



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-08-23

May 12, 2023

The Planning Division has received the following APPLICATION. Please provide any written comments you may have on this project to **Jennifer Cepello** (541-917-7561, jennifer.cepello@cityofalbany.net) **before 5:00 p.m. on May 26, 2023**, so we may take your comments into account.

Application Information

Proposal:	Site Plan Review and Replat for construction of a six-unit multi-family housing project with associated site and parking lot improvements.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Sly Toran; 12309 Miller Road, Gervais, OR 97026
Representative:	Brandie Dalton; 1155 SE 13th Street, Salem, OR 97302
Address/Location:	Unassigned; east of 604 1st Avenue E, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map: 11S-03W-06DC; Tax Lots 5600 & 5700
Zoning:	Mixed Use Residential (MUR)

The City of Albany has received the 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 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 May 26, 2023, 14 days from the date the City mails the notice of filing.***

All application materials are available 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 call **Jennifer Cepello, project planner**, at 541-917-7561, jennifer.cepello@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

Approval Standards for This Request

Site Plan Review Criteria

Section 2.450 of the Albany Development Code (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 2.330.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 5, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations

Water Ave.

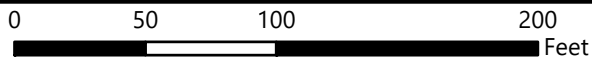
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Subject Properties

MUR

Jefferson St.

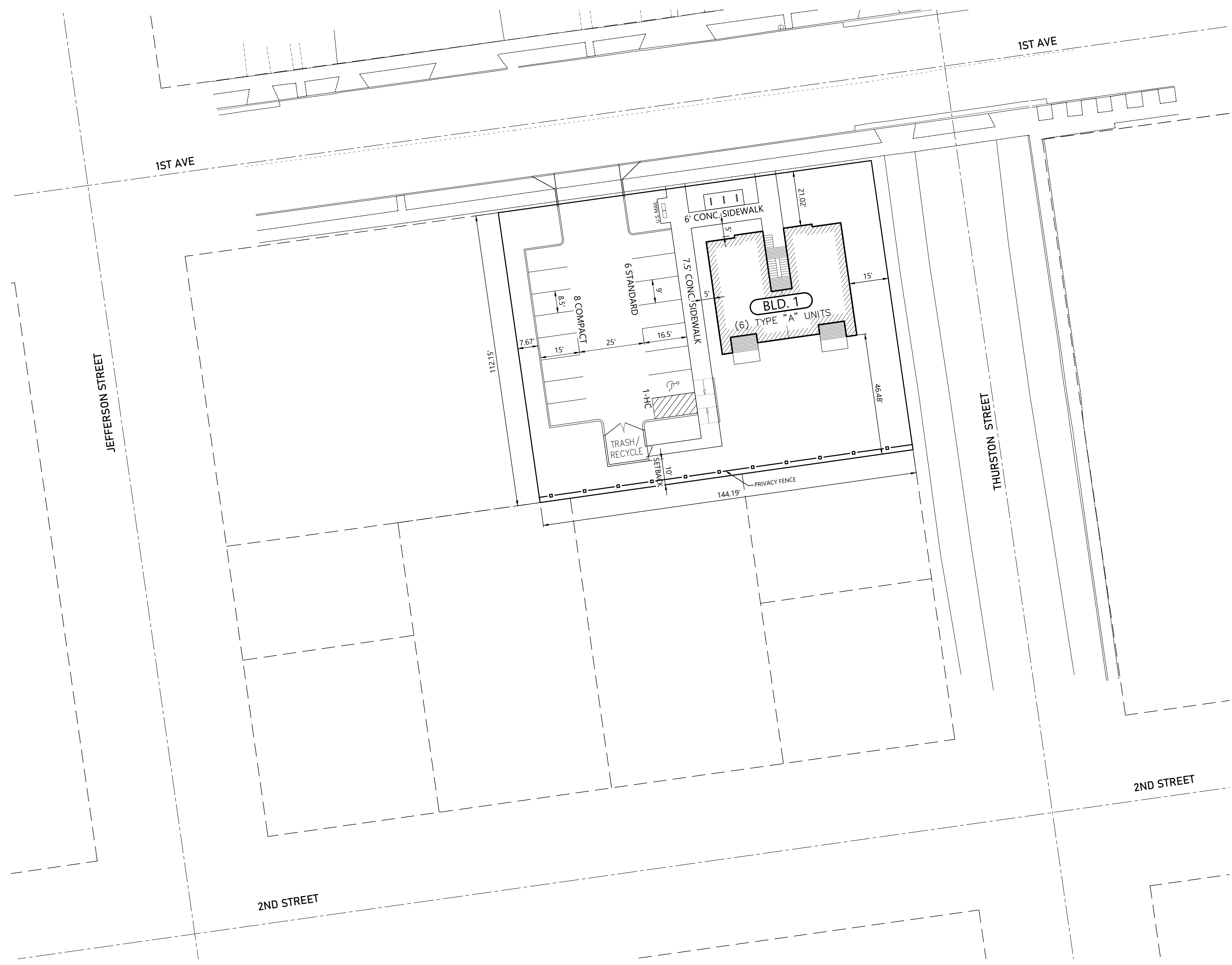
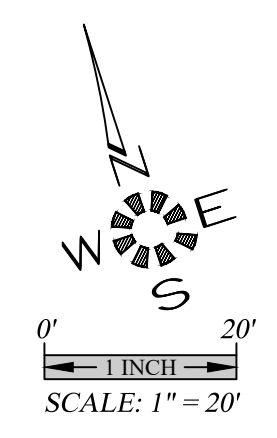
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Unaddressed

Date: 4/3/2023 Map Source: City of Albany

Location Map



★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ★ - POST LIGHT MAXIMUM 5' TALL
- ▣ - WALL PACK MOUNTED ON BUILDING
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||| - 6 BICYCLE SPACES.

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

6 TOTAL APARTMENT UNITS
6 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS

15 TOTAL PARKING STALLS
6 STANDARD STALLS
8 COMPACT STALLS
1 HANDICAP STALLS

6 BICYCLE SPACES IN 1 RACKS (REQUIRED)
1 TRASH / RECYCLE
1 U.S. MAIL BOX AREA

SITE PLAN

1st AVENUE APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7443b SDR3 SITE
 Design: M.D.G.
 Drawn: A.R.B.
 Checked: B.M.G.
 Date: JAN. 2023
 Scale: AS SHOWN

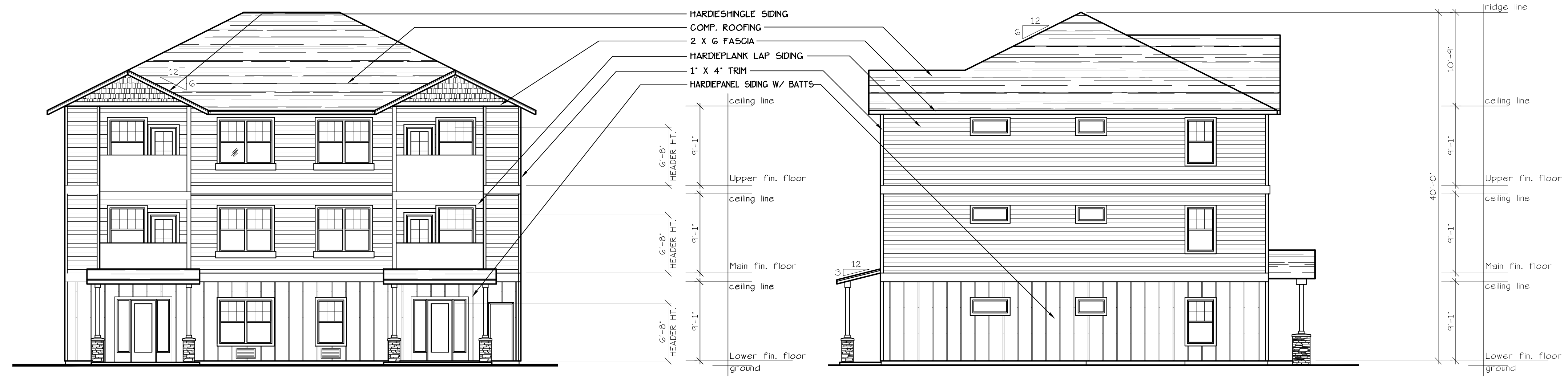


JOB # 7443

SDR3

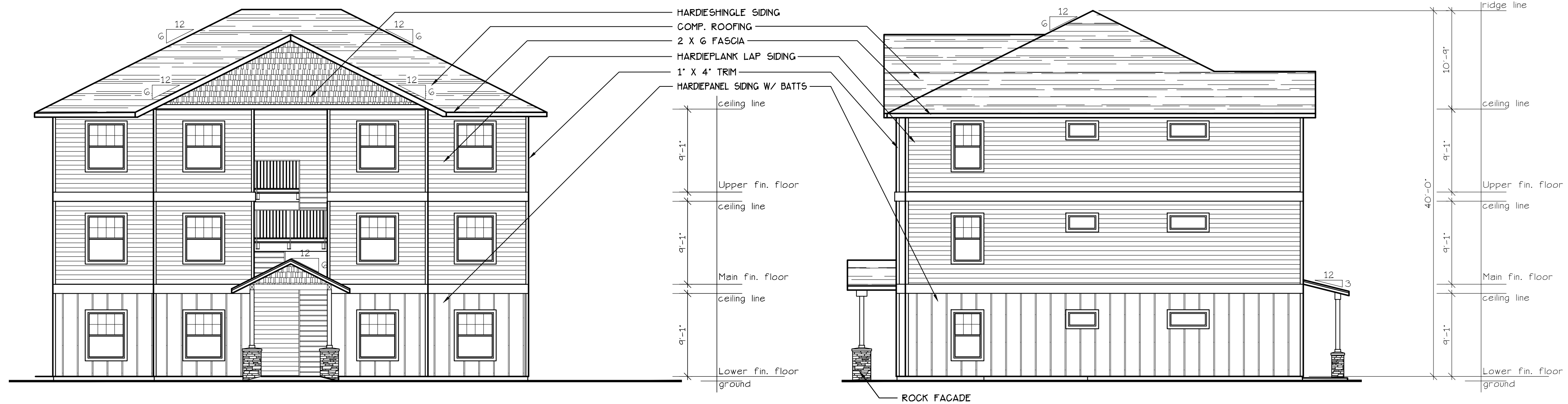
**BUILDING
ELEVATIONS**

**1ST AVENUE
APARTMENTS**



WEST ELEVATION (BLD. 2) (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (BLD. 2) (TYPE A UNITS)
SCALE: 1/8" = 1'-0"



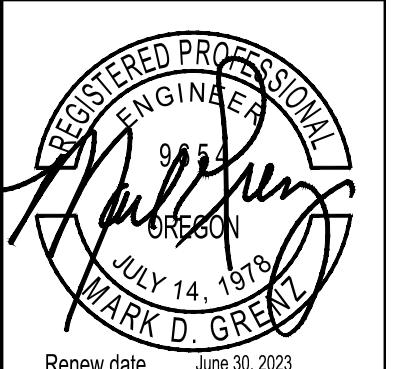
EAST ELEVATION (BLD. 2) (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (BLD. 2) (TYPE A UNITS)
SCALE: 1/8" = 1'-0"

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGNED BY: P.L.M.
DRAWN BY: A.R.B.
CHECKED BY: M.D.G.
DATE: Feb-23
SCALE: AS SHOWN

JOB # 7443



Renew date: June 30, 2023

A2.80