

Staff Report Template – Site Plan Review for Commercial or Industrial Development

Notice Information

Notice of Filing Mail Date	January 26, 2024
Notice Area	300 feet
Comment Period	14 days
Comment Due Date	February 9, 2024
Comments Received (summarize below)	None

COMMENTS:

None

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria, which must be met for this application to be approved. Development code criteria are written in bold followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

CRITERION 1 – COMPLETENESS

Date application received: December 21, 2023

Date application was paid: January 2, 2024

Date application deemed complete: January 24, 2024

CRITERION 2 – ZONING DISTRICT DEVELOPMENT STANDARDS

Standard	CC Zone	Proposal
Minimums		
Lot size (sq. ft.)(1)	None	No change
Lot width	None	No change
Lot depth	None	No change
Front setback	10'	No change
Interior setbacks -abutting non-res'l	None	No change
Interior setbacks - abutting res'l district	10' (5)	N/A
Maximums		
Building Size (sq. ft.)	100,000	No change
Lot size (sq. ft.)	None	No change
Height (8)	50'	No change
Lot Coverage (7)	90%	No change
Landscaped Area (3)	100%	No change
Open Space	N/A	N/A

Special Circumstances and Exceptions	
(1)	The minimum lot size for residential units is 1,600 sq. ft. per unit. No minimum lot size is required for non-residential development.
(2)	New NC zones may be no more than 30,000 sq. ft. of contiguous land.
(3)	All yards adjacent to streets. Approved vegetated post-construction stormwater quality facilities are allowed in landscaped areas.
(4)	The minimum lot size for supporting commercial uses may be smaller than 3 acres.
(5)	Structures on property abutting residential districts and/or uses require 1 foot of setback for each foot of finished wall height with a minimum setback of 10 feet.
(6)	No setbacks are required for buildings abutting railroad rights-of-way.
(7)	Lot coverage for single dwelling detached and middle housing development shall only include the area of the lot covered by buildings or structures.
(8)	Unless in Airport Approach Overlay District. See Sections 4.400 to 4.440.

(9)	Ten or more multiple-dwelling units require common open space. See Section 8.220.
(10)	The maximum business footprint for supporting commercial uses allowed in IP is 5,000 square feet. The maximum business footprint for convenience-oriented and personal service-oriented retail uses in NC and OP is 5,000 square feet. Convenience-oriented and personal service-oriented retail uses in buildings constructed prior to February 7, 2003, in the NC and OP districts are exempt from the maximum business footprint.
(11)	When adjacent to or across the street from residentially zoned land, the setback shall be 1 foot for each foot of building height over 30 ft. Buildings may increase in height (“step” up) as the setback increases. For example, at the minimum setback in LI, a building may be 30 feet tall but may increase in height up to 50 feet when set back 50 feet from the property line.
(12)	Higher structures permitted by Conditional Use approval.
(13)	The maximum building size may be exceeded for non-commercial and non-office uses when the building is multi-story.

CRITERION 3 – SPECIAL PURPOSE DISTRICTS

Overlay	Checklist	Supplemental Findings
Article 4, Airport Approach	Transitional Surface <input type="checkbox"/> Horizontal Surface <input type="checkbox"/> Conical Surface <input checked="" type="checkbox"/> Approach Surface <input type="checkbox"/> None <input type="checkbox"/>	3.1: The subject property is located within the conical surface of the Airport Approach overlay district. The proposed development will not increase the height of the existing structures upon the subject property.
Article 4, Ldn Contours	55 Ldn <input type="checkbox"/> 60 Ldn <input type="checkbox"/> 65 Ldn <input type="checkbox"/> None <input checked="" type="checkbox"/>	
Article 6, Floodplain Overlay District (/FP)	Floodway <input type="checkbox"/> Floodplain <input type="checkbox"/> FIRM Panel No. 41043C Base Flood Elevation NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> Elevation Cert. <input type="checkbox"/> LOMA <input type="checkbox"/> LOMR-F <input type="checkbox"/> CLOMR-F <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Article 6, Hillside Development Overlay (/HD)	Applicable <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Geotech Report Required <input type="checkbox"/>	
Article 6, Riparian Corridor Overlay (/RC)	Exempt <input type="checkbox"/> Natural Resource Impact Review <input type="checkbox"/> Mitigation Required <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	3.2: The subject property contains portions within the Riparian Corridor overlay. The proposed development is not located in or within 30 feet of the Riparian Corridor overlay district.
Article 6, Significant Wetland Overlay (/SW)	Exempt <input type="checkbox"/> Natural Resource Impact Review <input type="checkbox"/> Mitigation Required <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Article 6, Habitat Assessment Overlay (HA)	Exempt <input type="checkbox"/> Natural Resource Impact Review <input type="checkbox"/> Mitigation Required <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Article 6, Willamette Greenway Overlay (/WG)	Applicable <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	
Article 7, Historic Overlay District	Monteith <input type="checkbox"/> Hackleman <input type="checkbox"/> Downtown Commercial <input type="checkbox"/> Albany Municipal Airport <input type="checkbox"/>	

	Not Applicable <input checked="" type="checkbox"/>	
Conditions		
None		

CRITERION 4 – APPLICABLE DESIGN STANDARDS OF ARTICLE 8

Commercial/Institutional Standards	Summary Description*	Checklist
Entrance Orientation, ADC 8.330(1)	New buildings shall be oriented to existing or new public streets.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Main Entrance Design, ADC 8.330(1)(a)	At least one main entrance, compliant with subsection (1), must be designed to include at least three (3) architectural features.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Parking Location, ADC 8.330(2)	Off-street parking must be located to the side or rear of the building(s) and not between the building and the street, except where the applicant demonstrates that one or more situations apply.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Façade Design & Articulation, ADC 8.345(2)	Regulated façades shall include a minimum of two types of architectural features.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Ground Floor Windows, ADC 8.345(3)	Ground floor windows or entrance doors shall be provided along regulated façades at the pedestrian level in accordance with the standards.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Windows on Upper Stories, ADC 8.345(4)	In the HD, CB, DMU, and WF zoning districts, buildings with two or more stories shall provide windows occupying at least 25 percent of the regulated façade on the upper stories in accordance with the standards.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Pedestrian Amenities, ADC 8.360(1) & (2)	New buildings or expansions or modifications to existing buildings except those where a land use application is not required pursuant to ADC Section 1.105 shall provide pedestrian amenities.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Pedestrian Amenities, ADC 8.365(1)	Pedestrian amenities are required in the HD, CB, DMU, and WF zones. Each development shall provide a minimum of one of the improvements listed in 8.365(1)(a) – (f).	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Compatibility Standards, ADC 8.390	Commercial and institutional development shall be designed to comply with compatibility standards and any other improvements needed to reduce negative impacts on adjacent uses.	Source: Standard met <input type="checkbox"/>

		With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
4.1: The applicant proposes to alter the existing site access and interior circulation. No new buildings or additions are proposed.		
Conditions		
None		

*This staff report checklist is a guide only. Refer to the Albany Development Code for the full text of standards.

CRITERION 5 – MANUFACTURED HOME DEVELOPMENT STANDARDS OF ARTICLE 10

Standard	Checklist	Supplemental Findings
Design Standards of Article 10	Applicable <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>	

CRITERION 6 – ONSITE DEVELOPMENT AND ENVIRONMENTAL STANDARDS OF ARTICLE 9

Bicycle Parking Standards	Summary Description*	Checklist
Bicycle Parking, ADC 9.030(3)(a)	All bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(b)	If bicycle parking is located within vehicle parking areas, it must be separated from vehicular maneuvering areas by curbing or other barriers to prevent damage to parked bicycles.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(c)	Bicycle parking may be in a public right-of-way, including on a public sidewalk with approval from the City Engineer.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(d)	All required bicycle parking spaces for new multi-dwelling unit development, mixed-use development, offices, and institutional development shall be sheltered. For all other uses, at least 50 percent of required bicycle parking spaces must be sheltered, including 50 percent of spaces sized for larger/cargo bicycles.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(e)	Bicycle parking spaces and access dimensions must comply with the standards in Table 9.030-2, except that at least 25 percent of bicycle parking spaces must be 3 feet wide by 8 feet long, with a 5-foot-wide access aisle and on the ground to accommodate cargo bicycles, including family and cargo bicycles.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(f)	Bicycle parking spaces must be served by access aisles conforming to the minimum dimensions set forth in Table 9.030-2. These areas must be constructed of concrete, asphalt, or a pervious hard surface such as pavers, or an equivalent.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/>

		N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Bicycle Parking, ADC 9.030(3)(g)	Each bicycle parking space must have a parking rack securely fastened to the ground except for vertical tipped spaces. Bicycle parking racks must support each bicycle at a minimum of two points.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.1: The proposed alteration to the existing site circulation does not result in a new building or alteration to the existing bicycle parking.		
Conditions		
None		

Carpool/Vanpool Spaces	Summary Description*	Checklist
Carpool/Vanpool Spaces, ADC 9.035(1)	When parking is provided, at least one standard-sized parking space shall be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Carpool/Vanpool Spaces, ADC 9.035(2)	Preferential carpool/vanpool parking spaces must be closer to the employee entrance of the building than other parking spaces, except for ADA accessible parking spaces.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Carpool/Vanpool Spaces, ADC 9.035(3)	Required carpool/vanpool spaces must be clearly marked "Reserved – Carpool/Vanpool Only."	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Accessible Spaces, ADC 9.040	Spaces compliant with the Americans with Disabilities Act (ADA) must be provided in accordance with ORS 477.233 when off-street parking is provided.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.2: The proposed minor development consists of site access and circulation. The proposed alterations will not create additional parking stalls.		
Conditions		
None		

Electric Vehicle Charging	Summary Description*	Checklist
Electric Vehicle Charging Capacity, ADC 9.050	Electrical service capacity sufficient for a level 2 electric vehicle charging station must be provided for no less than 20 percent of all new vehicle parking spaces for non-residential developments and no less than 40 percent of all vehicle parking spaces serving newly constructed residential buildings with five or more multi-dwelling units.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>

Electric Vehicle Charging Capacity, ADC 9.050(2)	Electric vehicle charging capacity must be provided for 40 percent of ADA spaces in residential and mixed-use developments with five or more units, and 25 percent of ADA and Carpool/Vanpool spaces in non-residential developments.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Electric Vehicle Charging Capacity, ADC 9.050(3)	When charging facilities are provided for accessible spaces, charging facilities must be located so there is a clear and accessible path from the vehicle to the sidewalk and shall be accessible in height.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.3: The proposed minor development consisting of site access and circulation does not add any parking stalls. The proposed alterations will not create additional parking stalls.		
Conditions		
None		

Loading Standards	Summary Description*	Checklist
Loading Standards, ADC 9.060(1)	Loading spaces are required for all uses in the berth shall not protrude into a public right-of-way or sidewalk. Loading berths shall be located so that vehicles are not required to back or maneuver in a public street	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Loading Standards, ADC 9.060(2)	A school having a capacity greater than 25 students shall have a driveway designed for the continuous forward flow of passenger vehicles for the purpose of loading and unloading children.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Loading Standards, ADC 9.060(3)	The minimum required loading area is as follows: (a) 250 square feet for buildings of 10,000 to 20,000 square feet of gross floor area; (b) 500 square feet for buildings of 20,000 to 50,000 square feet of gross floor area; (c) 750 square feet for buildings greater than 50,000 square feet of gross floor area.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Loading Standards, ADC 9.060(4)	The required loading area shall not be less than 10 feet wide by 25 feet long and shall have an unobstructed height of 14 feet.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Loading Standards, ADC 9.060(5)	Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Loading Standards, ADC 9.060(6)	Loading areas shall be subject to the same provisions as parking areas relative to plan information, setbacks, buffering/screening requirements, and lighting.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

	See findings below <input type="checkbox"/>
Supplemental Findings	
6.4: The applicant proposes alterations to site access and circulation. The proposal does not include alterations to the existing loading areas on site.	
Conditions	
None.	

Parking Area Improvement Standards	Summary Description*	Checklist
Parking Area Improvement Standards, ADC 9.100	All public or private parking areas, loading areas and outdoor vehicle sales areas must be improved based on the standards. When the total surface parking area for the development site exceeds 10,890 square feet, parking area improvements must comply with the standards in Section 9.135.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Other Requirements, ADC 9.100(2)	All parking areas shall conform to the setback, clear vision, landscaping, and buffering/screening provisions of this Code.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surfacing, ADC 9.100(3)	All required parking, travel aisles, and access, shall have a durable, dust-free surface of asphalt, cement concrete, or other materials approved by the Director.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Drainage, ADC 9.100(4)	All parking lots must provide a drainage system to dispose of the runoff generated by the impervious surface. Provisions shall be made for the on-site collection of drainage water to eliminate sheet flow of such water. All drainage systems must be approved by the Director of Public Works.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Perimeter Curb, ADC 9.100(5)	Perimeter curbing is required for protection of landscaped areas and pedestrian walkways, and to prevent runoff onto adjacent properties.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Wheel Bumper, ADC 9.100(6)	All parking stalls fronting a sidewalk, alleyway, street or property line, shall provide a secured wheel bumper at least six inches high and at least six feet long, set back from the front of the stall at least 2-1/2 feet, but no more than three feet. If the sidewalk is widened to seven feet six inches, no wheel bumpers are required.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Turnaround, ADC 9.100(7)	Groups of more than two parking spaces must be located and served by an aisle or turnaround so that their use will require no backing movements or other maneuvering in a street right-of-way other than an alley.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Striping, ADC 9.100(8)	Lots containing more than two parking spaces must have all required spaces permanently and clearly striped. Stripes must be at least four inches wide. When motorcycle parking, compact, or parking spaces for the disabled are provided, they shall be designated within the stall.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/>

		N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Connecting to Adjacent Parking Areas, ADC 9.100(9)	Where an existing or proposed parking area is adjacent to a site within the same zoning district, any modifications to the parking areas must be designed to connect to the existing or future adjacent parking area, unless waived by the Director.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Parking Lot Landscaping, ADC 9.100(10)	Parking lots shall be landscaped according to the standards in Section 9.150.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Compact Car Parking, ADC 9.100(11)	No more than 40 percent of parking spaces provided may be designated for compact cars. Compact spaces must be signed and/or the space painted with the words "Compact Car Only."	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Parking Accessible to the Disabled, ADC 9.100(12)	All parking areas must provide accessible parking spaces in conformance with the Oregon Structural Specialty Code.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Lighting, ADC 9.100(13)	Any lights provided to illuminate any public or private parking area or vehicle sales area must be arranged to reflect the light away from any abutting or adjacent properties.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Pedestrian Access, ADC 9.100(14)	Walkways and accessways shall be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input checked="" type="checkbox"/>
Occasional Overflow Parking, ADC 9.110	The Director may approve the use of gravel surfacing for parking above the maximum parking requirements intended for occasional needs.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Conversion of Off-Street Parking, ADC 9.115)	When new development, including expansions to existing structures, results in the conversion or elimination of existing off-street surface parking areas for a use other than bicycle-oriented and transit-oriented facilities, all existing parking areas that are physically impacted by the development must be improved to the standards in Article 9.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input checked="" type="checkbox"/>

Supplemental Findings

- 6.5: The applicant proposes alterations to the existing site's access and circulation and will not include any new off-street parking.
- 6.6: The proposed circulation and access alterations will maintain the existing pedestrian access and include an additional pedestrian access located at the eastern vehicle access to the site.
- 6.7: The subject property contains a large existing non-conforming parking lot. The applicant proposes to alter the existing parking lot by reducing the number of parking stalls to accommodate for travel aisles serving the existing development. ADC 9.115(1) clarifies "physically impacted by development" shall include the removal of surfacing, surface striping, or landscaping in association with the new development. Re-striping of existing parking with no change to layout and internal remodels or changes to use to an existing approved development that do not extend a structure or associated facility into the existing parking are exempt from this standard. The applicant does not propose to extend a structure or facility into the existing parking area; therefore, the existing parking lot is not required to be improved to the current standards in Article 9.

Conditions
None

Parking Lot Design & Circulation	Summary Description*	Checklist
Off-Street Parking Lot Design & Circulation, ADC 9.120(1)	All off-street parking lots over 1,000 square feet (contiguous) must be designed in accordance with the standards in this Article and the City standards for parking stalls and drive aisles as set forth in Table 9.120-1: Parking Lot Design and supplemental drawings in Figures 1 and 2.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Driveways and Drive Aisles, ADC 9.120(2)	<i>Driveways</i> are major travel routes through a site that provide access to and from surrounding streets and connections through the site to buildings and parking lot drive aisles. <i>Drive aisles</i> primarily provide vehicular access to bordering parking spaces. See Figure 9.120-1.	Source: Attachment B Standard met <input type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Internal Circulation System, ADC 9.120(3)	Interior driveways shall meet the standards in (a) – (g) unless the driveway is lined with angled or perpendicular parking stalls. Developments must provide street-like design and features along driveways including curbs, pedestrian facilities, and buildings built up to pedestrian facilities.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Minimum Driveway and Drive Aisle Widths, ADC 9.120(4)	Driveways for two-way traffic and emergency vehicle operations must be at least 24 feet wide. One-way driveways and one-way emergency vehicle access must be at least 20 feet wide. Drive aisle dimensions must comply with the standards in Table 9.120-1.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Parking Lot Design, ADC 9.120(5)	Parking stall and aisle dimensions must comply with Table 9.120-1. Stall dimensions are measured from inside the stripes. The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall include 20 feet of storage length.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Compact Spaces, ADC 9.120(6)	Shall be at least 8 feet wide by 16 feet long.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Accessible Spaces, ADC 9.120(7)	Accessible spaces shall be a minimum of 9 feet wide and 17 feet long and designed in accordance with the Oregon Structural Specialty Code (OSSC). An adjacent access aisle must be provided that is at least eight feet wide and 17 feet long for a van-accessible space, and six feet wide for a standard accessible space.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Stall Width, ADC 9.120(8)	Long-term parking spaces must be at least 8.5 feet wide. Parking stalls for grocery stores or adjacent to planter islands must be at least 9.5 feet wide. Stall dimensions are measured from inside the stripes.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>

Supplemental Findings
6.8: The applicant proposes to alter the existing site access and circulation. The location of existing driveways will not be altered through this site plan review. The existing driveways have and will continue to have raised curbs and landscaping. The proposed alteration will provide additional pedestrian access at the eastern driveway. The existing and proposed pedestrian facilities are located between the building(s)

and sidewalk(s) with crossings at the intersections demarcated by striping. As a condition of approval, prior to the final building inspection, a 5-foot-wide sidewalk from Queen Avenue to the front access shall be constructed at the easternmost driveway.
Conditions
Condition 1: Prior to the Certificate of Occupancy, a 5-foot-wide sidewalk from Queen Avenue to the front access shall be constructed at the easternmost driveway.

Surface Parking Areas Standards	Summary Description*	Checklist
Surface Parking Areas, ADC 9.130(1)	Standards apply to new or improved surface parking areas of more than 0.25 acres (10,890 square feet), when existing parking areas are enlarged to more than 10,890 square feet, and when re-construction of a surface parking area of more than 0.25 acres is proposed.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surface Parking Areas, ADC 9.130(2)	Compliance with at least one of the following options in (a) – (c).	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surface Parking Areas, ADC 9.130(3)	Trees must be provided along all driveways but are not required along drive aisles. Trees shall be at least 10 feet tall at the time of planting.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surface Parking Areas, ADC 9.130(4)	Development of a tree canopy plan under this section shall be done in coordination with the local electric utility and other utility providers, including pre-design, design, building and maintenance phases and meet the standards in (a) – (e).	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surface Parking Areas, ADC 9.130(5)	Parking lots shall be designed to separate pedestrians from vehicles and include protected pedestrian walkways from parking areas to building entrances.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Surface Parking Areas, ADC 9.130(6)	Parking lots with 75 or more spaces must comply with additional standards to ensure pedestrian safety and to improve vehicle circulation and reduce visual impacts of large expanses of pavement.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>

Supplemental Findings
6.9: The site contains existing surfaced parking areas. The proposed alterations to site access and circulation will not increase the amount of provided off-site parking.
Conditions
None

Connectivity	Summary Description*	Checklist
Street, Bicycle and Pedestrian Connectivity, ADC 9.133(4)	Pedestrian and bicycle connections shall be provided in the following locations: (a) Between an existing or planned transit stop and new	Source: Standard met <input type="checkbox"/>

	development that is at, or within, 200 feet of the existing or planned transit stop; (b) Between the building's main entrance(s) and the nearest sidewalk abutting the site or roadway where there is no sidewalk; (c) Between the development site and abutting properties.	With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Major Transit Stops, ADC 9.133(5)	Sites at major transit stops shall provide the items listed in (a) – (f).	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.10: The proposed alterations are to the site's access and circulation. There is no new proposed development.		
Conditions		
None		

Non-Residential Landscaping	Summary Description*	Checklist
Landscaping Required – Non-Residential, ADC 9.140(2)	All required front and interior setbacks (exclusive of accessways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.11: The submitted site plan did not provide a detailed landscaping plan. The subject property has an issued building permit (BLD-xxxx-23), which stipulated that landscaping was required. As a condition of approval, the required landscaping must be installed or have landscaping guaranteed in accordance with ADC 1.190 prior to Certificate of Occupancy.		
Conditions		
Condition 2: All required landscaping must be installed or have landscaping guaranteed in accordance with ADC 9.190 prior to Certificate of Occupancy.		

Parking Lot Landscaping	Summary Description*	Checklist
Planter Bays, ADC 9.150(1)	Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least six feet wide, excluding the curb.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input checked="" type="checkbox"/>
Entryway Landscaping, ADC 9.150(2)	Both sides of a parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays, except that no sight-obscuring trees or shrubs are permitted.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Parking Space Buffers, ADC 9.150(3)	Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Stormwater Collection System, ADC 9.150(4)	Vegetated post-construction stormwater quality facilities shall be considered as the initial stormwater collection system.	Source: Standard met <input type="checkbox"/>

		With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Landscape Protection, ADC 9.150(5)	Required landscaped areas adjacent to graveled areas must be protected, either by railroad ties secured by rebar driven 18 inches into the ground, by large boulders, or by another acceptable means of protection.	Source: Attachment B Standard met <input type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Parking Area Perimeter Landscaping in Village Centers, ADC 9.160	All parking areas (excluding entranceways) adjacent to a public street shall be screened according to one of the following options in (a) through (d). The landscape plan shall be prepared by a licensed landscape architect.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Irrigation of Required Landscaping, ADC 9.165	All required landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman submits written verification that the proposed plants do not require irrigation.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input checked="" type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.12: The proposed alterations to site circulation will convert existing parking stalls into a two-way travel aisle with associated landscaping bays. The applicant did not submit a detailed landscaping plan with the application materials. As a condition of approval, all required landscaping must be installed or assured through ADC 9.190 prior to the Certificate of Occupancy.		
6.13: The existing parking lot contains the required landscape plater strip at the entrance of the parking lot. The existing entryway landscaping has been removed for the construction of a fence. As a condition of approval, all required landscaping must be installed or assured through ADC 9.190 prior to the Certificate of Occupancy.		
6.14: A detailed landscaping plan with irrigation plans were not included in the application submittals. As a condition of approval, the applicant shall either install an irrigation system or submit a letter from a qualified landscape professional stating that irrigation is not required per ADC 9.165 prior to the Certificate of Occupancy.		
Conditions		
Condition 3: The applicant shall either install an irrigation system or submit a letter from a qualified landscape professional stating that irrigation is not required per ADC 9.165 prior to the Certificate of Occupancy.		

Tree Felling Standards	Summary Description*	Checklist
Tree Felling, ADC 9.205(1)	The Director or his/her designee shall approve a Site Plan Review for tree felling when the applicant demonstrates that the felling of the tree(s) is warranted because of the condition of the tree(s) with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular safety.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Tree Felling, ADC 9.205(2)	For property where a Site Plan Review, Conditional Use, or land division application has been approved or is currently under review for development of the property, the Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the review criteria in (a) – (d) are met.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Tree Felling, ADC 9.205(3)	For property where tree felling is proposed and there is no approved or concurrent Site Plan Review, Conditional Use, or land division application for development of the property, the Director or his/her designee shall approve a Site Plan Review application for tree felling when the applicant demonstrates that all the review criteria in subsection (2) above are met, and the additional criteria in (a) – (g) are met.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>

MUR and MUC zones, ADC 9.380(3)	dwelling use or zone that shares an interior property line with a multiple-dwelling unit, commercial or industrial use or zone may have a fence up to eight feet tall along the property line.	With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Fence and Wall Standards in Commercial, Industrial, ES, LE, MS, PB, and TD zones, ADC 9.380(4)	Fences shall be no taller than 6 feet in required front setbacks. 6-foot fences containing barbed wire on top or fences taller than 6 feet are not permitted in the front setback.	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Fence and Wall Standards in HD, DMU, CB, and WF zones, ADC 9.380(5)	Fences shall be no taller than 4 feet within 10 feet of a front lot line unless allowed under (a)-(c). Barbed wire on top of fences is not permitted within 10 feet of a front lot line.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Standards for All Fences, ADC 9.380(6)-(10)	<input type="checkbox"/> Over 8 feet <input checked="" type="checkbox"/> Clear Vision Area verified <input checked="" type="checkbox"/> Fence height verified <input checked="" type="checkbox"/> Setbacks verified <input checked="" type="checkbox"/> Property line verified	Source: Attachment B Standard met <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input type="checkbox"/> See findings below <input type="checkbox"/>
Screening Standards, ADC 9.385(1)-(2)	In order to be "sight-obscuring," fences and walls must be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence or wall. Hedges must be an evergreen species that will meet the standards year-round within two years of planting. Fences and walls will be a minimum of 6 feet tall. Hedges will be of a species capable of attaining a height of at least six feet within two years of planting.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.16: The subject property contains an existing perimeter fence located within the front setback and along the interior setback of the subject property. The existing fence is less than 6 feet, does not contain barbed wire or any other material that will do bodily harm, is not within a clear vision area, and is not "sight-obscuring".		
Conditions		
None.		

Environmental Standards	Summary Description*	Checklist
Environmental Standards – Noise, ADC 9.440(1)-(5)	The City noise standards are stated in Albany Municipal Code Title 7, Public Peace, Morals and Safety. Oregon Administrative Rules (OAR) 340-035-0035, Noise Control Regulations for Industry and Commerce, is adopted here in its entirety, and as may be subsequently amended by the State of Oregon.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Visible Emissions, ADC 9.450	Within the mixed-use, commercial, IP and WF zoning districts, there shall be no use, operation, or activity that results in a stack or other point source emission, other than an emission from space heating, or the emission of pure uncombined water (steam) that is visible from a property line.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Water Quality, ADC 9.455	Direct discharge of stormwater and process waste from the operation of industries shall comply with the water quality standards adopted by the City of Albany, DEQ and as authorized by a National Pollutant Discharge Elimination System (NPDES) Permit.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>

Environmental Standards – Vibration, ADC 9.460	Continuous, frequent, or repetitive vibrations that exceed 0.002g peak may not be produced. Vibrations from temporary construction and vehicles that leave the site (such as trucks, trains, or aircraft) are exempt; vibrations lasting less than five minutes per day are also exempt. Vibrations from primarily on-site vehicles and equipment are not exempt.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Odors, ADC 9.470	Continuous, frequent, or repetitive odors or the emission of odorous gases or other matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Glare and Heat, ADC 9.480	No direct- or sky-reflected glare in excess of 0.5-foot candles of light, whether from floodlights or from high-temperature processes such as combustion or welding or otherwise, visible at the lot line shall be permitted. There shall be no emission or transmission of heat or heated air so as to be discernible at the lot line of the source.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Insects and Rodents, ADC 9.490	All materials including wastes shall be stored and all grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Environmental Standards – Hazardous Waste, ADC 9.500	Hazardous wastes are subject to the regulations of Oregon Administrative Rules (OAR) 340.100-110, Hazardous Waste Management.	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings		
6.17: The proposed development is an alteration of site access and circulation. The proposed development will not have any environmental impacts.		
Conditions		
None		

*This staff report checklist is a guide only. Refer to the Albany Development Code for the full text of standards.

CRITERION 7 – PUBLIC FACILITIES AND UTILITIES IN ACCORDANCE WITH ARTICLE 12

Utility	Diameter Size	Location	Checklist
Sanitary Sewer	8-Inch	Clay Street	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/> Connection Charge <input type="checkbox"/> Connection Required <input type="checkbox"/> System Development <input type="checkbox"/>
Water	12-inch	Queen Avenue SE	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/> Connection Charge <input type="checkbox"/> Connection Required <input type="checkbox"/> System Development <input type="checkbox"/>

Storm Drainage	Private	Discharges to Periwinkle Creek	Source: Standard met <input type="checkbox"/> With conditions <input type="checkbox"/> Standard not met <input type="checkbox"/> Connection Charge <input type="checkbox"/> Connection Required <input type="checkbox"/> Onsite Detention <input type="checkbox"/> SWQ Facility <input type="checkbox"/> System Development <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings below <input type="checkbox"/>
Supplemental Findings			
7.1: The proposed development will have no impact on the public sanitary sewer and/or water systems.			
Conditions			
None			

CRITERION 8 – TRANSPORTATION IMPROVEMENTS IN ACCORDANCE WITH ARTICLE 12

Street Name or Alley	Classification	Frontage Condition	Supplemental Findings
Queen Avenue SE	Principal Arterial <input type="checkbox"/> Minor Arterial <input checked="" type="checkbox"/> Major Collector <input type="checkbox"/> Minor Collector <input type="checkbox"/> Local <input type="checkbox"/> Alley <input type="checkbox"/>	Meet City Standards <input checked="" type="checkbox"/> Not Improved <input type="checkbox"/> Curb and Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Vehicle Lane <input type="checkbox"/> Bicycle Lane <input type="checkbox"/> On-Street Parking <input type="checkbox"/>	8.1 The subject property has three existing driveway connections to Queen Avenue.
Geary Street SE	Principal Arterial <input type="checkbox"/> Minor Arterial <input checked="" type="checkbox"/> Major Collector <input type="checkbox"/> Minor Collector <input type="checkbox"/> Local <input type="checkbox"/> Alley <input type="checkbox"/>	Meet City Standards <input checked="" type="checkbox"/> Not Improved <input type="checkbox"/> Curb and Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Vehicle Lane <input type="checkbox"/> Bicycle Lane <input type="checkbox"/> On-Street Parking <input type="checkbox"/>	8.2 The subject property abuts Geary Street SE but does not have or proposes to have a driveway connection to Geary Street.
	Principal Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Major Collector <input type="checkbox"/> Minor Collector <input type="checkbox"/> Local <input type="checkbox"/> Alley <input type="checkbox"/>	Meet City Standards <input type="checkbox"/> Not Improved <input type="checkbox"/> Curb and Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Vehicle Lane <input type="checkbox"/> Bicycle Lane <input type="checkbox"/> On-Street Parking <input type="checkbox"/>	
Supplemental Findings			
8.3: ADC 12.060 requires that all streets within the adjacent new development be improved to city standards.		Traffic Impact Analysis <input type="checkbox"/>	
8.4: The site has frontage along both Queen Avenue and Geary Street. Both are classified as minor arterial streets and are improved to city standards along the frontage of the site.		Trip Generation Report <input type="checkbox"/>	
8.5: The proposed development will not change the existing use on the site or alter the building area. As a result, no additional vehicle trips or associated impacts to the transportation system are anticipated.		Capacity/Congestion <input type="checkbox"/>	
8.6: Access to the site is provided by three driveways to Queen Avenue. The size and location of the driveway will not be altered with this development.		AM Peak Hr. Trips _____	
8.7: The site's west driveway will remain fully open with no modification of allowable movements.		PM Peak Hr. Trips _____	
8.8: The site's middle driveway will be limited to egress only movements and will have an electric gate installed approximately 24 feet behind the back of the sidewalk. Because the driveway will be		See findings at left <input checked="" type="checkbox"/>	

<p>limited to exiting movements, a "Exit Only – Do Not Enter" sign is needed along Queen Avenue to help keep entering drivers from attempting to use approach.</p> <p>8.9: The site's east driveway will allow for both ingress and egress movements. An electric gate will be installed approximately 41 feet behind the back of sidewalk. The distance between the gate and sidewalk will help prevent entering vehicles stopped to operate the gate from blocking the sidewalk.</p> <p>8.10: The development is not projected to generate additional vehicle trips or result in related impacts to the transportation system.</p>	
Conditions	
Condition 4: The applicant shall install a "Exit Only – Do Not Enter" sign at the site's middle driveway to Queen Avenue.	

CRITERION 9 – STORMWATER QUALITY FACILITIES CONSISTENT WITH AMC TITLE 12

Supplemental Findings	
9.1: See findings under Site Plan Review Criterion Seven (above) related to stormwater quality standards in response to this review criterion.	Site Larger than 1 Acre <input type="checkbox"/> > 8,100 sf Impervious Surface <input type="checkbox"/> SWQ Permit Req'd. <input type="checkbox"/> N/A <input checked="" type="checkbox"/> See findings at left <input checked="" type="checkbox"/>
Conditions	
None	

CRITERION 10 – PRIOR LAND USE CONDITIONS

<input checked="" type="checkbox"/> Prior Land Use Cases	Not Applicable <input type="checkbox"/>
List Most Recent to Oldest: CP-04-22; ZC-06-22; PA-09-22; SP-23-22; ZC-01-19; CP-01-19; SP-24-99	
Outstanding Conditions: None.	

CRITERION 11 – NONCONFORMING SITES IN ACCORDANCE WITH ADC 2.330

Supplemental Findings	
11.1 The subject property contains nonconforming development of an existing parking lot that exceeds the maximum provided off-street parking. The applicant proposes to decrease the amount of provided off-street parking, which will make the subject property more conforming.	Nonconforming Development <input checked="" type="checkbox"/> Nonconforming Lot <input type="checkbox"/> Nonconforming Use <input type="checkbox"/> N/A <input type="checkbox"/> See findings at left <input checked="" type="checkbox"/>
11.2 Any further development may require a Nonconforming Development review.	
Conditions	
None.	

Analysis of Development Code Criteria

Section 2.455 of the ADC includes the following review criteria applicable to non-residential development, which must be met for this application to be approved. Development code criteria are written in bold followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

CRITERION 1 – TRANSPORTATION SYSTEM CAN SAFELY AND ADEQUATELY ACCOMMODATE THE PROPOSED DEVELOPMENT

Findings
1.1: Transportation findings and conclusion under Site Plan Review Criterion Eight (above) are incorporated here by reference.
Conditions
None.

CRITERION 2 – PARKING AREAS AND ENTRANCE-EXIT POINTS ARE DESIGNED TO FACILITATE TRAFFIC AND PEDESTRIAN SAFETY AND AVOID CONGESTION

Findings
2.1: The subject property has three existing driveways from Queen Avenue SE. No new driveways are proposed in this review. The easternmost driveway is designed to accommodate two-way traffic. The middle driveway had been designed to accommodate two-way traffic but will be restricted to exit only access. The third, westernmost access driveway is not altered through this review and will remain as a two-way access.
2.2: The applicant proposes access to two of the existing driveways via a gate accessible by keypad. The location of the easternmost access gate is 41 feet from Queen Avenue SE, which is long enough to accommodate most passenger vehicles and small moving trucks.
2.3: Pedestrian access is provided from the building to Queen Avenue via an existing sidewalk to the east of the middle driveway. The applicant proposes to provide a secondary pedestrian access between Queen Avenue and the existing building along the western side of the easternmost driveway.
Conditions
None.

CRITERION 3 – 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.

Findings
3.1: The submitted Site Plan Review is for the alteration of site access and circulation. The site contains a 41,000-square-foot commercial building. The subject property is located within the Community Commercial (CC) zoning district, which allows commercial uses.
Conditions
None

Overall Conclusion

As proposed and conditioned, the application for Site Plan Review satisfies all applicable review criteria as outlined in this report.

Conditions of Approval

- Condition 1* Prior to the final building inspection, a 5-foot-wide sidewalk from Queen Avenue to the front access shall be constructed at the easternmost driveway.
- Condition 2* All required landscaping must be installed or have landscaping guaranteed in accordance with ADC 9.190 prior to Certificate of Occupancy.
- Condition 3* The applicant shall either install an irrigation system or submit a letter from a qualified landscape professional stating that irrigation is not required per ADC 9.165 prior to the Certificate of Occupancy.
- Condition 4* The applicant shall install a “Exit Only – Do Not Enter” sign at the site’s middle driveway to Queen Avenue.

Attachments

- A. Location Map
- B. Site Map
- C. Applicant’s Narrative

Acronyms

ADC	Albany Development Code
ADT	Average Daily Trip
AMC	Albany Municipal Code
CC	Community Commercial Zoning District
FEMA	Federal Emergency Management Administration
FIRM	Flood Insurance Rate Map
ITE	Institute of Transportation Engineers
SFHA	Special Flood Hazard Area
TIA	Traffic Impact Analysis
TSP	Transportation Systems Plan

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Development Code regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.
3. This proposal must be initiated within three years of the date of this letter of approval.

Building

The Building Division within Community Development has provided the following comments:

4. The proposed project may require permits that will need to be applied for at www.cityofalbany.net/permits. For questions about permitting requirements, please email cd.customerservice@cityofalbany.net.
5. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

Engineering

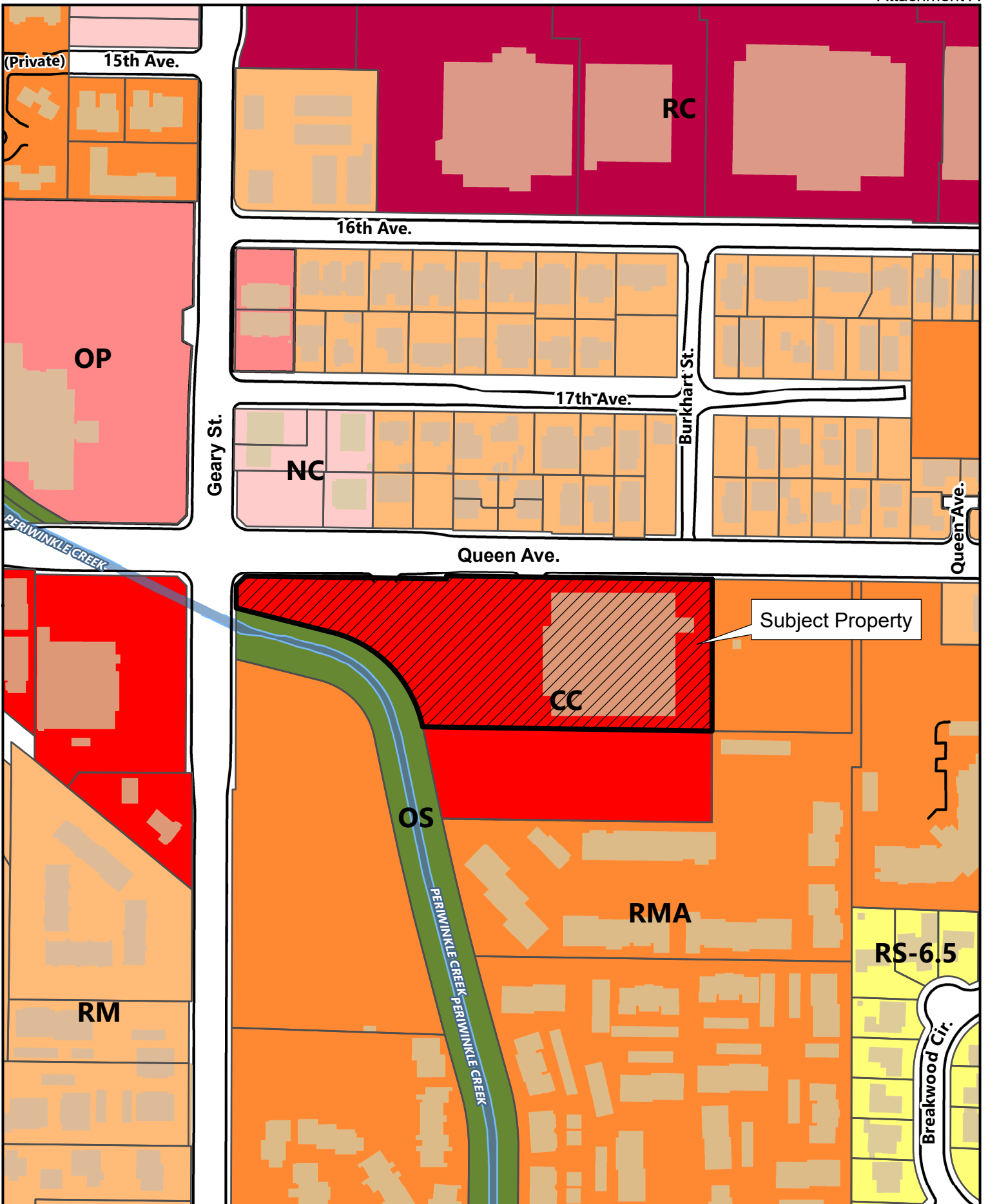
6. The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.
7. An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030)

Fire

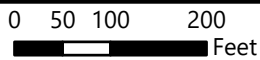
The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.

8. Gates securing access to the private fire apparatus access roads required for this project shall comply with all of the following criteria (OFC D103.5):
 - a. The minimum gate width shall be 20 feet.
 - b. Gates shall be of the swinging or sliding type.
 - c. Construction of gates shall be of materials that allow manual operation by one person.
 - d. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - e. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - f. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of a key box containing the key(s) to the lock is installed at the gate location.
 - g. Locking device specifications shall be submitted for approval by the fire code official.
 - h. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 - i. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.

At each electric gate, provide a 3200 series Knox Box. We will place a code specific for the fire department inside.



\\con.cityofalbany.net\homes\jenifac1\Desktop\Location Map.mxd



2000 Queen Avenue SE

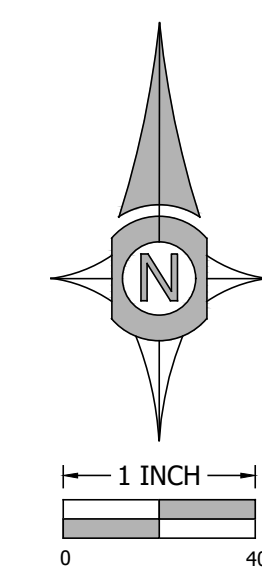
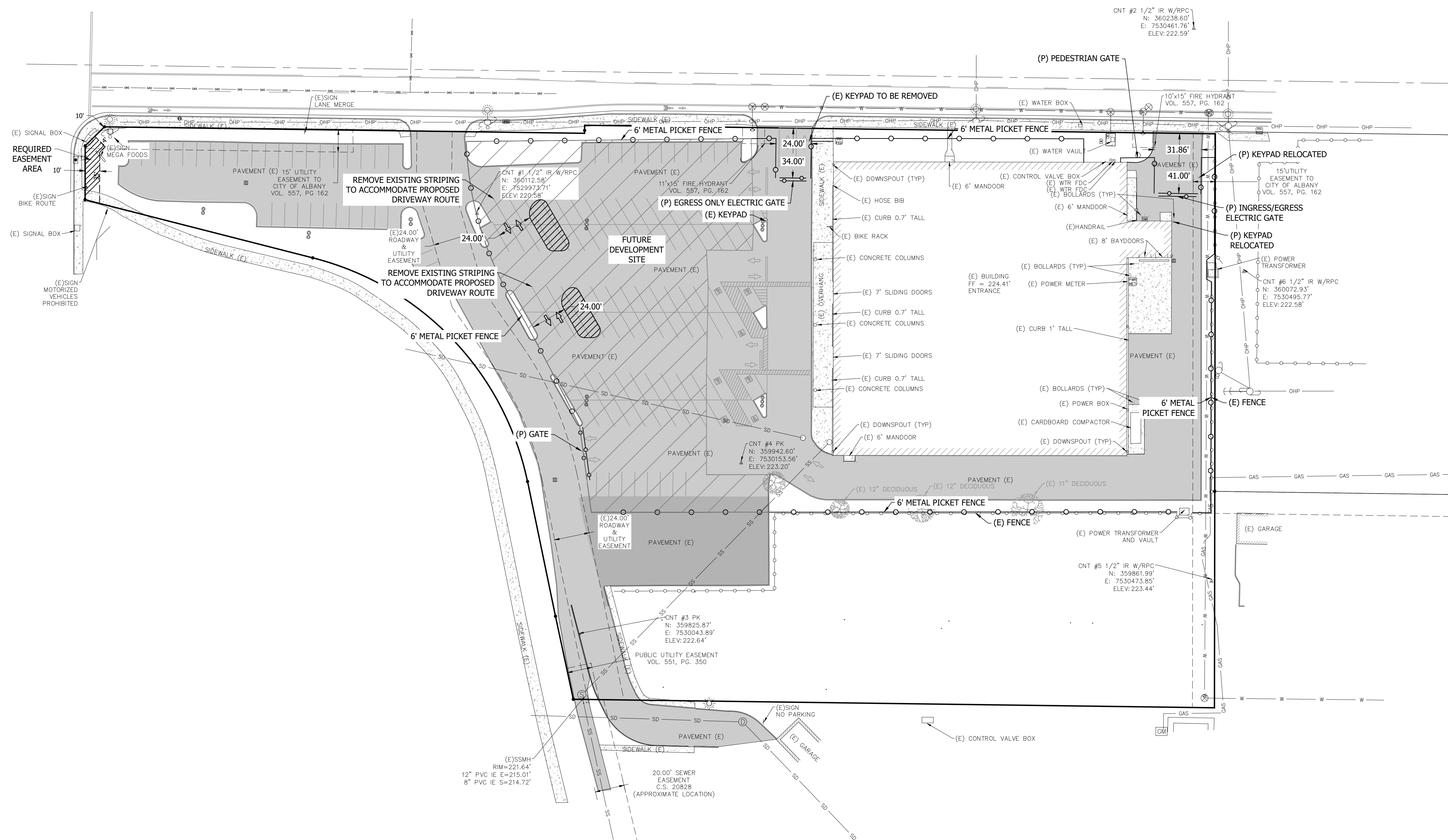


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FENCE SITE PLAN REVIEW
SQ-23-15
ON SITE IMPROVEMENTS
2000 QUEEN AVENUE SE
ALBANY, OR 97322

DATE: JUNE 19, 2023
PROJECT: 21-361, ATHWAL QUEEN PP
DRAWN BY: ATR, ECH
CHECKED BY: BSU



PROJECT VERTICAL DATUM -- NGVD29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD29. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

NOTE:
FIRE DEPARTMENT HAS REQUIRED ALL EXISTING AND PROPOSED KEYPADS TO HAVE A 3200 SERIES KNOX BOX WITH A GATE CODE INSIDE SPECIFIC TO THE FIRE DEPARTMENT.

LARGE U-HAUL TRUCK DIMENSIONS
OVERALL 34.5' < 41'

NOSE TO DRIVER ~8'
+ 3' SPACING
11' FROM KEYPAD TO GATE MIN.

DRIVER TO HITCH ~26.5'

LEGEND

FUTURE DEVELOPMENT SITE

PLAN REVISIONS	DATE

Sheet **C100**
SCALE: SEE BARSCALE

SITE PLAN REVIEW APPLICATION

Submitted to: City of Albany
 Planning Division
 P.O. Box 490
 Albany, Oregon 97321-0144
 (541) 917-7550
cd.customerservice@cityofalbany.net

Applicants/Property Owners: Mega Investments, LLC, and Lal Sidhu
 6732 Seven Mile Lane SE,
 Albany, OR 97322

Contact: Sona Athwal
 Email: athwal1@yahoo.com
 Phone: (530) 682-2100

Applicant's Representative: Udell Engineering and Land Surveying, LLC
 63 E. Ash Street
 Lebanon, OR 97355

Contact: Laura LaRoque
 Email: laura@udelleng.com
 Phone: (541) 990-8661

Site Location: Unassigned

Map/Tax Lot: 11S-03W-08CD; Tax Lot 211

Site Size: ±3.30-acres

Existing Land Use: Improved

Zone Designation: Community Commercial (CC)

Comprehensive Plan Designation: Commercial - General

Surrounding Zoning: North: Residential Medium Density (RM)
 South: Residential Medium Density Attached (RMA)
 East: Residential Medium Density Attached (RMA)
 West: Open Space (OS) / RMA

Surrounding Uses: North: Commercial and Residential (north of Queen Ave.)
 South: Residential Multiple Dwelling
 East: Utility / Residential Multiple Dwelling
 West: Periwinkle Creek / Multiple Family Dwelling



I. Executive Summary

The proposal is an application Site Plan Review – Minor Development to construct a fence and electronic gates with associated changes to site circulation at 2000 Queen Avenue SE. The subject site is Parcel 1 of an approved tentative partition plat and is 3.30-acres in size and located in the Community Commercial (CC) zoning district.

The following criteria are addressed in this report: Site Plan Review criteria contained in Albany Development Code (ADC) 2.450. These criteria must be satisfied to grant approval for this application.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria, which must be met for this application to be approved. Development code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1

The application is complete in accordance with the applicable requirements.

Findings of Fact and Conclusions

- 1.1 The application includes the submittal requirements outlined in ADC 1.160(1) and will therefore, be deem complete in accordance ADC 1.160, upon the submittal date.
- 1.2 This criterion is met without conditions.

Criterion 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.

Findings of Fact and Conclusions

- 2.1 The proposal is to construct a fence and electronic gates with associated changes to site circulation; therefore, provisions related to lot dimensions, density, lot coverage, and building height are not applicable to this request.
- 2.2 Fence standards are found in Sections 9.360 – 9.380 of the ADC. Findings pertaining to these provisions are below under Criterion 6 and incorporated herein by reference.

Criterion 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.

Findings of Fact

- 3.1 Article 4: Airport Approach district. According to Figure 4.410-1 of the ADC, the subject property is located within the Horizontal Area and Conical Area of the Airport Approach

Overlay Zone. The maximum height in the CC zoning district is 50 feet, well under the maximum height for both the Horizontal and Conical Areas.

- 3.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 3.3 Article 6: Riparian Corridor: *Comprehensive Plan Plate 6: Natural Vegetation and Wildlife Habitat*, shows Periwinkle Creek along the west property line with a riparian corridor overlay district extending 50 feet upland from the Ordinary High-Water mark, measured horizontally. As shown on the site plan, no development is proposed within the riparian corridor overlay.
- 3.4 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0214H and 41043C0527G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the Special Flood Hazard Area.
- 3.5 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 3.6 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.7 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.

Conclusions

- 3.1 The proposed development is located within the Airport Approach special purpose district but will not exceed the maximum height standard of the zone. A Riparian Corridor Overlay exists on the southwest side of the property. No development is proposed in this area.

Criterion 4

The application complies with all applicable Design Standards of Article 8.

Findings of Fact and Conclusions

- 4.1 The design standards of Article 8 are not applicable to Site Plan Review applications for changes to site circulation and/or fence. Therefore, this criterion is not applicable.

Criterion 5

The application complies with all applicable Design Standards of Article 10

Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal. Therefore, this criterion is not applicable.

Criterion 6

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

Findings of Fact

- 6.1 Article 9 of the ADC includes provisions pertaining to off-street parking and loading, landscaping, tree protection, buffering and screening, fences, and environmental standards.
- 6.2 The off-street parking and loading, landscaping, buffering and screen, and environment standards were reviewed in association with the previous land use approvals and/or building permits and are not applicable to this request.
- 6.3 Tree removal is not proposed in association with this request; therefore, the tree protection provisions are not applicable.
- 6.4 Fence standards are found in Sections 9.360 – 9.380 of the ADC.
- a. ADC 9.360 states that the fence standards are intended to promote the positive aspects of fences and to limit the negative ones. The proposed fence is to secure the site and decrease vandalism that has increased in frequency as of late.
 - b. ADC 9.370 states that fences shall not be constructed of or contain any material that will do bodily harm, such as electric or barbed wire, broken glass, spikes, or any other hazardous or dangerous materials. The proposed fence is a 6-foot-tall metal fence, which complies with this standard.
 - c. ADC 9.380(4) states that fences within Commercial zoning districts must not be taller than 6 feet in required front setbacks. 6-foot fences containing barbed wire on top or fences taller than 6 feet are not permitted in the front setback. The proposed fence complies with these standards.
 - d. ADC 9.380(6) states that in no instance or zone shall a fence exceed eight feet (...). The proposed fence complies with this standard.
 - e. ADC 9.380(7) states that in no instance shall a fence extend beyond the property line. The proposed fence complies with this standard.
 - f. ADC 9.380(8) states that all fences shall meet the Clear Vision Area standards in Section 12.180. The proposed fence complies with these standards.
 - g. ADC 9.380(9) states that Measuring Fence Height. Fence height shall be measured from the average height of the grade adjacent to where the fence is to be located. If a fence is to be constructed on top of a berm, the height shall be measured from the bottom of the berm. Fence height includes the height of the fence, wall, or picket and does not include the posts, or arbors and trellises at entrance gates.
 - h. ADC 9.380(10) states that every fence, whether required or not, will be maintained. No fence is allowed to become or remain in a condition of disrepair including, but not

limited to noticeable leaning, missing slats, broken supports, and overgrowth of weeds or vines.

Conclusions

6.1 As proposed, all applicable Article 9 standards can be met.

Criterion 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.

Findings of Fact and Conclusion

7.1 Article 12 of the ADC provides public improvement standards to address the City's concerns relative to public health, safety, and welfare as it relates to the management of public transportation systems and utilities.

7.2 The public improvement standards in Article 12 of the ADC were reviewed in association with the previous land use approvals and/or building permits and are not applicable to this request. Therefore, this criterion is not applicable.

Criterion 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.

Findings of Fact and Conclusion

8.1 The project is located at 2000 Queen Avenue, south of the Queen Avenue SE right-of-way.

8.2 The subject property improved with an existing building, site, and utility improvements including pedestrian pathway and vehicle travel aisles.

8.3 The proposal to construct a fence and electronic gates to secure the site from acts of vandalism. Electronic gates are proposed to restricted access to/from Queen Avenue from the site's easternmost and middle ingresses/egresses. The westernmost ingress/egress will remain unrestricted.

8.4 Queen Avenue is classified as a minor arterial street and is improved to city standards along the frontage of the abutting site to the north. Improvements include curb, gutter, and sidewalk; a vehicle travel lane in each direction; center turn lane; and on street bike lanes.

8.5 ADC 12.100(2) allows 24-32 feet for two-lane driveways. The proposed width of the easternmost and middle ingresses/egresses is proposed to be two-lane and 24-foot-wide.

8.6 ADC 12.100(8) states driveways shall comply with applicable fire and building codes.

Section 506.1 of the Oregon Fire Code states that where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for

lifesaving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the fire code official. At the Fire Marshal's request, a 3200 series Knox Box will be provided at each of the electronic gates.

Section 1104.1 of the Oregon Structural Specialty Code, at least one accessible route with the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrances served. Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is vehicular way not providing for pedestrian access. Therefore, a pedestrian gate at the Geary Street right-of-way and main sidewalk of the main building (i.e., storage facility) will be provided.

8.7 Therefore, this criterion is met.

Criterion 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.

Findings of Fact and Conclusion

9.1 The storm drainage standards in Article 12 of the ADC were reviewed in association with the previous land use approvals and/or building permits and are not applicable to this request. Therefore, this criterion is not applicable.

Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Findings of Fact and Conclusion

10.1 No unsatisfied conditions of approval from previous land use approvals are known to exist. Therefore, this criterion is met.

Criterion 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.

Findings of Fact and Conclusion

11.1 The site is not considered nonconforming; therefore, this criterion is not applicable.

II. Overall Conclusion

As proposed, the application for Site Plan Review satisfies all applicable review criteria as outlined in this report.

III. Attachments

A. Site Plan



21-361 Athwal
2000 Queen Ave. SE
Site Plan Review - Minor Development

December 4, 2023
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