



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

SP-36-18

February 6, 2019

TYPE OF APPLICATION:	Site Plan Review to modify an approved site plan (file no. SP-19-17) to construct a new greenhouse structure, fence, and concrete slab.
REVIEW BODY:	Staff (Type I-L process)
PROPERTY OWNER:	North Albany Property Owner LLC; Pete Snook, Manager; 901 NE Glisan Street, Portland, OR 97232
ARCHITECT/ REPRESENTATIVE:	Terry Novak; Novak Architecture; 17020 SW Upper Boones Ferry Road, Suite 200; Portland, OR 97224
ADDRESS:	621 Hickory Street NW, Albany, Or 97321
MAP/TAX LOT:	Benton County Assessor's Map No. 11S-04W-01AD; Tax Lot 2200
ZONING:	Mixed Use Commercial (MUC) District
PLAN DESIGNATION:	Village Center
OVERLAY	/FP

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 development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which 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. The deadline for submission of written comments is 5:00 p.m. on **February 20, 2019**, 14 days from the date the City mails the Notice of Filing.

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 the Planning Division office in City Hall, 333 Broadalbin Street, or call **Laura LaRoque, Project Planner**, at 541-917-7640. 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.

REVIEW CRITERIA FOR THIS APPLICATION


Site Plan Review (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 the following criteria that are applicable to the proposed development.

- (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 APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 6, 8, 9 AND 12

Attachment: Location / Zoning Map and Site Plan

 Subject Property

RS-10

RS-6.5

Jones Ave.

OP

(Private)

Riverbow Ave.

(Private)

Hickory St.

MUC

RM

Peacock Ln.

Pleasant View Way

Hickory St.

(Private)

CC

G:\Community Development\Planning\Land Use Cases\2018\Site Plan (SP), SP, 36-18 (21 Hickory Garden Center)\Location Map(2).mxd



0 50 100 200 Feet

Date: 11/28/2018 Map Source: City of Albany

621 Hickory Street NW

Location / Zoning Map