



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

# Notice of Filing

## Site Plan Review – Modification & Replat

SP-32-22 & RL-12-22

January 18, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **February 1, 2023**.

### Application Information

Proposal:	Modification of an existing development to renovate approximately 9,300 square feet of existing warehouse for use as a fitness club and a specialty retail space and a replat to combine tax lots 11300 and 11101.
Review Body:	Staff (Type I-L Review)
Applicant:	Benjamin Properties LLC, C/O Yohn Baldwin 3300 NW Crest Drive, Corvallis, OR 97330
Property Owner 1:	Benjamin Properties LLC, C/O Yohn Baldwin 3300 NW Crest Drive, Corvallis, OR 97330
Property Owner 2:	Linn Benton Lincoln Education Service District 905 4th Ave SE, Albany, OR 97321
Address/Location:	401 & 503 Main Street SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06DD; Tax Lots 11300 & 11101
Zoning:	Main Street (MS)
Comprehensive Plan:	Village Center
Overlay Districts:	None

The City of Albany has received the development application referenced above. We are mailing notice of the applications to property owners within 300 feet of the proposed development. We invite your written comments on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period.

Written comments must relate to the approval standards listed below. Issues, which may provide the basis for an appeal to the Planning Commission, must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **February 1, 2023**, 14 days from the date the City mails the Notice of Filing. Any person submitting written comments will receive a copy of the Notice of Decision.

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 contact **Alyssa Schrems, project planner**, at 541-791-0176 or [Alyssa.schrems@cityofalbany.net](mailto:Alyssa.schrems@cityofalbany.net). Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

## Approval Standards for This Request

### Site Plan Review Criteria (ADC) 2.450

Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all of the following criteria that are applicable to the proposed development.

- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) 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.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) 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 Criteria for Non-Residential Applications - ADC 2.455

Site Plan Review approval will be granted if the review body finds that, in addition to meeting the review criteria in 2.450, the application meets all of the following criteria that are applicable to the proposed development.

- (1) The transportation system can safely and adequately accommodate the proposed development.
- (2) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (3) 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.

### Replat Review Criteria - ADC 11.180

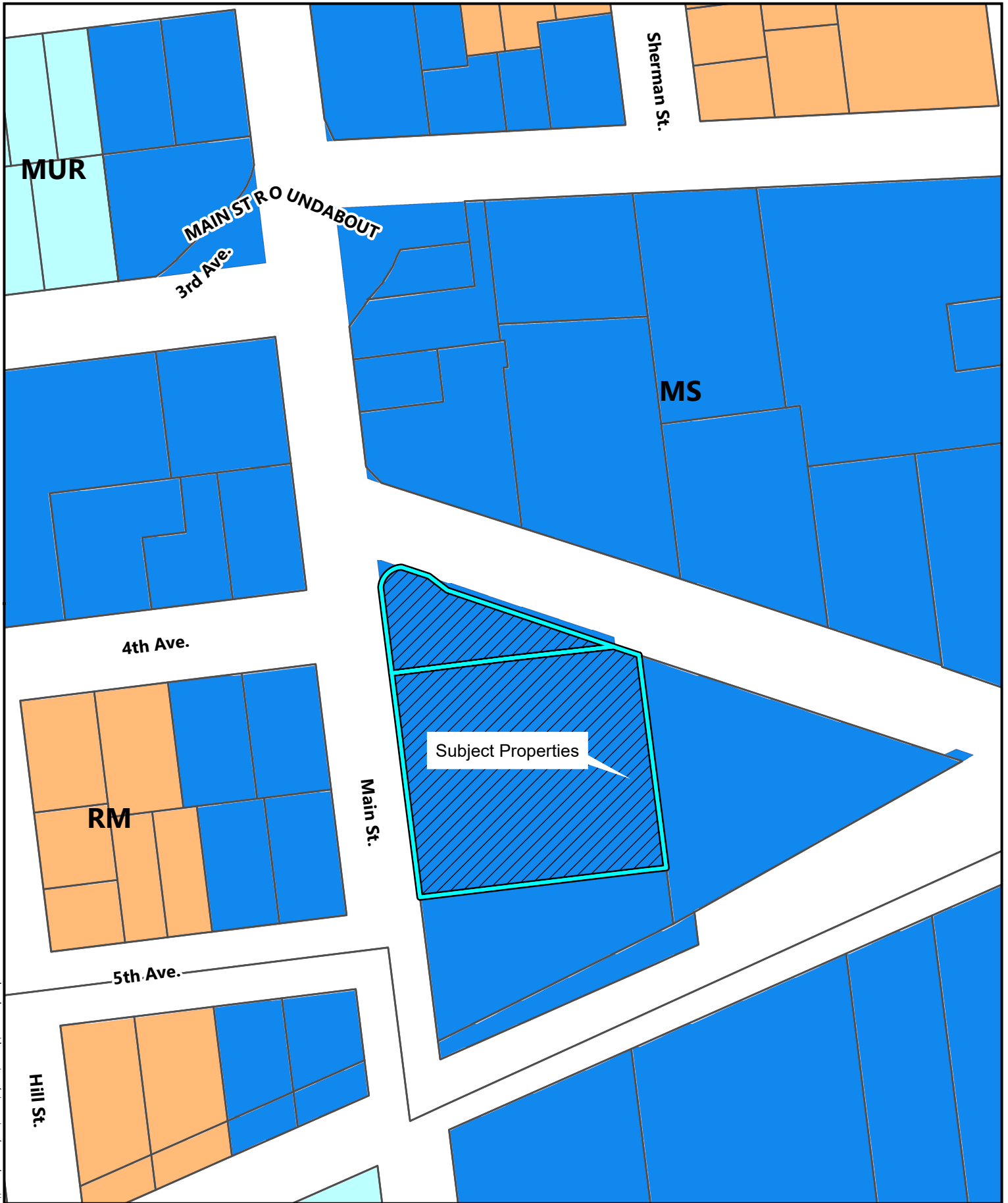
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.

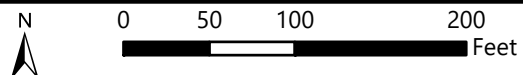
- (5) The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Additional review standards for this Land Use Review application are found in ADC Articles 1, 2, 5, 9, 12, 13, and 22.

Attachments: Location Map, Applicant's Site Plan



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Date: 12/15/2022 Map Source: City of Albany

**401 Main St SE**

Location Map

