



## 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 and Floodplain Development

Files: **SP-28-19 & FP-09-19**

March 26, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque** at 541-917-7640 or [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **April 9, 2020**.

### Application Information

Proposal:	Site Plan Review and Floodplain Development Permit to construct a 264-unit apartment complex (Brandis Meadows Apartments) with associated parking and common open space.
Review Body:	Staff (Type I-L review)
Property Owner	Brandis Village, LLC PO Box 3308, Salem, OR 97302
Applicant:	Montagne Development Group, LLC PO Box 3308, Salem, OR 97302
Engineer:	Mark Grenz; Multi/Tech Engineering, Inc. 1155 13th Street SE, Salem, OR
Representative:	Brandie Dalton; Multi/Tech Engineering, Inc. 1155 13th Street SE, Salem, OR 97302
Address/Location	4350 Knox Butte Road SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03C; Tax Lot 100
Zoning:	MUC (Mixed Use Commercial) & OS (Open Space)
Overlay:	Floodplain Overlay District (/FP); Significant Wetland Overlay (/HA); Riparian Corridor Overlay (/RC)

The City of Albany has received the Site Plan Review and Floodplain Development applications 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.



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 **Laura LaRoque, project planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321 or by email to [laura.laroque@cityofalbany.net](mailto:laura.laroque@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), the proposed use is allowed on this property subject to approval of a Site Plan Review and Floodplain Development permit. The proposed applications will be evaluated for consistency with the review criteria contained in ADC 2.450, ADC 6.110, and ADC 6.111. The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.

## Approval Standards for This Request

### 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.

### PROVISIONS FOR FLOOD HAZARD REDUCTION (ADC 6.110)

- (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
- (2) All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- (4) All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (5) Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
- (6) Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.

- (7) All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."
- (8) In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

#### **GRADING, FILL, EXCAVATION, AND PAVING (ADC 6.111)**

- (1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.
- (2) The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.
- (3) No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill, excavation, or paving will not be detrimental to the anticipated service life, operation and maintenance of the existing utility.
- (4) In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.
- (5) The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).
- (6) All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.
- (7) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

#### **Multiple Family Development Design Review Standards - ADC 8.200 to 8.300**

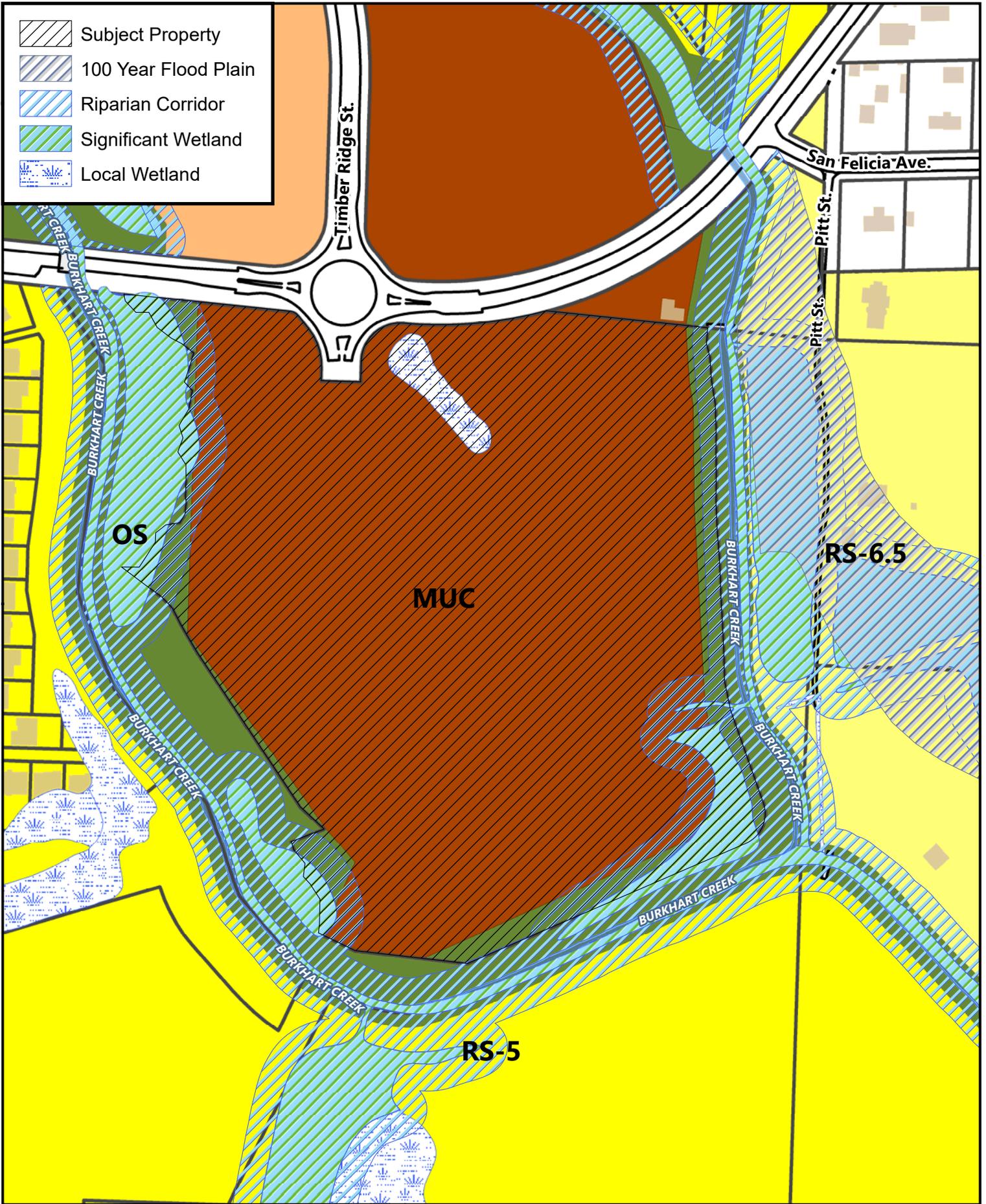
#### **Supplemental Residential Design Standards in Village Centers - ADC 8.480 to 8.485**

**Additional Review Standards for This Application are Found in Albany Development Code Articles 1, 2, 5, 6, 8, 9, AND 12**

Attachments: Location Map, Applicant's Site Plan

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-  Subject Property
-  100 Year Flood Plain
-  Riparian Corridor
-  Significant Wetland
-  Local Wetland



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Feet

Date: 3/25/2019 Map Source: City of Albany

**4350 Knox Butte Rd. E**

Location / Zoning Map

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