



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Notice of Filing

Site Plan Review

SP-21-24

July 23, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or jennifer.cepello@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **August 6, 2024**.

Application Information

Proposal:	Site Plan Review for New Construction of a 1,152 square foot industrial building and associated site improvements.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	MACJ Painting, LLC; C/O: Jose Macario; 6327 Megan Street NE, Albany, OR 97321
Applicant Representatives:	Udell Engineering and Land Surveying, LLC; C/O Laura LaRoque; 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	Unassigned; Ferry Street
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07CC Tax Lot 05600
Zoning:	Light Industrial (LI)
Overlay Districts:	None
Total Land Area:	0.83 acres
Existing Land Use:	Unimproved

The City of Albany has received the application for Site Plan Review as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the 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 **August 6, 2024**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map, building elevations, and site plan. 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 **Jennifer Cepello**, project planner, at 541-917-7561. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to jennifer.cepello@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, 2.455 and 9.205).

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.

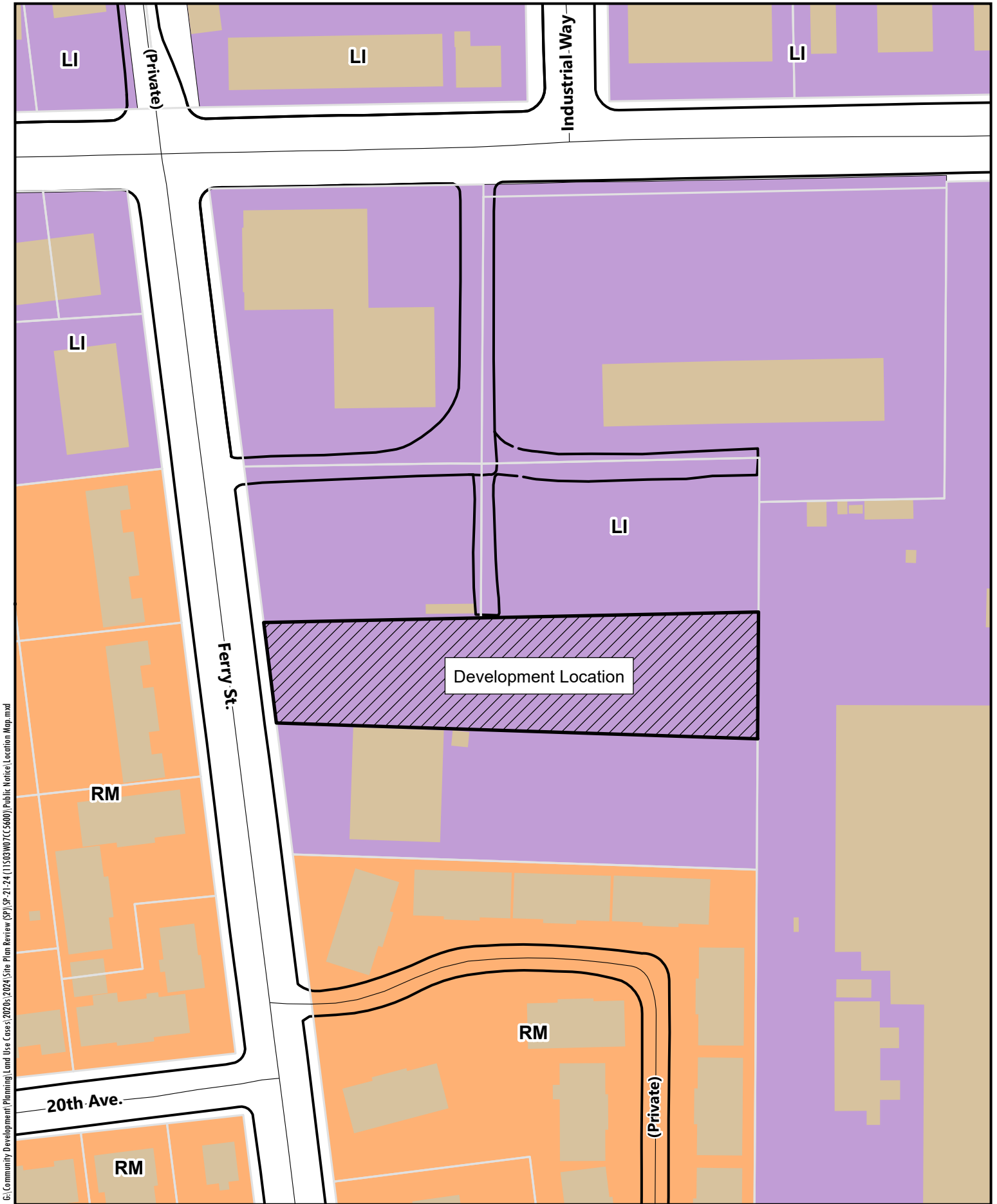
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (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.

Section 2.455 of the ADC includes additional review criteria for non-residential development that must be met for this application to be approved.

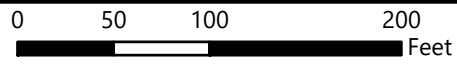
- (1) The transportation system can safely and adequately accommodate the proposed development.
- (2) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (3) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 9, and 12.

Attachments: Location Map, Building Elevations, Site Plan



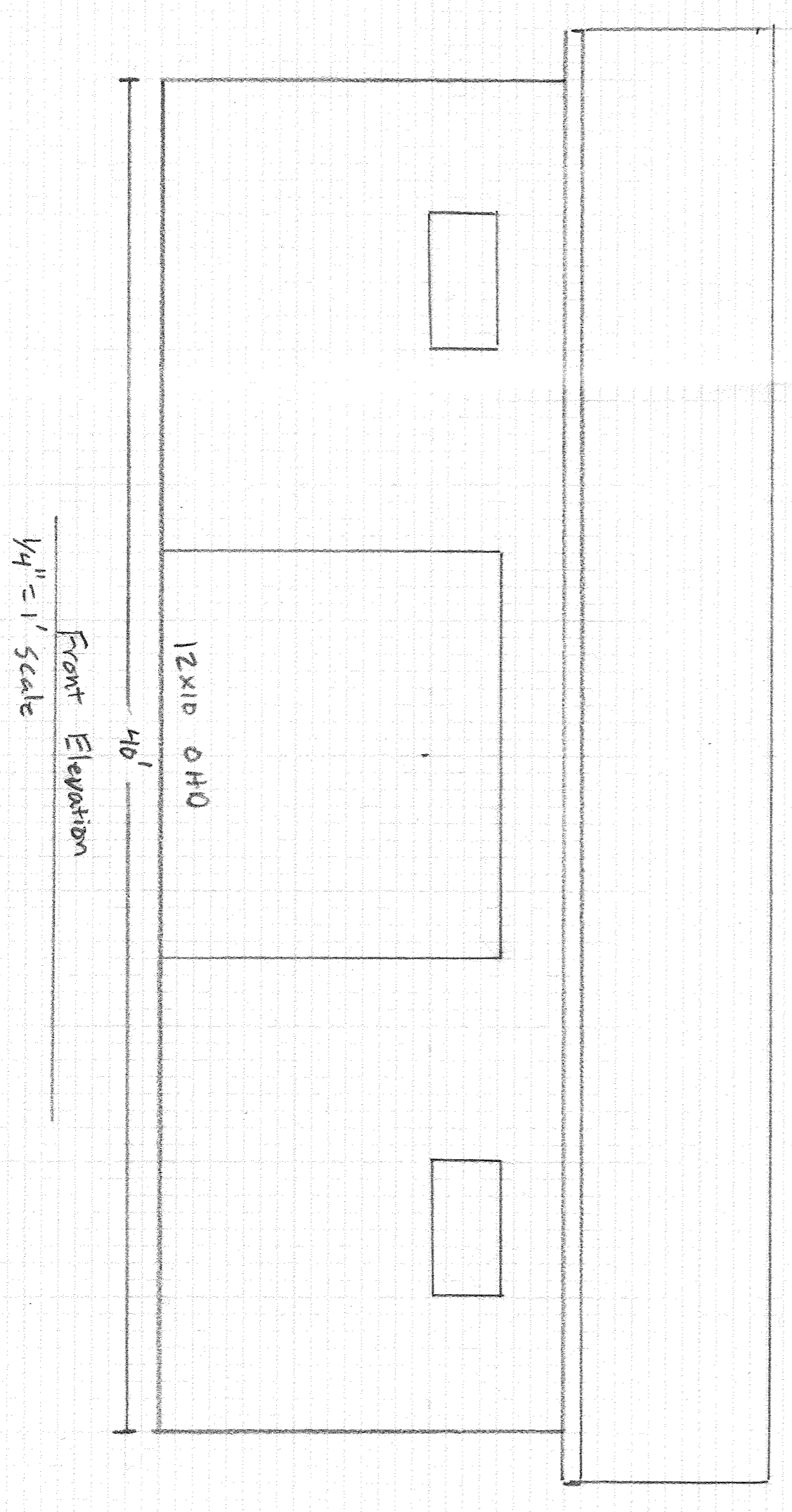
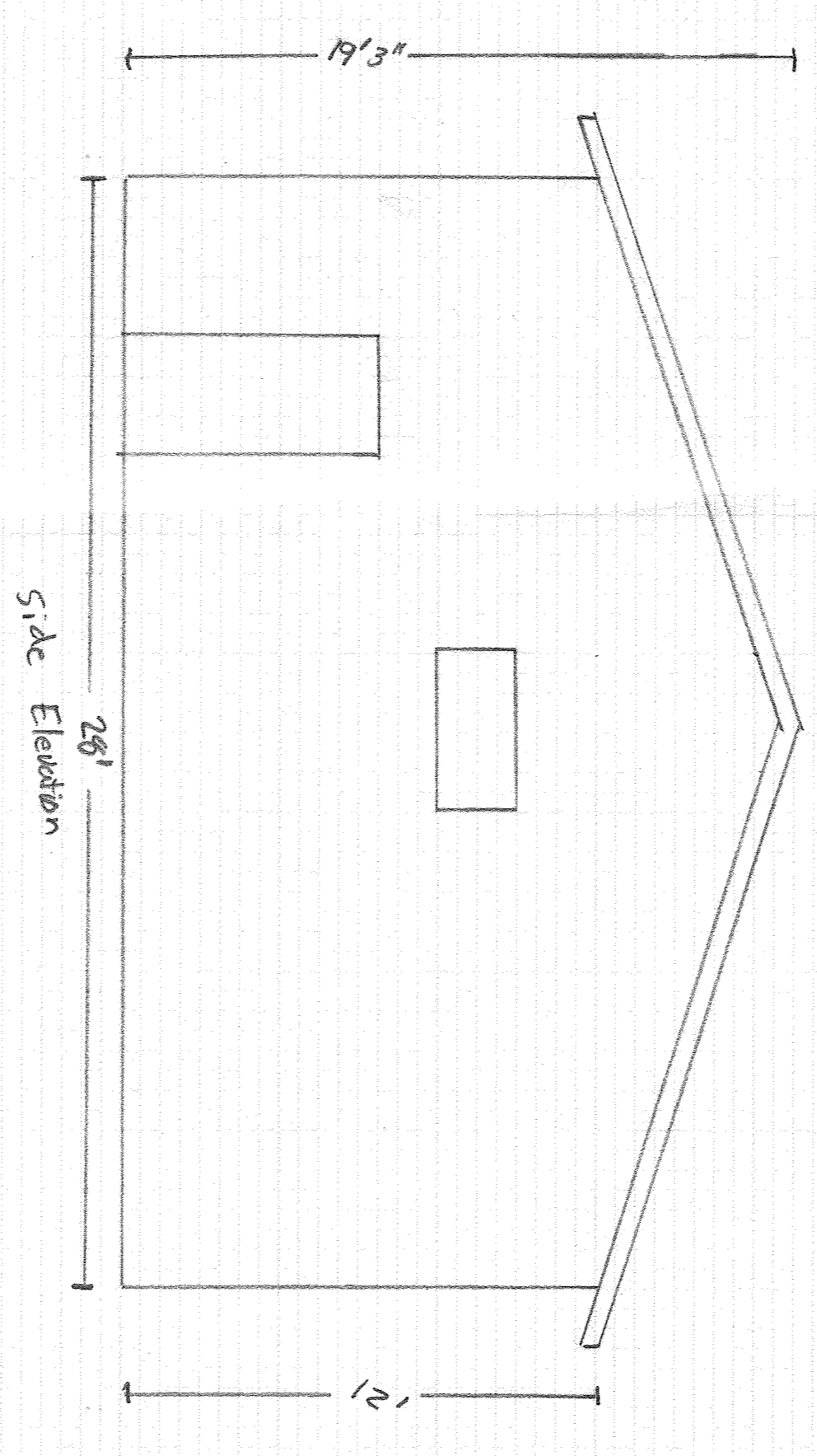
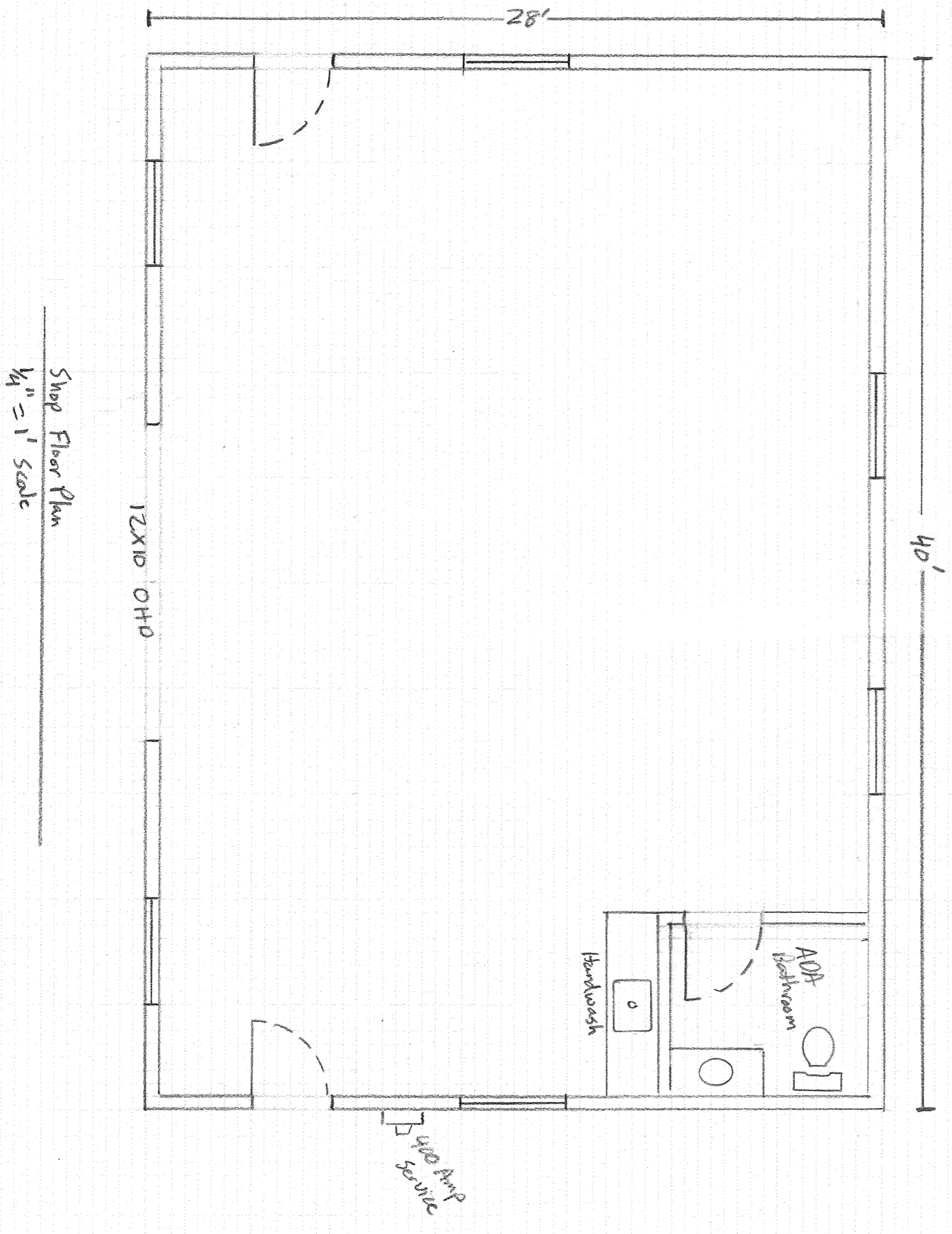
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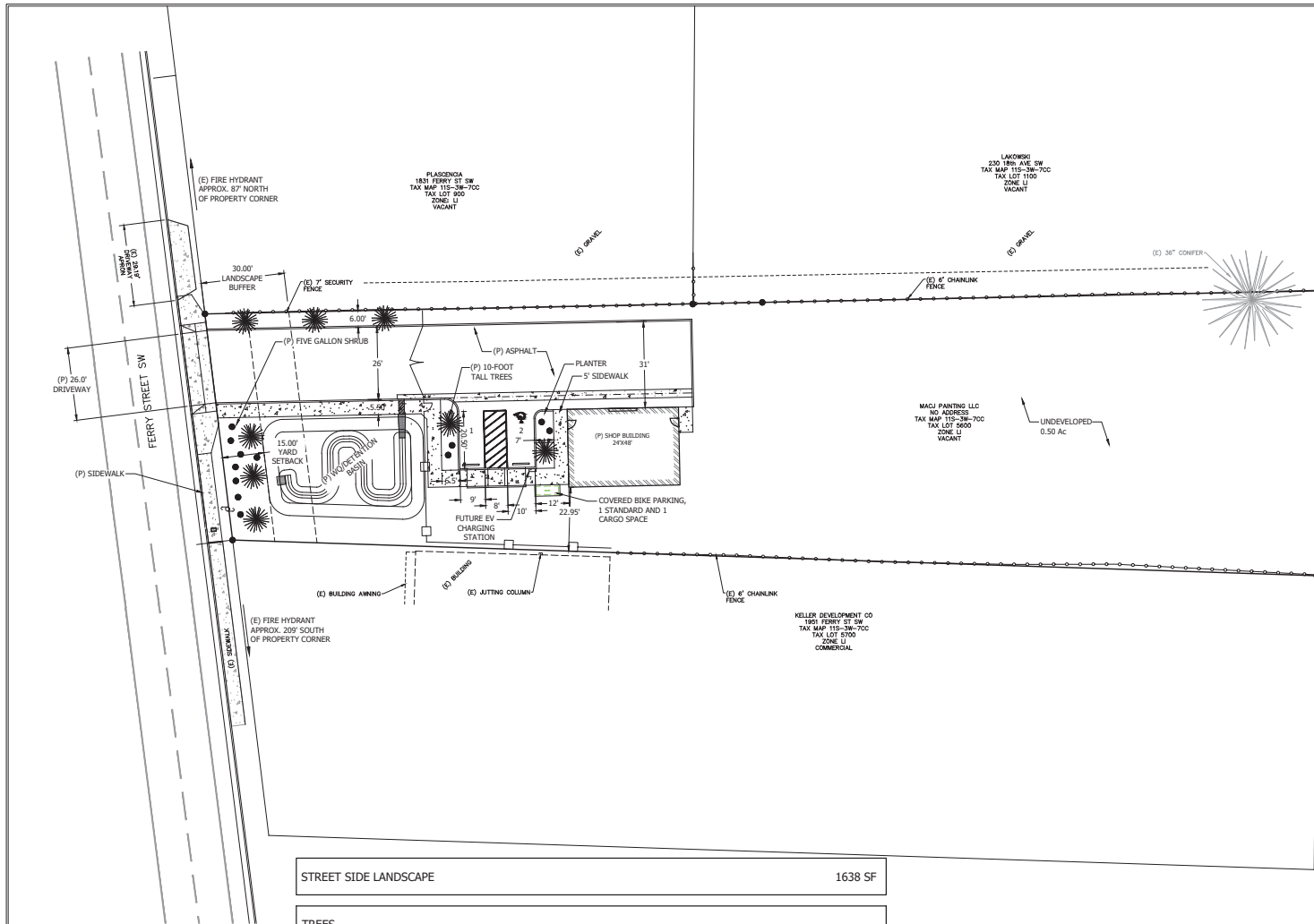


Unassigned; Ferry Street SW

Date: 6/24/2024 Map Source: City of Albany

Location Map





PROPERTY
 TAX MAP: 115-03W-07CC
 TAX LOT: 5600
 SITE ADDRESS: VACANT ALBANY, OR
 GROSS AREA: 0.83 ACRES
 NO STRUCTURES OR IMPERVIOUS SURFACES ON SITE

OWNER/DEVELOPER
 JOSE MACARIO
 6327 MEGAN STREET NE
 ALBANY, OREGON 97321
 (541) 979-8302
 MACPAINTINGLLC@GMAIL.COM

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

SURVEYOR
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125

PROJECT DATA
 PROPOSED IMPERVIOUS AREA
 PARKING LOT/BUILDING 4795 SF

CLIENT:
 JOSE MACARIO
 6327 MEGAN STREET NE
 ALBANY, OR 97321
 (541) 979-8302
 MACPAINTINGLLC@GMAIL.COM

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

PRELIMINARY SITE PLAN
MACARIO FERRY ST GARAGE
SITE PLAN REVIEW
115-03W-7CC 5600
ALBANY, OR 97321

DATE: JULY 11, 2024
PROJECT: 23.350 MACARIO STEELMAN
DRAWN BY: ADD, SALK, ODI
CHECKED BY: [Signature]
BY: [Signature]

STREET SIDE LANDSCAPE 1638 SF

TREES

SYMBOL	ID	BOTANICAL NAME COMMON NAME	E/D	HEIGHT	WIDTH	O.C.	QTY.	CONTAINER SIZE	OVERHEAD UTILITIES WIRES	COMMENT
	DW	CORNUS KOUSA DOGWOOD, KOUSA	D	20 FT	20 FT	N/A	8	2"-CAL	YES	LOW BRANCHING, THE KOUSA HYBRID SELECTIONS ARE THE BEST CHOICES, CONSTELLATION, AURORA, AND STELLAR PINK. ALL ARE RESISTANT TO ANTHRACNOSE.

SHRUBS

SYMBOL	ID	BOTANICAL NAME COMMON NAME	ZONE	E/D	AREA	O.C.	QTY.	CONTAINER SIZE	COMMENT
	RHA	ANAH KRUSCHKE RHODODENDRON RHODODENDRON 'ANAH KRUSCHKE'	N/A	E	N/A	N/A	12	5 GALLON	=

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet **C1.1**
 SCALE: SEE BARSCALE