



## 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 – Accessory Structure

SP-26-19

April 15, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-791-0176 or [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **April 29, 2020**.

### Application Information

Proposal:	Remove existing accessory building and construct a new 1,920 square foot accessory building (48' x 40)'.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Amber & Brad Creager; 2501 Crocker Lane NW, Albany, OR 97321
Address/Location	2501 Crocker Lane NW
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-36; Tax Lot 700
Zoning:	Residential Single Family (RS-10)
Overlay Districts:	Hillside, Wetland, Riparian, BPA easement
Total Land Area:	6.65
Existing Land Use:	Single-family residence

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 100 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 **April 29, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map, site plan, and elevation drawings of 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 contact **Travis North, Project Planner**, at 541-791-0176 or by email. 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.

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



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 development 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.

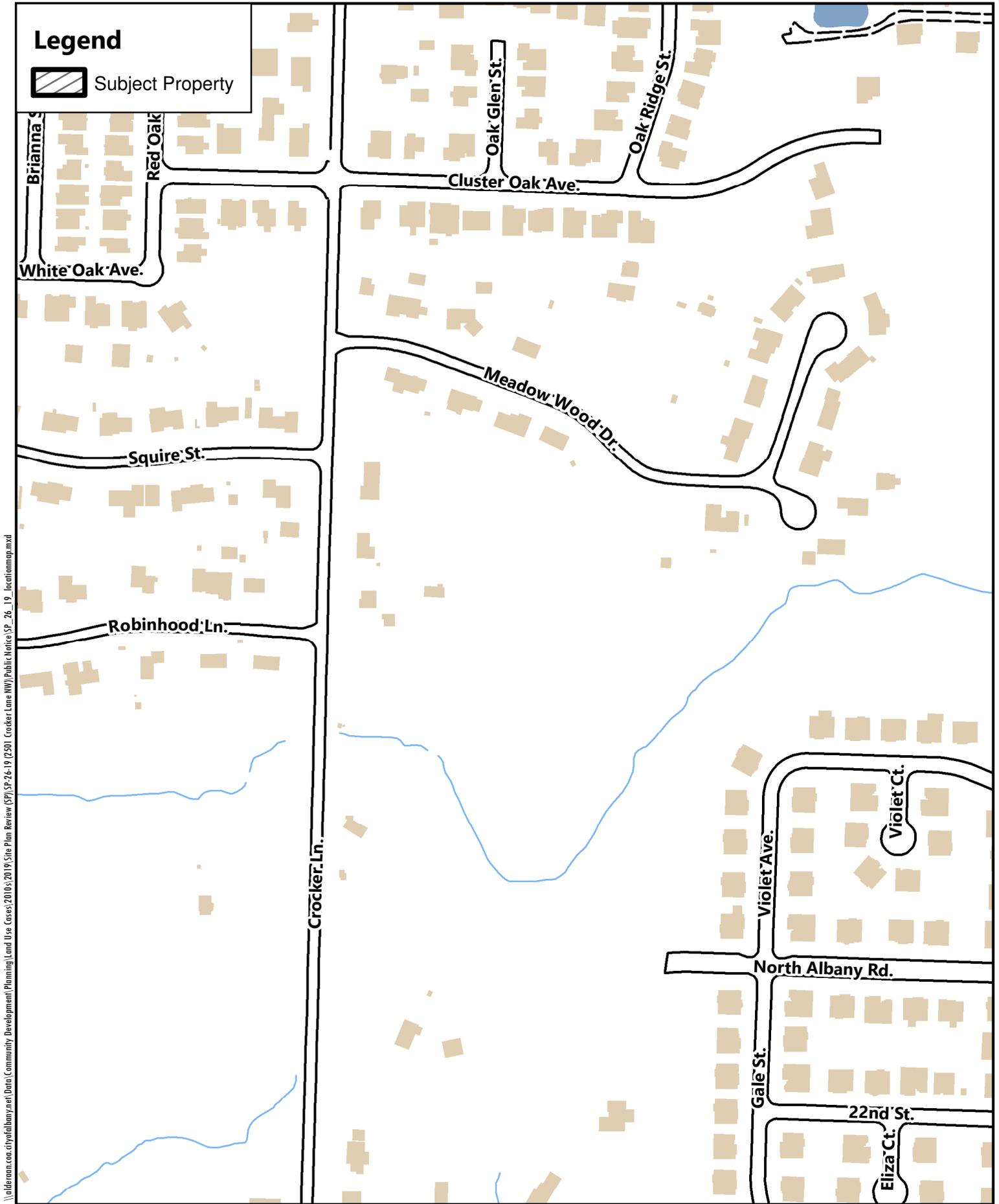
1. Public utilities can accommodate the proposed development.
2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
3. The transportation system can safely and adequately 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, 3, 6, & 12.

Attachments: Location Map, Applicant's Site Plan, Elevation Drawings.

# Legend

 Subject Property



\\aldean.coc.cityofalbany.net>Data\Community Development\Planning\Land Use Cases\2010s\2019\Site Plan Review\SP\SP-26-19\2501 Crocker Lane NW\Public Notice\SP\_26\_19\_locationmap.mxd



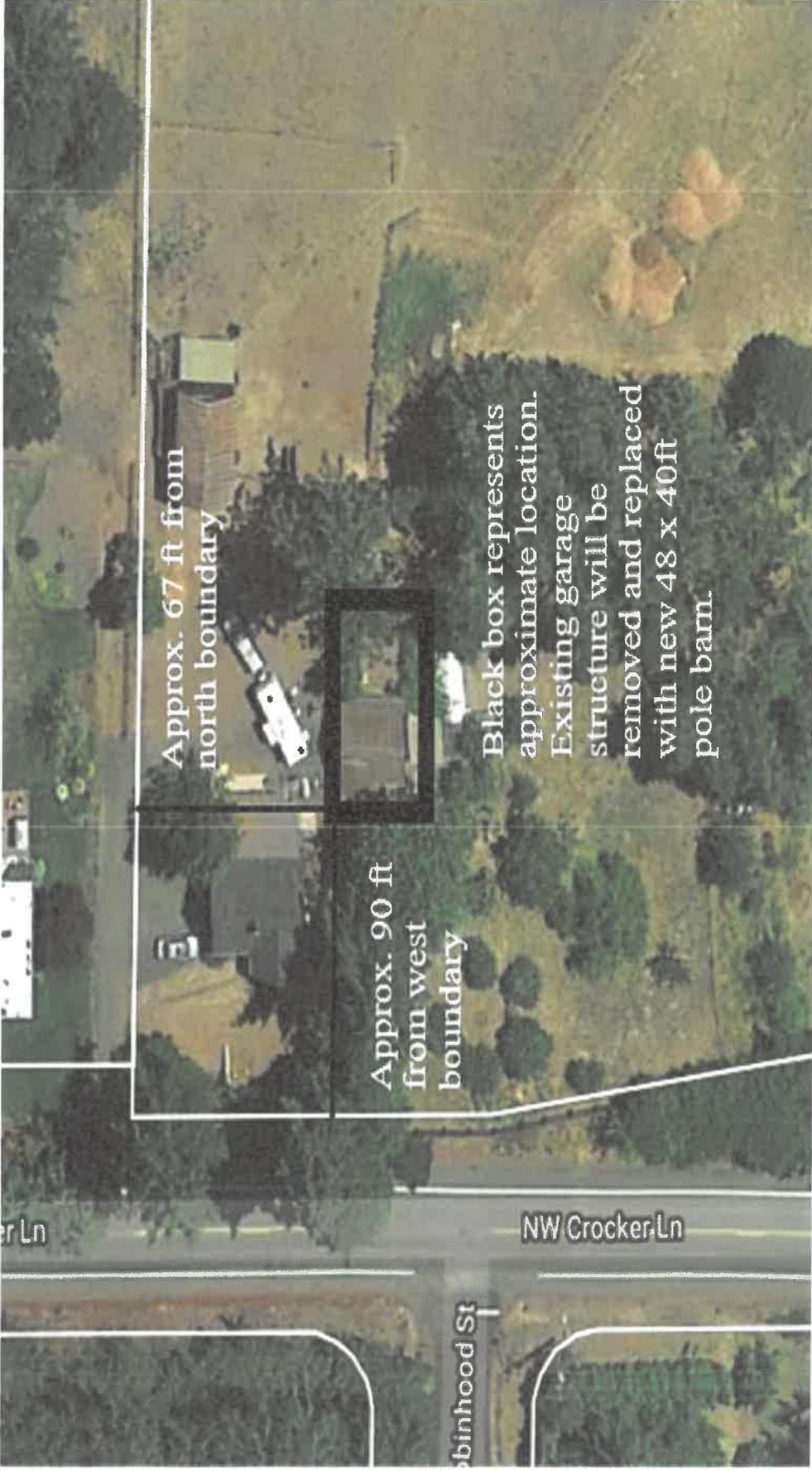
0 140 280 Feet

Date: 4/14/2020 Map Source: City of Albany

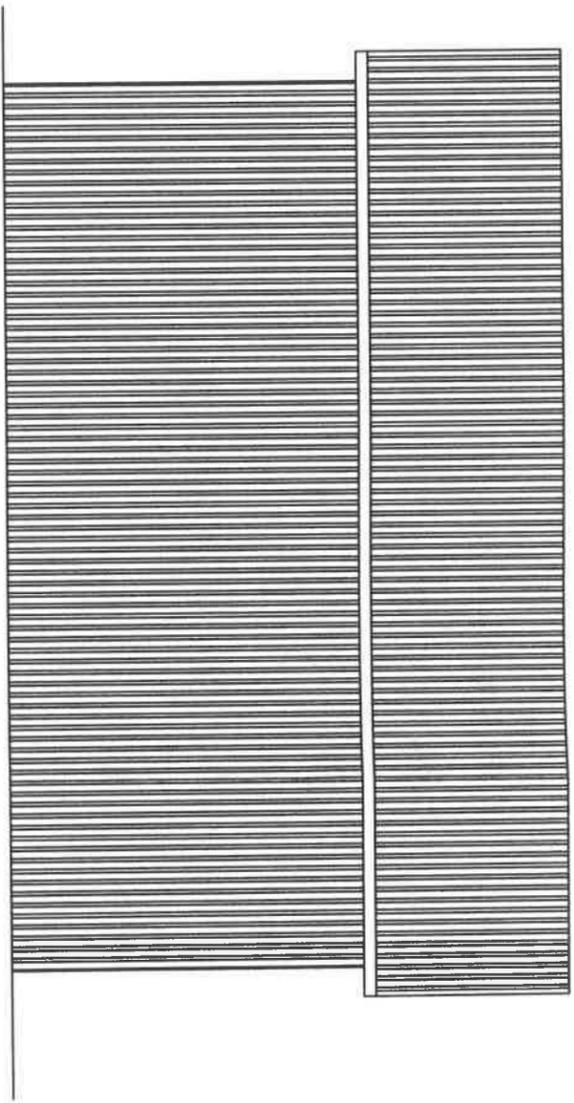
## 2501 Crocker Lane NW

### Location / Zoning Map

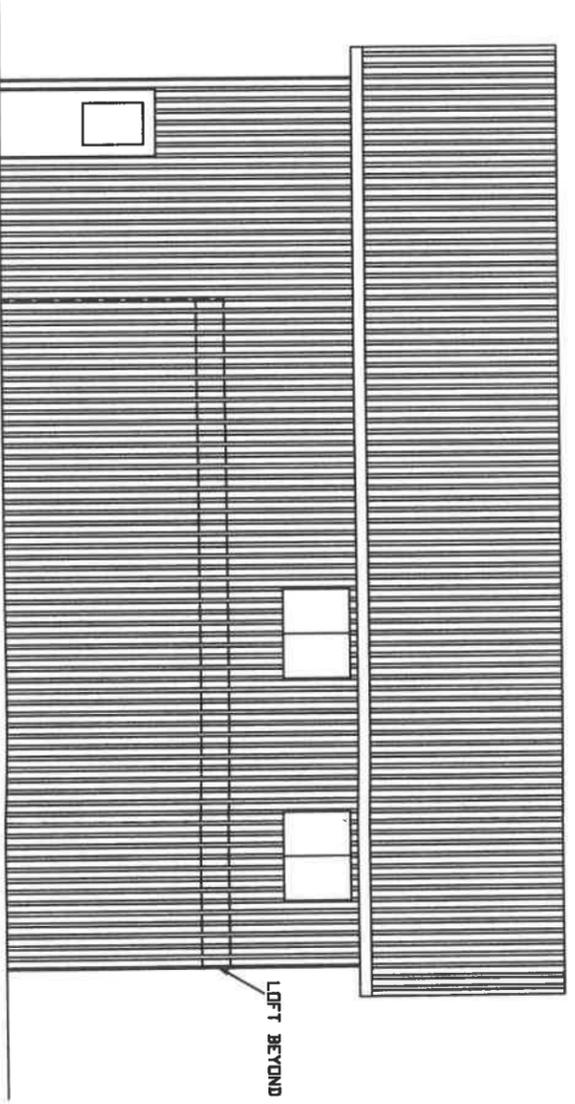








1  
LEFT ELEVATION  
S09



2  
RIGHT ELEVATION  
S09

**SHEET No**  
S09

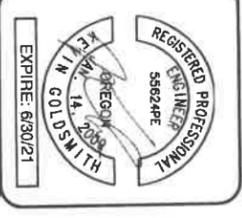
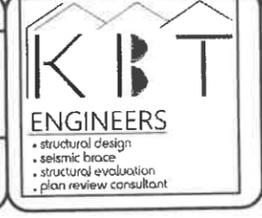
**JOB No**  
17-1043

DRAWING INFORMATION	
DRAWING FILE:	
DRAWN BY: AK	
CHECKED BY:	
DATE: 5/30/2017	
REVISION 1:	DATE:
REVISION 1:	DATE:
SCALE:	PLOTTING SCALE:

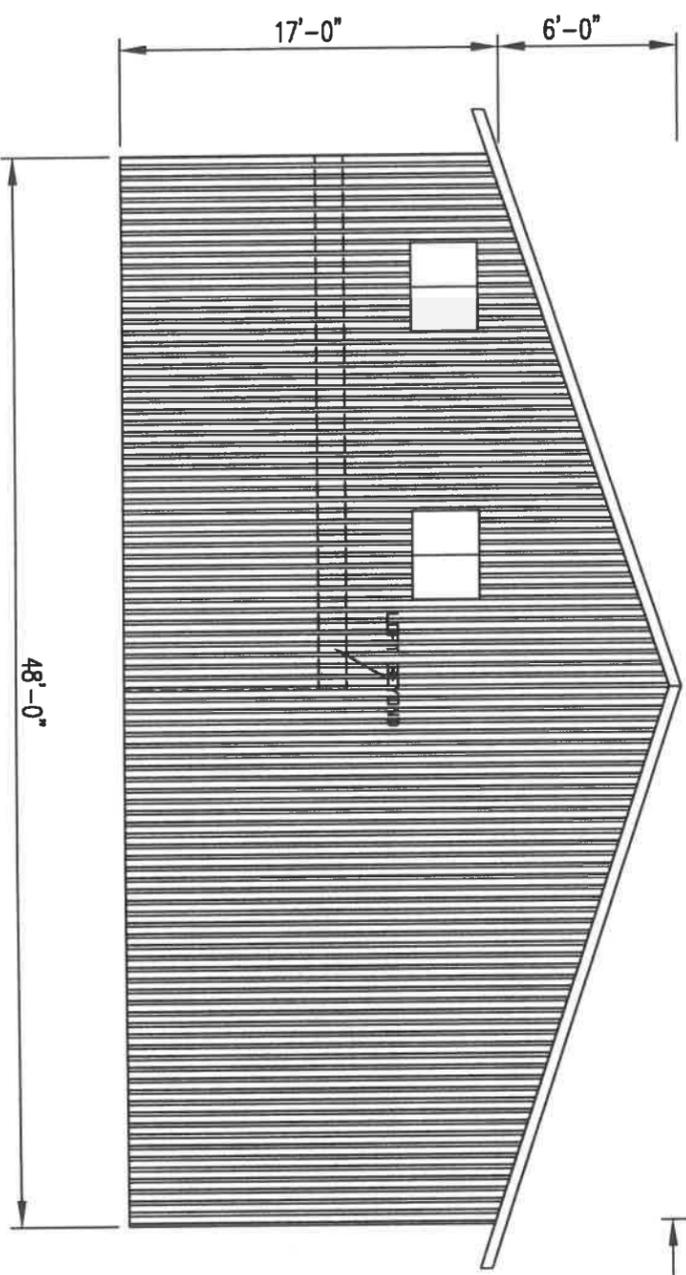
48'-0"X40'-0"X17'-0" POLE BUILDING  
BRAD GREAGER  
2501 CROCKER LN, ABANY OREGON

---

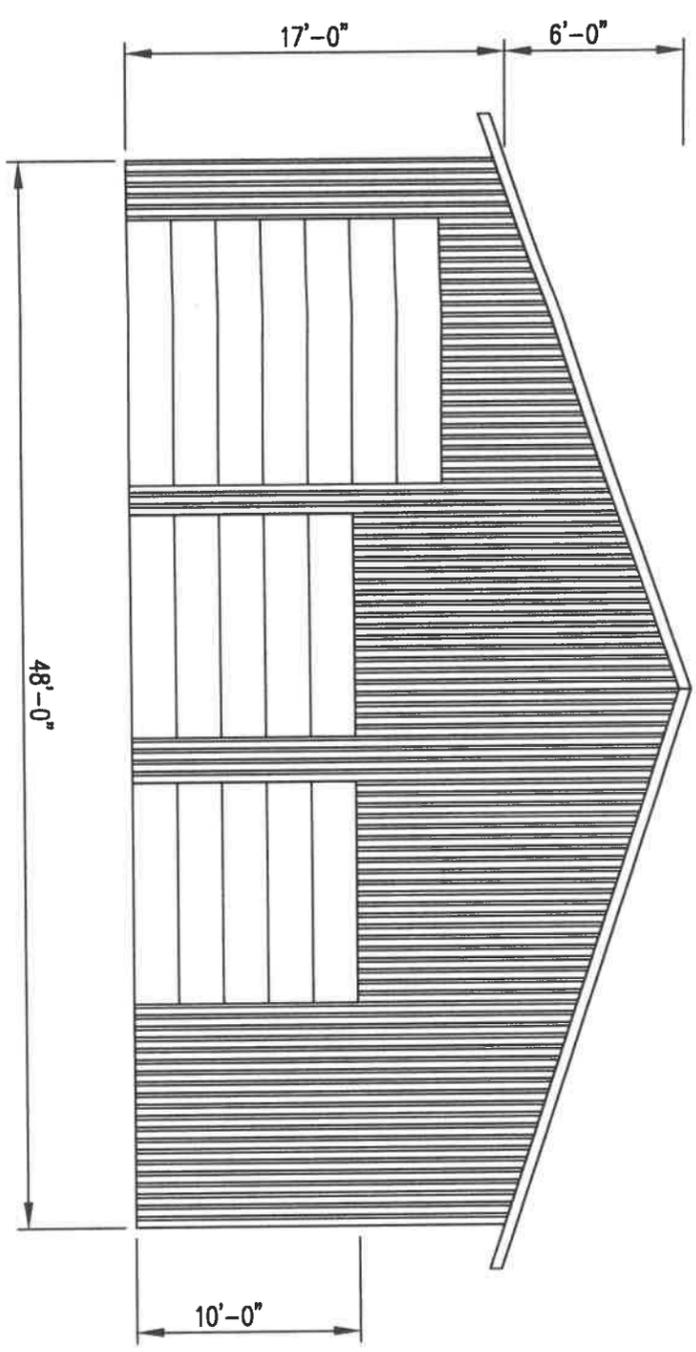
STEVE CAIN CONSTRUCTION

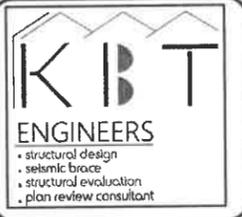
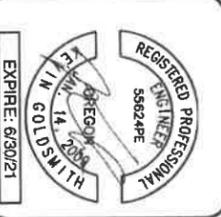


**1**  
**S08**  
**BACK ELEVATION**



**2**  
**S08**  
**FRONT ELEVATION**



<b>SHEET No:</b> <b>S08</b>	<b>JOB No:</b> 17-1043	<b>DRAWING INFORMATION</b>	48'-0" X 40'-0" X 17'-0" POLE BUILDING BRAD GREAGER 2501 CROCKER LN, ABANY OREGON	 <p><b>KBT ENGINEERS</b> • structural design • seismic brace • structural evaluation • plan review consultant</p>												
	<table border="1"> <tr> <td>DRAWING FILE:</td> <td></td> </tr> <tr> <td>DRAWN BY:</td> <td>AK</td> </tr> <tr> <td>CHECKED BY:</td> <td></td> </tr> <tr> <td>DATE:</td> <td>5/30/2017</td> </tr> <tr> <td>REVISION 1:</td> <td>DATE:</td> </tr> <tr> <td>REVISION 1:</td> <td>DATE:</td> </tr> <tr> <td>SCALE:</td> <td>PLOTTING SCALE:</td> </tr> </table>		DRAWING FILE:				DRAWN BY:	AK	CHECKED BY:		DATE:	5/30/2017	REVISION 1:	DATE:	REVISION 1:	DATE:
DRAWING FILE:																
DRAWN BY:	AK															
CHECKED BY:																
DATE:	5/30/2017															
REVISION 1:	DATE:															
REVISION 1:	DATE:															
SCALE:	PLOTTING SCALE:															