



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550
cd.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: October 8, 2018

FILE: SP-26-18

TYPE OF APPLICATION: Develop vacant commercial lot with new commercial building (approximately 2,100 square feet), parking, landscaping, and associated improvements. Project includes site preparation and construction of the facilities.

REVIEW BODY: Staff (Type I-L review)

PROPERTY OWNER/
APPLICANT: Union One Properties LLC; 2430 NE 163rd Ave, Portland, Oregon 97320
Glen Hornstra; 4238 Cloudview Drive S., Salem, OR 97302

APPLICANT'S ENGINEER: Westech Engineering, Inc; Josh Wells
3841 Fairview Industrial Dr. SE., STE 100, Salem, OR 97302

ADDRESS/LOCATION: 902 SE Pacific Blvd., Albany, OR 97321

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-7AA; Tax Lot 3600

ZONING: Community Commercial (CC)

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 **October 22, 2018**.

We have attached a location map and a site plan of the proposed development. 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 **Travis North, Planner I**, at 541-791-0176. 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 on the application.

According to the Albany 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 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:

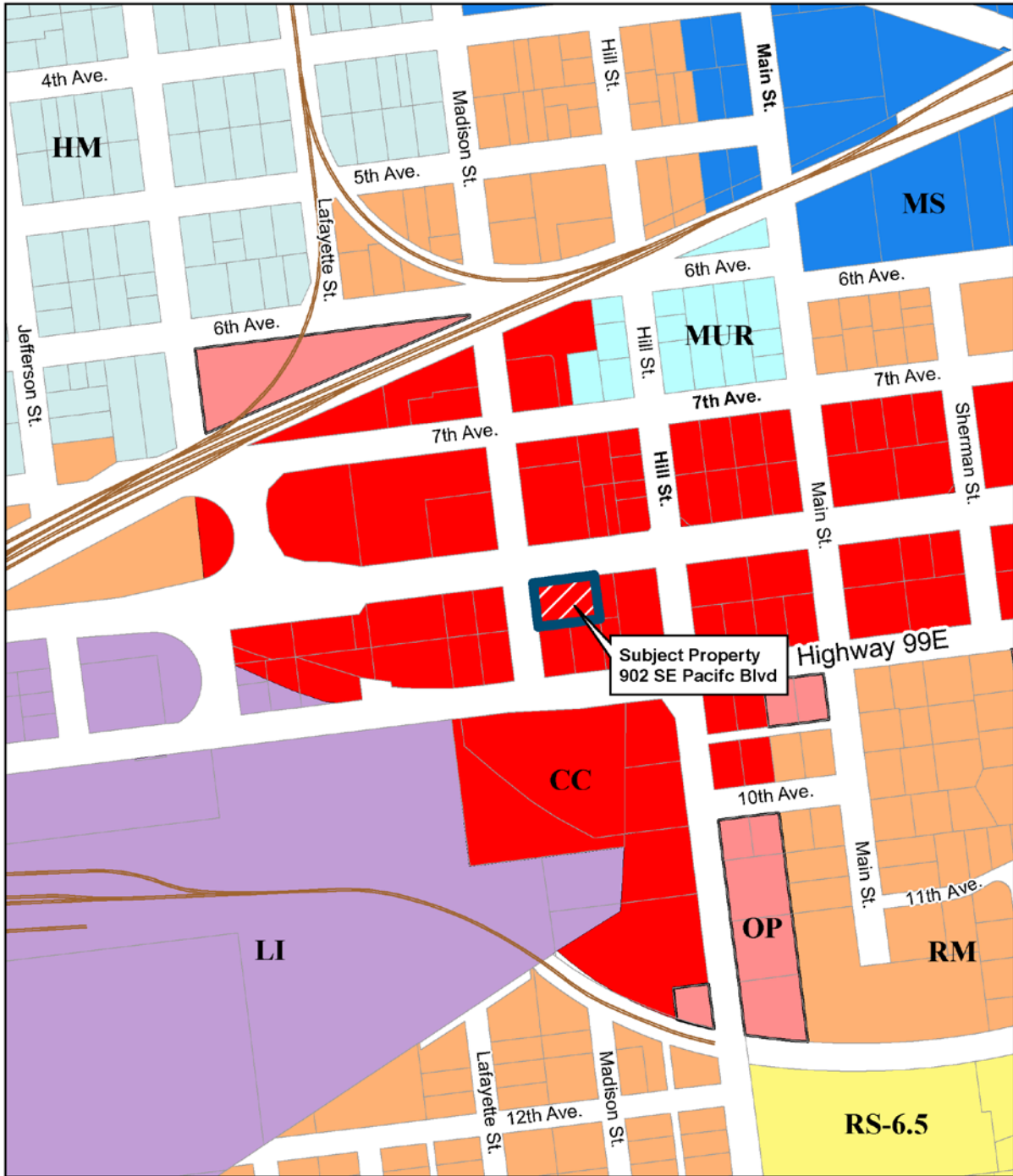
Albany Development Code

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, 8, & 9

Attachments: Location Map, Applicant's Site Plan



Location Map: 902 SE Pacific Blvd., Albany, OR 97321



The City of Albany's infrastructure maps, drawings, and other documents have been gathered over many decades, using differing standards for quality control, measurement, and verification. All of the data provided represents current information in a readily available form. 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 verify the

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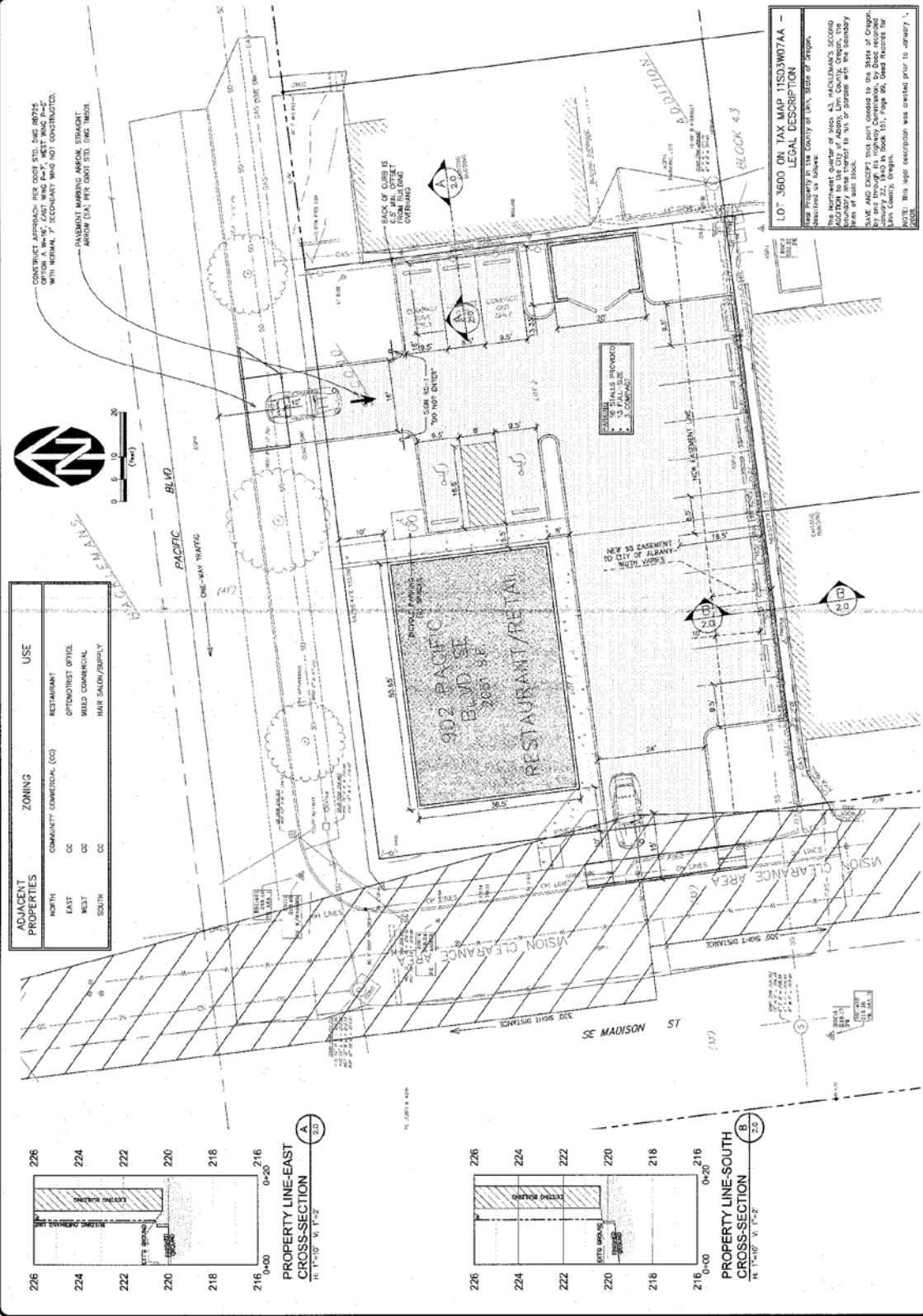
0 65 130 260 390 520
Feet

August 21, 2018

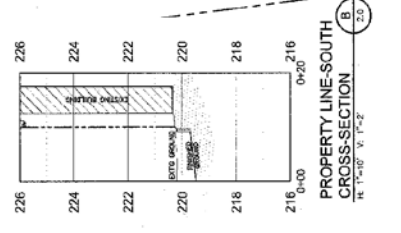
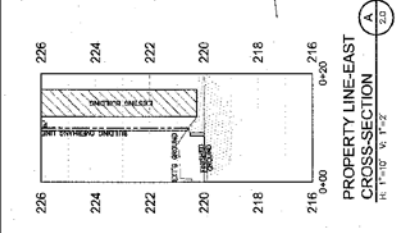
Planning Division

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

				WESTERN ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 902 PACIFIC BLVD. SUITE 100, ALBANY, OR 97007 Phone: (503) 546-2074 Fax: (503) 546-3666 E-mail: westeng@westeng-inc.com		SITE PLAN 902 PACIFIC BLVD. SITE IMPROVEMENTS ALBANY, OREGON GLEN HORNSTRUP		DRAWING C-2.0		JOB NUMBER 3034-0000.0	
DATE: MAR 2018 REVISIONS NO. DATE DESCRIPTION 1 3-20-18 902 CTR. CONSTRUCTION 2 3-20-18 902 CTR. CONSTRUCTION 3 3-20-18 902 CTR. CONSTRUCTION		DESIGNER: A/M CHECKER: M/S DATE: 3-20-18		SCALE: 1" = 10'-0"		PROJECT: 902 PACIFIC BLVD. SITE IMPROVEMENTS		CLIENT: WESTERN ENGINEERING, INC.		PROJECT NO.: 3034-0000.0	



ADJACENT PROPERTIES	ZONING	USE
NORTH	COMMUNITY COMMERCIAL (CC)	RESTAURANT
EAST	CC	OPTOMETRIST OFFICE
WEST	CC	MIXED COMMERCIAL
SOUTH	CC	HAIR SALON/SUPPLY



LOT 3600 ON TAX MAP T1S03W074A -
LEGAL DESCRIPTION
 That certain portion of Block 43, Addition to the City of Albany, Oregon, the same being more particularly described as follows: to wit, a portion of the same being of approximately 1.00 acre, more or less, as shown on the plat of Block 43, Addition to the City of Albany, Oregon, recorded in the County of Albany, Oregon, Book 101, Page 26, dated August 14, 1934, and except this part covered by the State of Oregon by and through its Highway Commission, by deed recorded in the County of Albany, Oregon, Book 101, Page 26, dated August 14, 1934.
 NOTE: This legal description was created prior to January 1, 1998.