRE ACCESS ROUTE**
- **PROPOSED GRAY AREA**
- **EXISTING SLOPE DIRECTION**
- **PROPOSED DRAIN DIRECTION**
- **ADJUSTED TL 100 287.362 SF 6.60 Ac**
- **ADJUSTED Property Boundary**
- **PROPOSED ADJUSTED PROPERTY BOUNDARY**
- **PROPOSED IMPERVIOUS AREA = 124,660.29 SF**
- **43.38% IMPERVIOUS AREA**

**SCALE: SEE BARSCALE**

**SITE PLAN 2**

**DATE: OCTOBER 9, 2019**

**PROJECT: 19-097 SHEDD INVESTMENTS**

**DRAWN BY: UDELL ENGINEERING AND LAND SURVEYING, LLC**

**CHECKED BY: UDELL ENGINEERING AND LAND SURVEYING, LLC**

**PHASE 1 PHASE 2 PHASE 3**