



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 – Commercial Parking Lot

SP-41-18

January 17, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** (541-791-0176, travis.north@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **January 31, 2019**.

Application Information

Proposal:	Reconfiguration of the existing single drive-thru lane to convert into a double lane. Expansion of existing landscape buffer to 10 feet along Killdeer Street. Reconfiguration of parking stalls south of existing restaurant. Façade upgrade.
Review Body:	Staff (Type I-L review)
Property Owner:	William A Scott; 1900 SE Oak Grove Blvd., Milwaukie, OR 97267
Applicant:	John Dodson; 1330 Olympic Blvd., Santa Monica, CA 90404
Address/Location	3060 Pacific Boulevard. SE, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 11S-03W-04CB; Tax Lot 106
Zoning:	Regional Commercial (RC)
Overlay Districts:	Airport
Total Land Area:	.85 acres
Existing Land Use:	Burger King

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 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 **January 31, 2019**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and a site plan of the proposed development. 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 **Travis North, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to travis.north@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 or 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 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

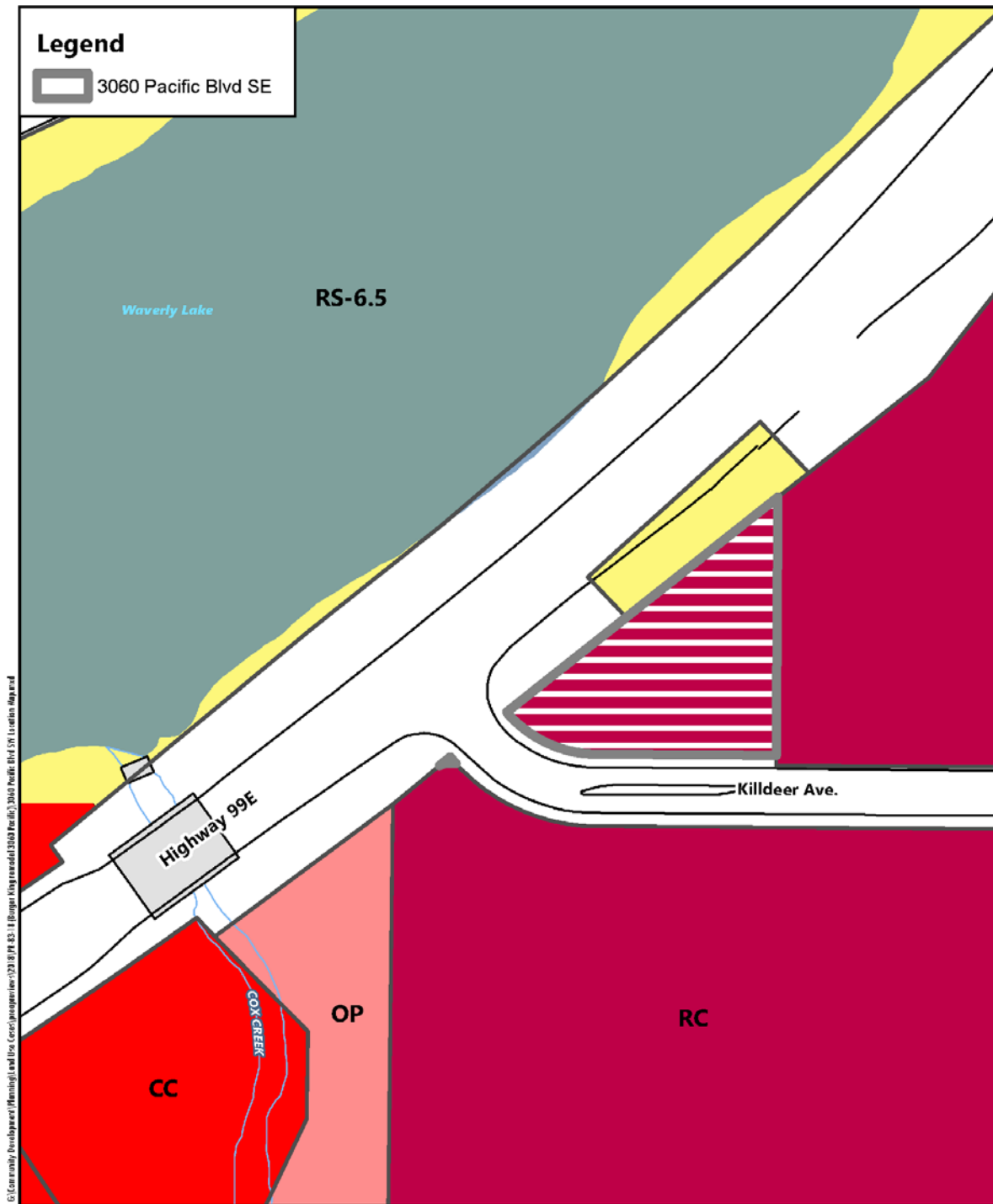
Section 2.450 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

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, 4, 9, 12 & 13.

Attachments: Location Map, Applicant's Site Plan,

LOCATION MAP



© Community Development (Planning) and Public Works (Engineering) 12/18/18, 8:53:11 (Budget Program 13000 Pacific Blvd SE Location Map and

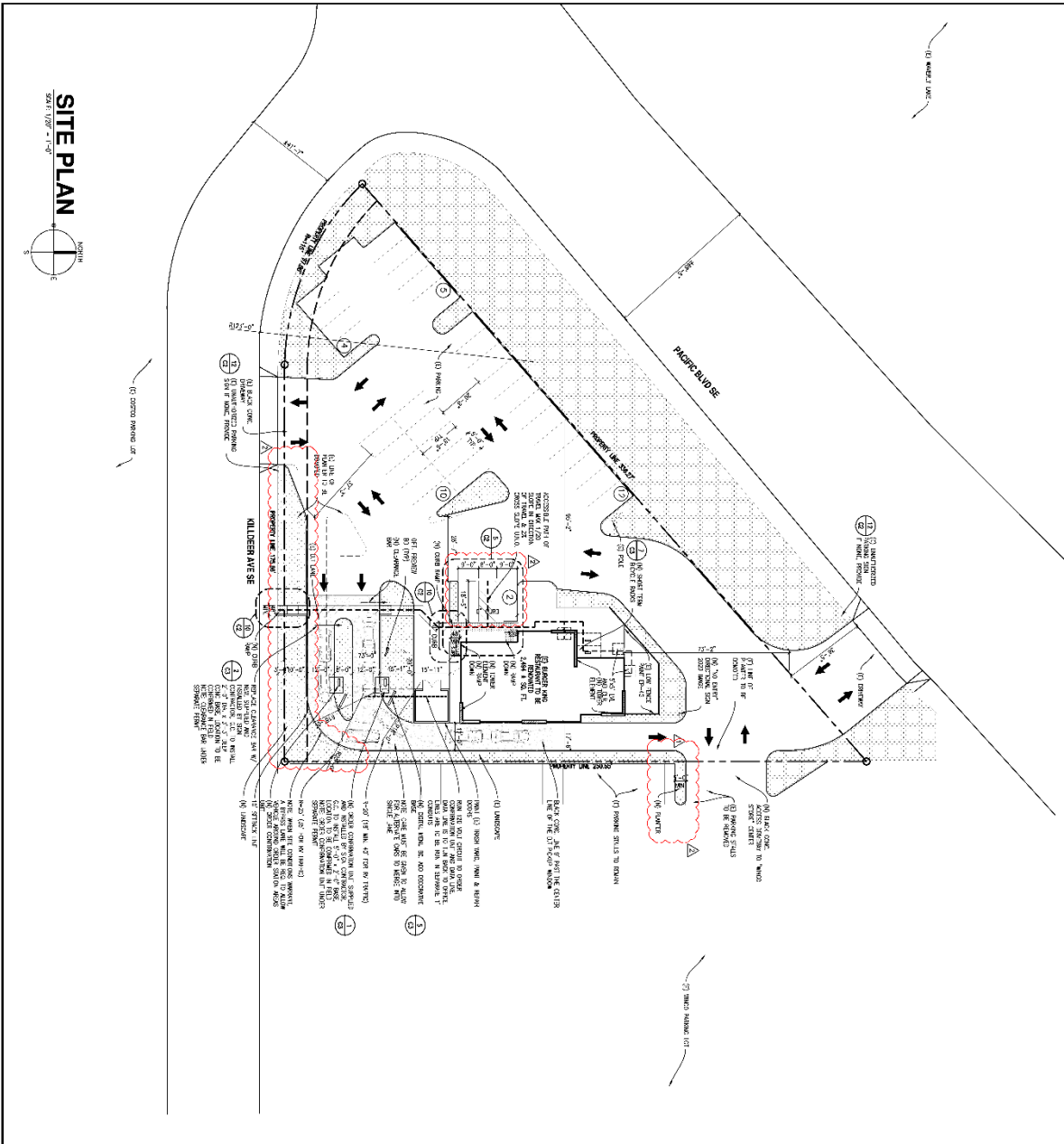


N
0 25 50 100
Feet

Date: 10/19/2018 Map Source: City of Albany

3060 Pacific Blvd SE

Location / Zoning Map



PROJECT INFORMATION

JOB NO: 17-043-03-11
 SQUARE FEET: 2,644 SQ. FT. (61.8)
 NO. LOTS/BLK: 2/1
 NO. LOTS/BLK: 2/1
 NO. LOTS/BLK: 2/1
 NO. LOTS/BLK: 2/1

SITE PLAN NOTES

1. VERIFY LOCATION OF EXISTING AND PROPOSED UTILITY LINES AND STRUCTURES.
2. VERIFY LOCATION OF EXISTING AND PROPOSED FOUNDATION WALLS, FOUNDATION FOOTINGS, AND CONCRETE SLABS.
3. VERIFY LOCATION OF EXISTING AND PROPOSED FOUNDATION WALLS, FOUNDATION FOOTINGS, AND CONCRETE SLABS.
4. VERIFY LOCATION OF EXISTING AND PROPOSED FOUNDATION WALLS, FOUNDATION FOOTINGS, AND CONCRETE SLABS.
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20. VERIFY LOCATION OF EXISTING AND PROPOSED FOUNDATION WALLS, FOUNDATION FOOTINGS, AND CONCRETE SLABS.

LEGEND

	NEW CONCRETE SLABS, SEE SPEC. AND DETAILS (SHEET S-1)
	ASPHALT PARKING STALLS
	EXISTING ASPHALT PARKING STALLS
	EXISTING CONCRETE SLABS

PARKING ANALYSIS

EXISTING:	37 STALLS
ADDITIONAL:	2 STALLS
TOTAL:	39 STALLS
REMOVED:	2 STALLS
NET:	37 STALLS
EXISTING:	1 STALL
TOTAL:	38 STALLS

EXISTING:	4 SPACES REMOVED
TOTAL:	34 SPACES

STORE #1718
 3900 VALLEER AVE SE
 ALBANY, OR 97221



BURGER KING
 3900 VALLEER AVE SE
 ALBANY, OR 97221

C1
 SITE PLAN