

## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review

SP-07-24

April 24, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at 541-917-7640 or [liz.olmstead@albanyoregon.gov](mailto:liz.olmstead@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **May 8, 2024**.

### Application Information

Proposal:	To construct multifamily development with eight units.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Scott Lepman; Glorietta Bay, LLC; 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque; Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2456 Marion Street SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-18BA Tax Lot 1000
Zoning:	Residential Medium Density (RM)
Overlay Districts:	None
Total Land Area:	0.41 acres
Existing Land Use:	Vacant

The City of Albany has received the application for a Site Plan Review as referenced above. We are mailing notice of the application to property owners within 100 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 Planning Commission 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 **May 8, 2024**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Liz Olmstead**, project planner, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [liz.olmstead@albanyoregon.gov](mailto:liz.olmstead@albanyoregon.gov). 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

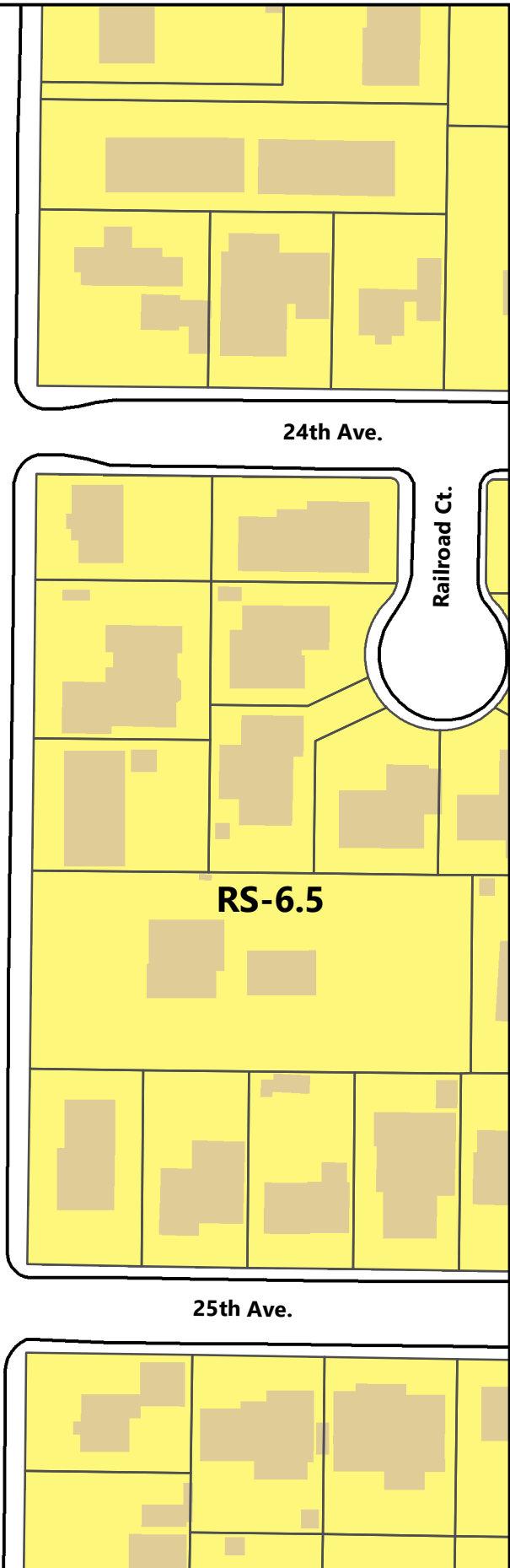
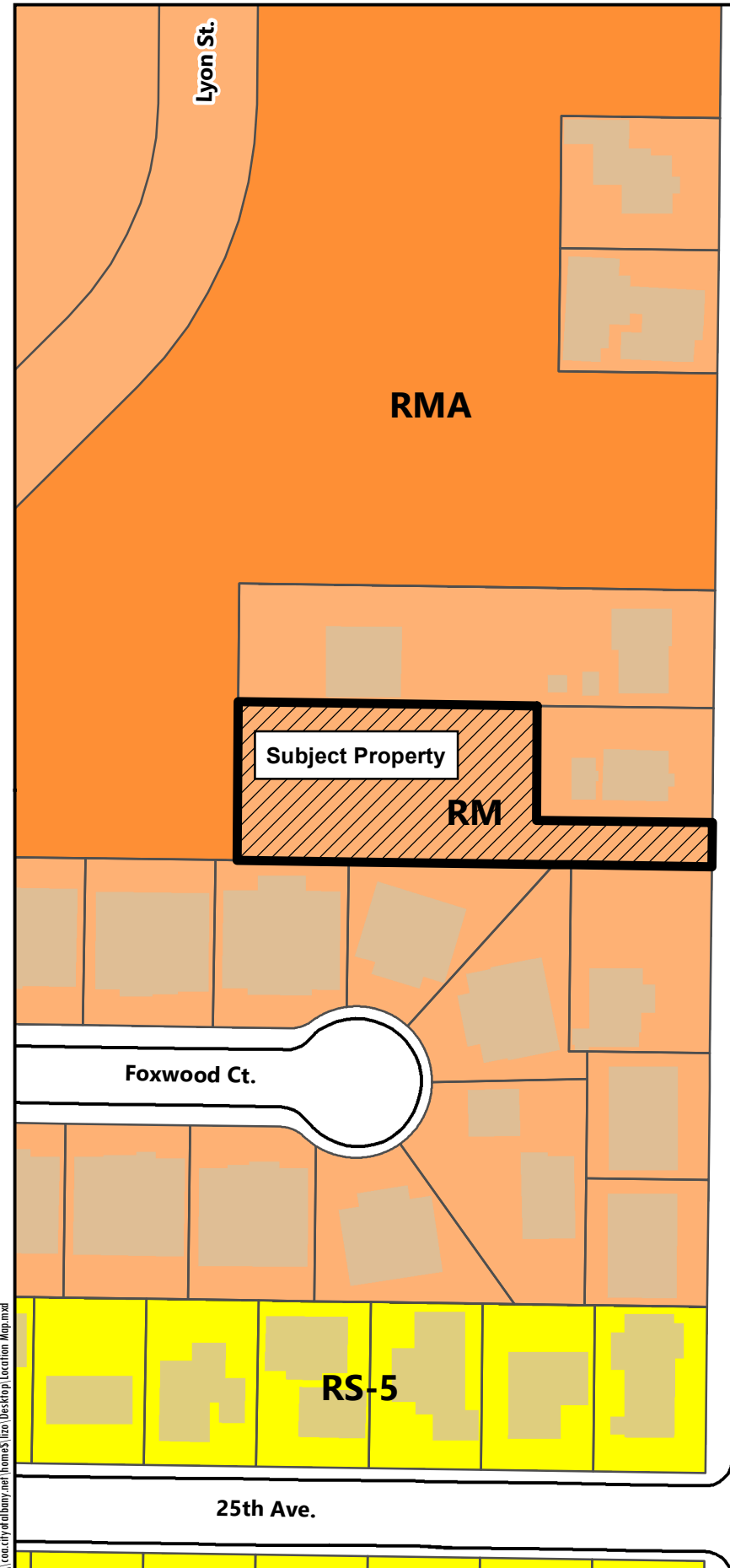
### Site Plan Review Criteria

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

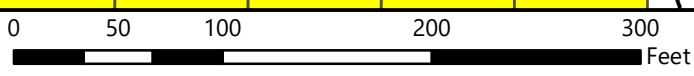
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (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 review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



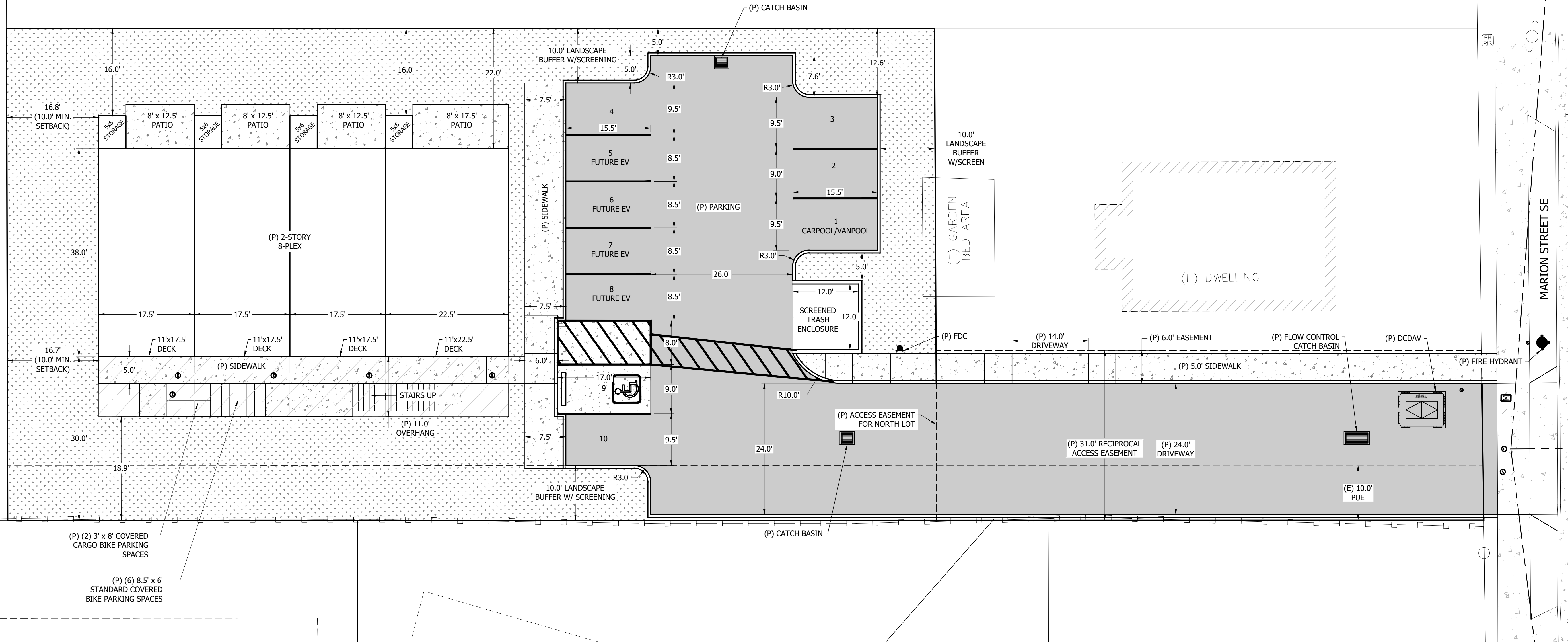
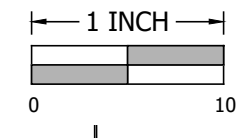
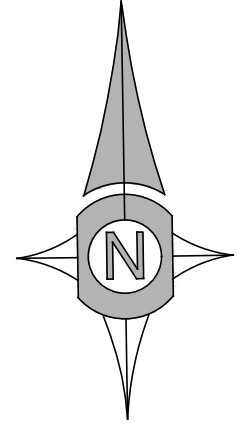
\\cnc.cityofalbany.net\homes\lzo\Desktop\Location Map.mxd



Date: 2/28/2024 Map Source: City of Albany

**2456 Marion Street SE**

 Location / Zoning Map



VEHICLE PARKING SUMMARY

# UNITS	MAX. ALLOWED PARKING	PARKING PROVIDED	STANDARD
8	10	9	1.0 PER UNIT + 1.0 PER 4 UNITS
	N/A	1	ADA COMPLIANT
TOTAL		10	

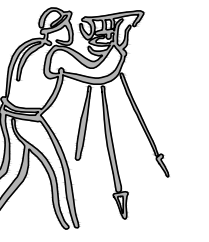
COMMON OPEN SPACE: NOT REQUIRED  
 PRIVATE OPEN SPACE (ADC 8.220(3)):  
 FIRST FLOOR:  
 80SF MIN. PER UNIT  
 100SF MIN. PROVIDED  
 SECOND FLOOR:  
 72SF MIN. PER UNIT  
 86SF MIN. PROVIDED

IMPERVIOUS AREA:  
 LOT SIZE: 17,793SF  
 (E) IMPERVIOUS AREA 1,517SF  
 (E) LOT COVERAGE: 8.5%  
 (P) IMPERVIOUS AREA 11,977SF  
 (P) LOT COVERAGE: 67.3%  
 SIDEWALK ON NEIGHBORS 552SF  
 AREA TO REMAIN SHEDDING NW 1,510SF

BIKE PARKING ADC 9.030:  
 8 UNITS \* 1 SPACE/UNIT  
 8 SPACES REQUIRED

**NOTE:**

ELECTRICAL CAPACITY IS PROVIDED IN THE SITE POWER FOR FUTURE EV CHARGING STATIONS FOR 4 PARKING STALLS. CONDUITS WILL BE INSTALLED FROM THE BUILDING POWER PANEL TO NEAR THE FUTURE EV CHARGING STATION LOCATIONS.



CLIENT:  
 GLORIETTA BAY, LLC  
 100 FERRY STREET NW  
 ALBANY, OREGON 97321  
 (541) 928-9390

UDELL ENGINEERING  
 AND  
 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

PRELIMINARY SITE PLAN  
 SITE PLAN REVIEW  
 MAP 115-3W-18BA  
 TAX LOT 1000  
 ALBANY, OREGON

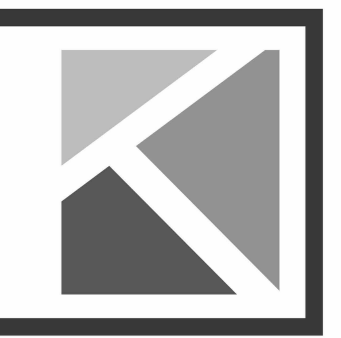
DATE: APRIL 22, 2024  
 PROJECT: 24-019 LEPMAN MARION STREET  
 DRAWN BY: BSV, MIM  
 CHECKED BY: BSV

THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C1.2**  
 SCALE: SEE BARSCALE





KLUKIS  
design

klukisdesign@gmail.com  
503.851.5256

SUBMITTAL  
DRAWING

LEPMAN PROPERTIES  
MARION ST APARTMENTS  
2456 MARION ST SE ALBANY, OR 97322

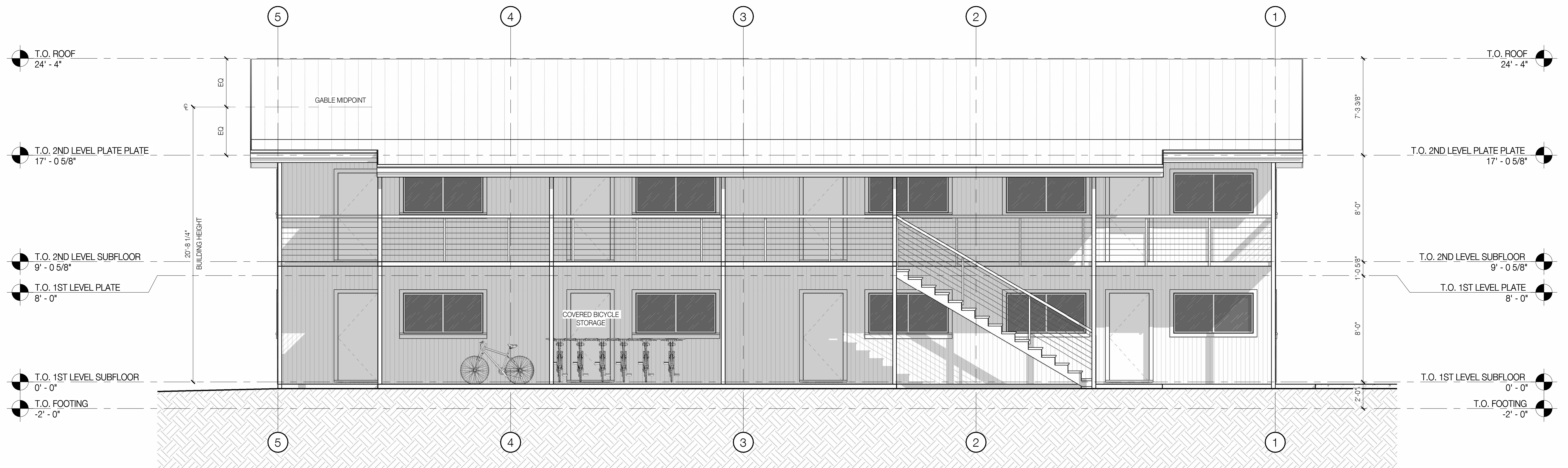
24.04

ISSUE	DATE
DD1	02/01/24
DD2	02/08/24
DD3	02/15/24
DD4	02/27/24
DD5	04/03/24

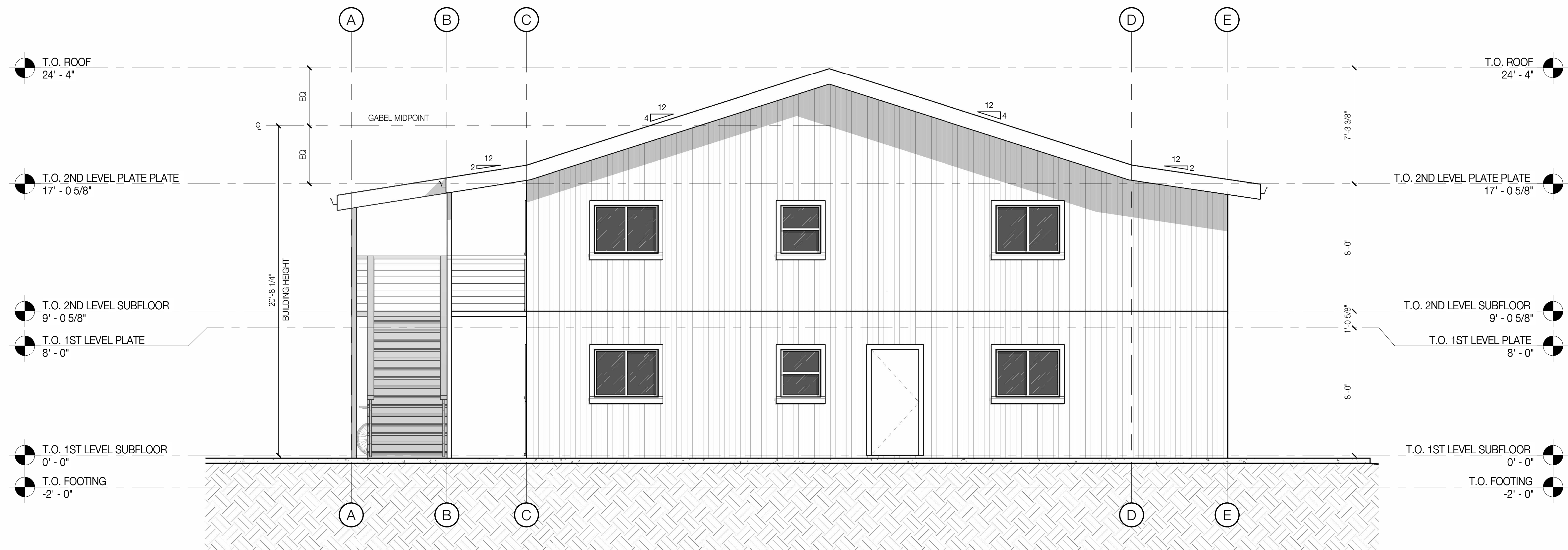
SE BUILDING  
ELEVATIONS

A2.1

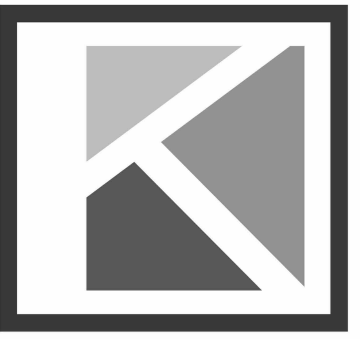
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1 SOUTH BUILDING ELEVATION  
1/4" = 1'-0"



2 EAST BUILDING ELEVATION  
1/4" = 1'-0"



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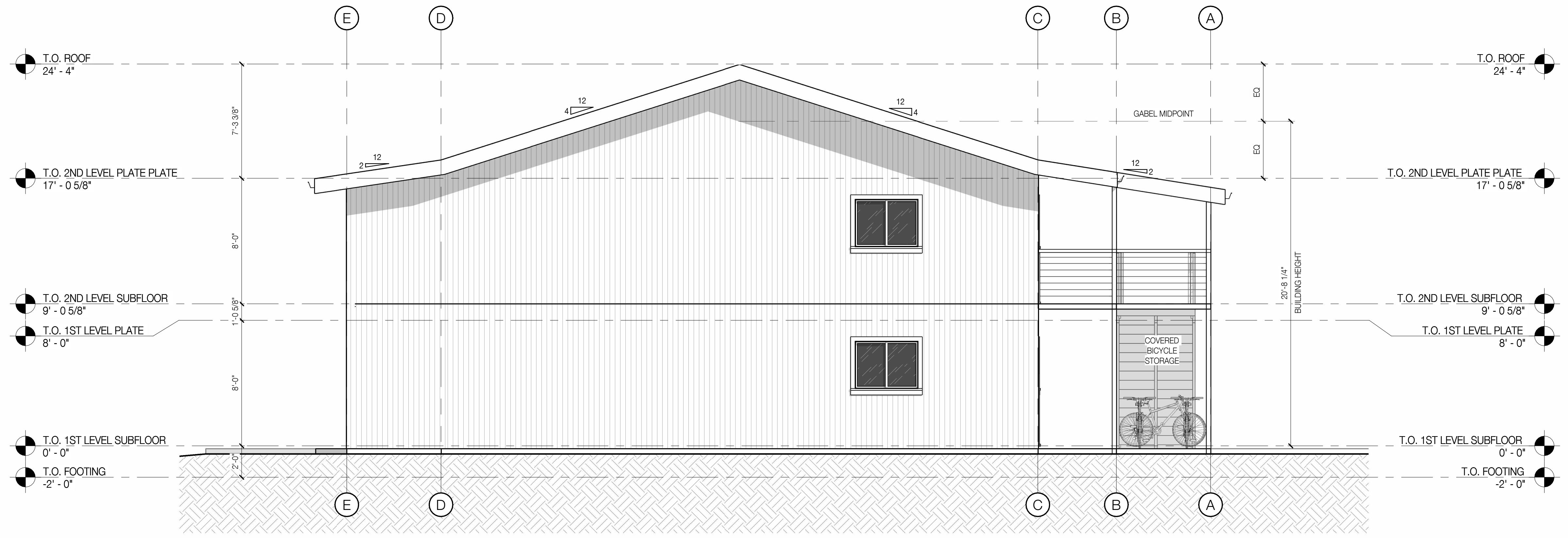
NW BUILDING  
ELEVATIONS

A2.2

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1 NORTH BUILDING ELEVATION  
1/4" = 1'-0"



2 WEST BUILDING ELEVATION  
1/4" = 1'-0"