



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Notice of Decision

Site Plan Review

SP-27-22

December 21, 2022

Application Information

Proposal:	Modification of Existing Development to remodel an existing single story auto dealership into a one-story (with mezzanine) auto dealership and service center.
Property Owner:	Steven Jackson, 1250 East Interstate 30, Rockwell, TX 75087
Applicant:	Brian Dueltgen, 720 NW Davis, Suite 300, Portland, OR 97204
Address/Location:	520 Airport Road SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No: 11S-03W-04CB TL105
Zoning:	Regional Commercial (RC)
Overlay Districts:	Airport Approach Overlay District
Total Land Area:	2.47 acres
Existing Land Use:	Auto Dealership and Service Center

On December 21st, 2022, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact the project planner, **Alyssa Schrems** at 541-791-0176 or Current Planning Manager David Martineau at 541-917-7555.

The City's decision may be appealed to the Planning Commission if a person with standing files a Notice of Intent to Appeal not later than 10 days after the Director's notice of decision is mailed [ADC 1.330(5)(a)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Signature on file
Community Development Director

Appeal Deadline: January 4, 2023

Approval Expiration Date (if not appealed): December 21, 2025

Attachments: Information for the Applicant, Location Map, Site Plan.

Conditions of Approval

- Condition 1** Prior to the issuance of building permits, the applicant must submit a revised site plan that demonstrates the minimum parking spot requirements can be met (ADC Table 9.020-1).
- Condition 2** Prior to the issuance of building permits, the applicant must demonstrate details of required planter bays at each end of the parking lot (ADC 9.150(1)).
- Condition 3** Prior to issuance of building permits, the applicant will need to provide detailed plans regarding the number of proposed bicycle spots and the location of the covered bicycle spots.
- Condition 4** Prior to issuance of building permits, the applicant will need to provide detailed plans regarding the proposed lighting per ADC 9.120(14).
- Condition 5** **Landscape and Irrigation.** Prior to issuance of a building permit, a final landscape and irrigation plan shall be submitted for review and approval by the Community Development Department. The plan must be consistent with the landscaping and irrigation standards of ADC 9.140, 9.150, and 9.160.
- Condition 6** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 7** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 8** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a Site Improvement permit from Public Works Department before connecting to the public water main for proposed fire line.
- Condition 9** Prior to issuance of a Building Permit, the applicant shall dedicate right of way along the site's frontage on Airport Road. The new right-of-way line shall be located at least six inches behind the back of sidewalk. A property line radius will be needed at the north and south end of the site at Killdeer Avenue and Oakwood Avenue.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are municipal code or development code regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

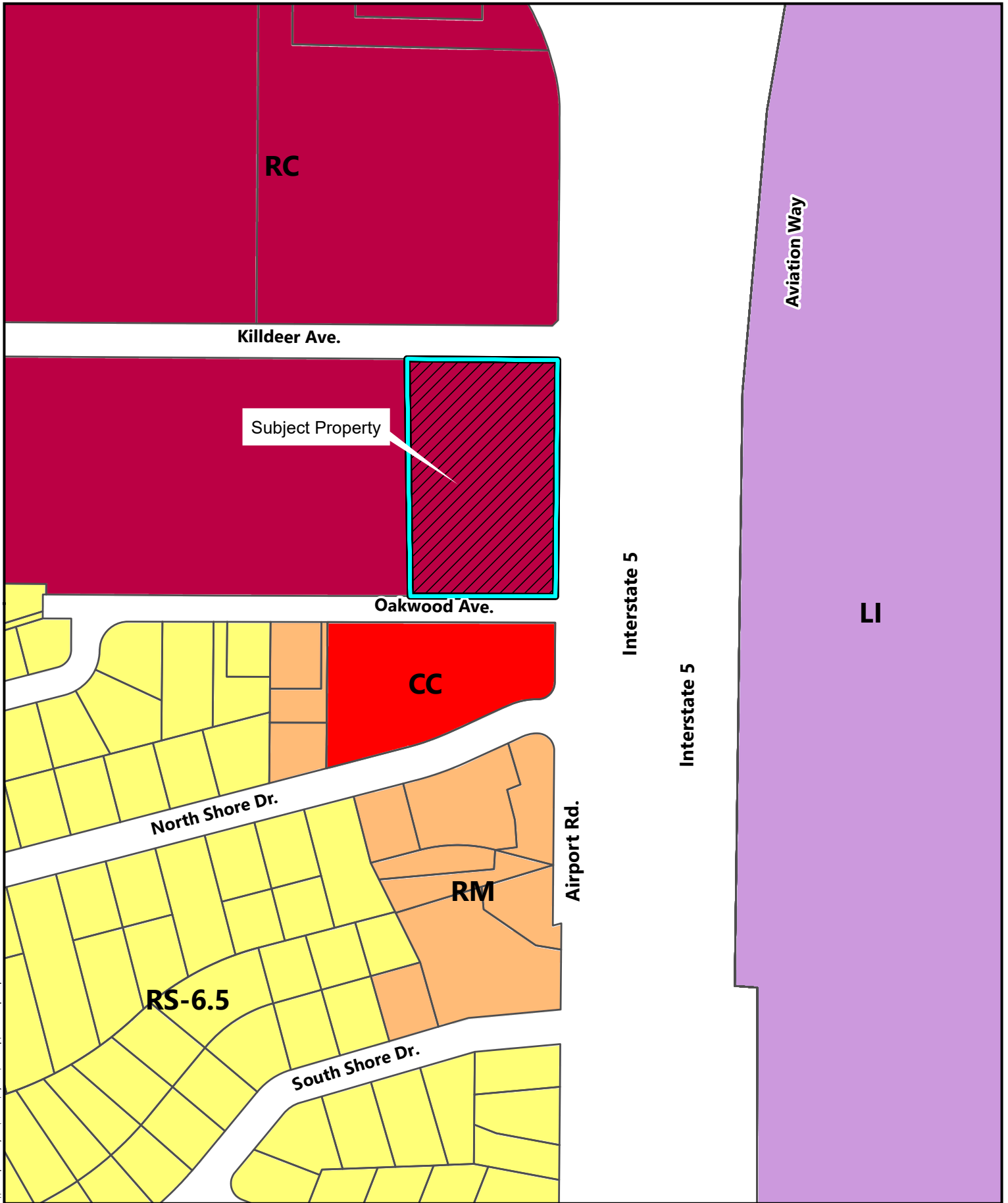
1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.
3. This proposal must be initiated within three years of the date of this letter of approval.

Engineering

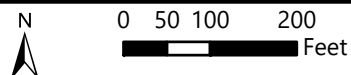
1. The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.
2. An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030).

Fire Department

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).
2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)
3. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)
4. The FDC shall be placed in an approved location. Fire's first choice is on the west side of the Killdeer entrance, as close as possible to existing hydrant.



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Date: 11/1/2022 Map Source: City of Albany

520 Airport Road SE

Location Map

PRELIMINARY
NOT FOR
CONSTRUCTION

GENERAL NOTES

- A. SITE INFORMATION IS BASED ON OWNERS SURVEY DATED 2/11/22 BY K&D ENGINEERING, INC.
- B. ALL SURVEY INFORMATION INDICATING ALL EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
- C. SEE A&D FOR STAIRCASE ACCESSIBILITY REQUIREMENTS
- D. ALL PARKING SPACE DIMENSIONS ARE TO ASPHALT SIDE OF CURB. PARKING SPACES ARE 9'-0" OC UNLESS NOTED OTHERWISE.
- E. STREET PARKING DRIVE CUTS AND/OR PUBLIC RIGHT OF WAY INFORMATION ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR DETAILED INFORMATION.
- F. DETAILED INFORMATION DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL LAYOUT OF THE BUILDINGS AND SITE ELEMENTS.
- G. REFER TO THE LEGAL SURVEY PROVIDED BY OTHERS FOR PROPERTY LINE DIMENSIONS AND EXACT LOCATIONS OF EXISTING SITE ELEMENTS.
- H. SEE CIVIL FOR TYPICAL DIMENSIONS UNLESS NOTED OTHERWISE.
- I. TYPICAL CURB RADIUS IS 12' AT ASPHALT SIDE OF CURB UNLESS NOTED OTHERWISE.

KEYNOTES

PARKING SCHEDULE - SUBARU	
TYPE	COUNT
CUSTOMER - SALES	16
CUSTOMER - SERVICE	26
EMPLOYEE	17
INVENTORY - NEW	35
INVENTORY - USED	5
STORAGE - SERVICE	26
TOTAL PARKING STALLS	119

PARKING SCHEDULE - CODE	
Type/Comments	COUNT
ACCESSIBLE	4
STANDARD	75
TOTAL PARKING STALLS	79

PROJECT NUMBER: 221362
JACKSON SUBARU OF ALBANY

520 AIRPORT RD. SE
ALBANY, OR 97322

LEGEND

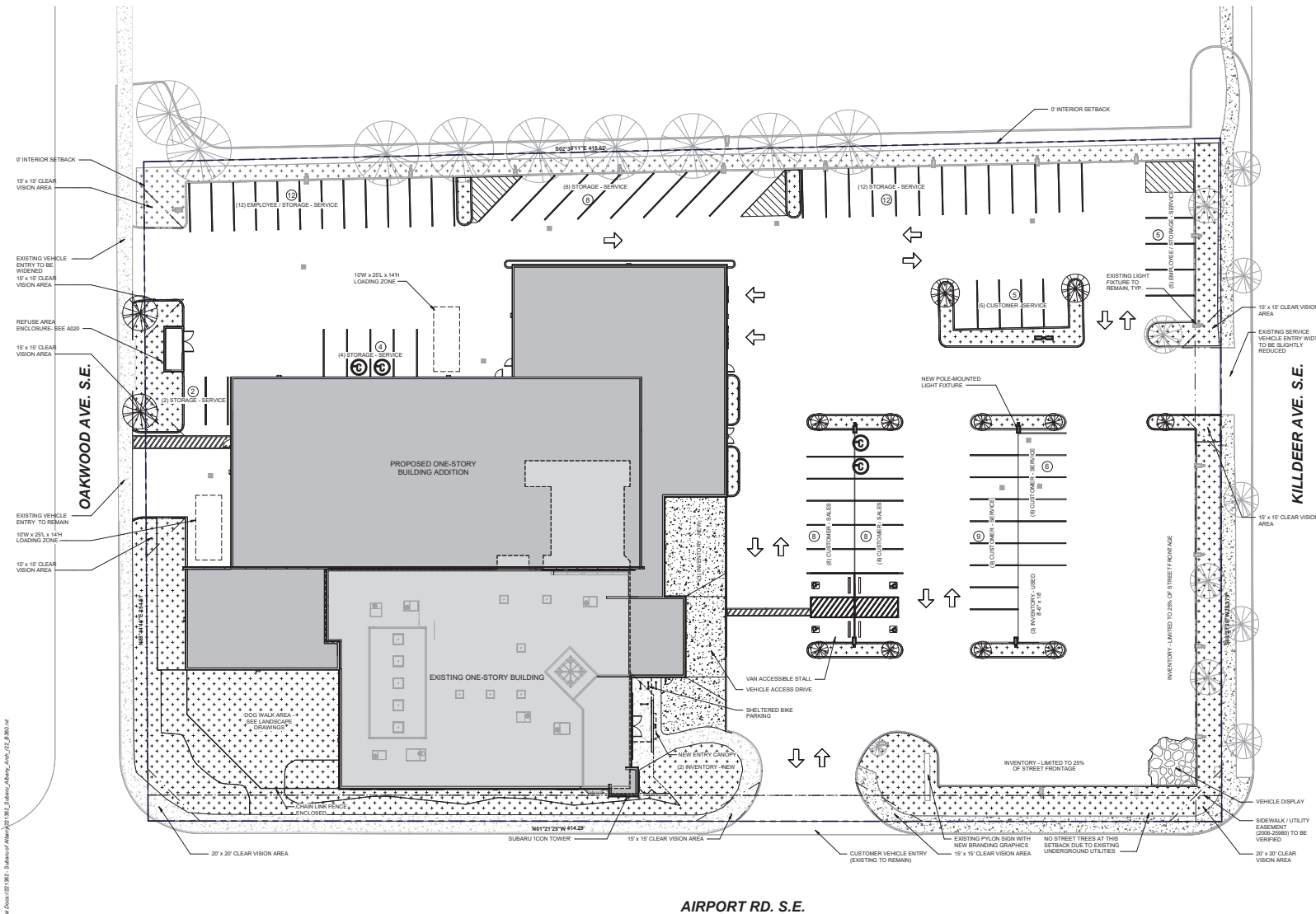
- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- ▨ PROPOSED BUILDING
- ▨ NEW EXIST. LANDSCAPE AREA - PROVIDE NEW PLANTINGS PER LANDSCAPE DRAWINGS (TOTAL PROPOSED PERVIOUS AREA: 1548 SF / 14%)
- ▨ NEW EXIST. CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- ○ ○ ○ SITE EGRESS PATH TO RIGHT OF WAY
- ○ ○ ○ ENTRANCE ACCESS TO ACCESSIBLE MEANS OF EGRESS
- *P PUBLIC ENTRY ON ACCESSIBLE ROUTE
- NEW EXIST. SITE POLE LIGHTING TYPE AX SEE S&L&D AND LUMINAIRE SCHEDULE
- Ⓜ NO. OF PARKING SPACES IN GROUP
- NEW EXIST. TRAFFIC ARROW
- NEW EXIST. FIRE HYDRANT
- NEW EXIST. TREE - SEE LANDSCAPE DRAWINGS
- Ⓜ EV CHARGING STATION - SEE ELECTRICAL AND CIVIL DRAWINGS

SHEET TITLE:
PROPOSED SITE PLAN

KEY PLAN:



DRAWN BY: CDD



AIRPORT RD. S.E.

1. SITE PLAN

A&D1 SCALE: 1/8" = 1'-0"



SHEET:
.A001
SITE PLAN REVIEW
3/22/22 10:21