

## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review and Tentative Replat

SP-29-24 & RL-06-24

January 7, 2025

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](mailto:jennifer.cepello@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **January 21, 2025**.

### Application Information

Proposal:	Site Plan Review to establish a trade school and a replat to consolidate the two existing lots.
Review Body:	Staff (Type I-L review)
Property Owner:	Albany Industrial, LLC; C/O Freddie Hines III; 8625 Evergreen Way 200, Everett, WA 98208
Applicant:	Simone Duley; 4875 SW Griffith Drive Suite 300; Beaverton, OR 97005
Address/Location:	112 41st Avenue SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-09A Tax Lots 1700 & 1800
Zoning:	Light Industrial (LI)
Overlay Districts:	None
Total Land Area:	3.83 acres
Existing Land Use:	Industrial Offices/Wholesale & Distribution

The City of Albany has received the application for Site Plan Review and Tentative Replat 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 **January 21, 2025**, 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](mailto: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 (ADC 2.450)*

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.

### *Tentative Replat (ADC 11.180)*

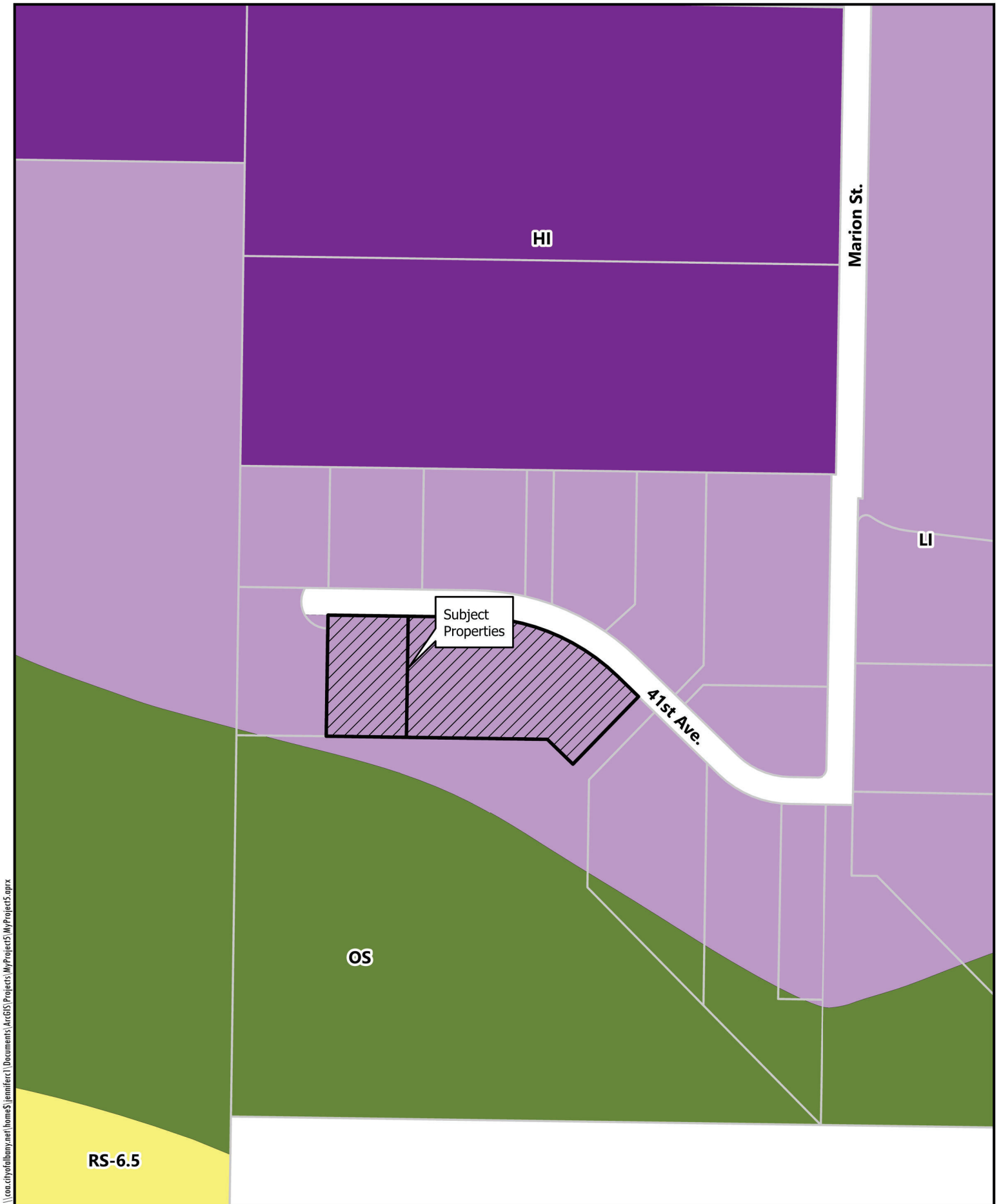
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
6. Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

**Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 9, 11, and 12.**

Attachments: Location Map, Site Plan, Tentative Plat



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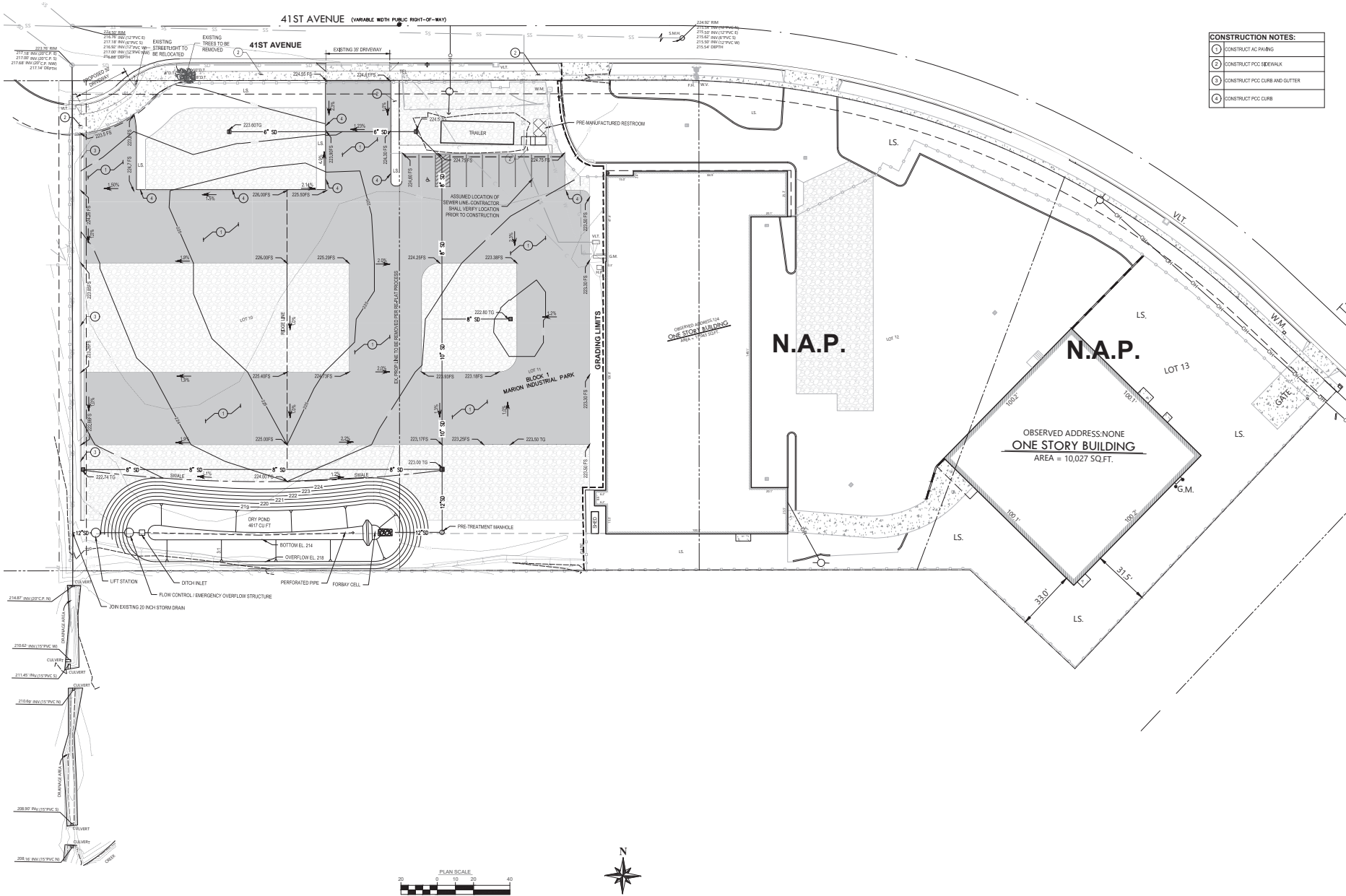
0 50 100 200  
Feet

Date: 11/20/2024 Map Source:

**112 41st Avenue**

Location Map





- CONSTRUCTION NOTES:**
- ① CONSTRUCT AC PAVING
  - ② CONSTRUCT PCC SIDEWALK
  - ③ CONSTRUCT PCC CURB AND GUTTER
  - ④ CONSTRUCT PCC CURB

**FOR REFERENCE ONLY**



Client/Owner:  
**ALBANY INDUSTRIAL LLC**

8625 EVERGREEN WAY  
 SUITE 200  
 BEAVERTON, OR 97008

Project:  
**CDL DRIVING SCHOOL**

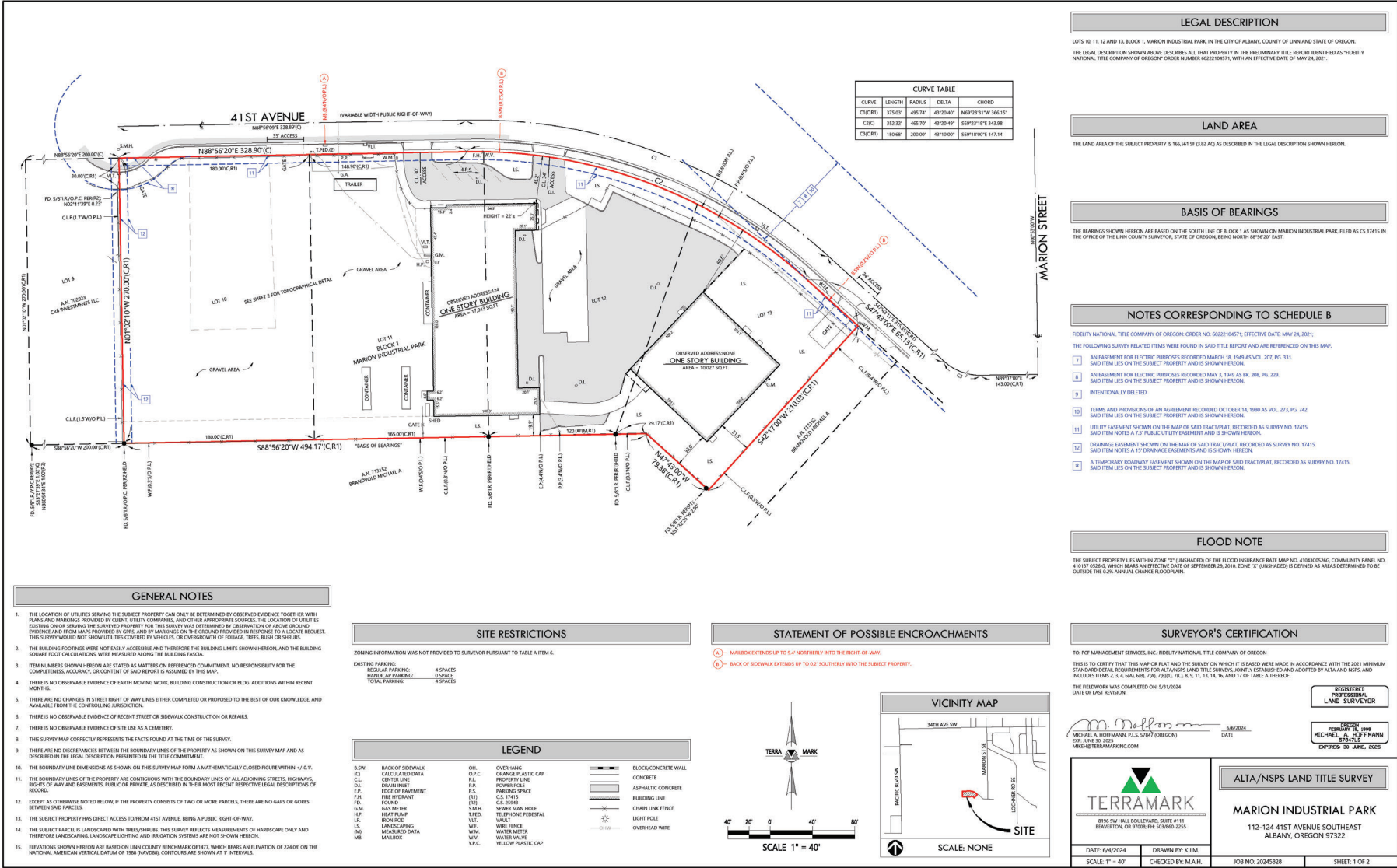
112.41ST AVENUE SE  
 ALBANY OR 97322

Sheet Title:  
**Civil Site Plan**

Revisions:

#	Description	Date

DATE PLOTTED: 11/15/2024  
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 Sheet



Client/Owner:  
**ALBANY INDUSTRIAL LLC**

8625 EVERGREEN WAY  
SUITE 200  
EVERETT WA 98208

Project:  
**CDL DRIVING SCHOOL**

112 41ST AVENUE SE  
ALBANY OR 97322

Sheet Title:  
**SITE SURVEY AND EXISTING CONDITIONS**

Revisions:  
# Description Date

**FOR  
 REFERENCE  
 ONLY**

Client/Owner:

**ALBANY  
 INDUSTRIAL  
 LLC**

8625 EVERGREEN WAY  
 SUITE 200  
 EVERETT WA 98208

Project:

**CDL DRIVING  
 SCHOOL**

112 41ST AVENUE SE  
 ALBANY OR 97322

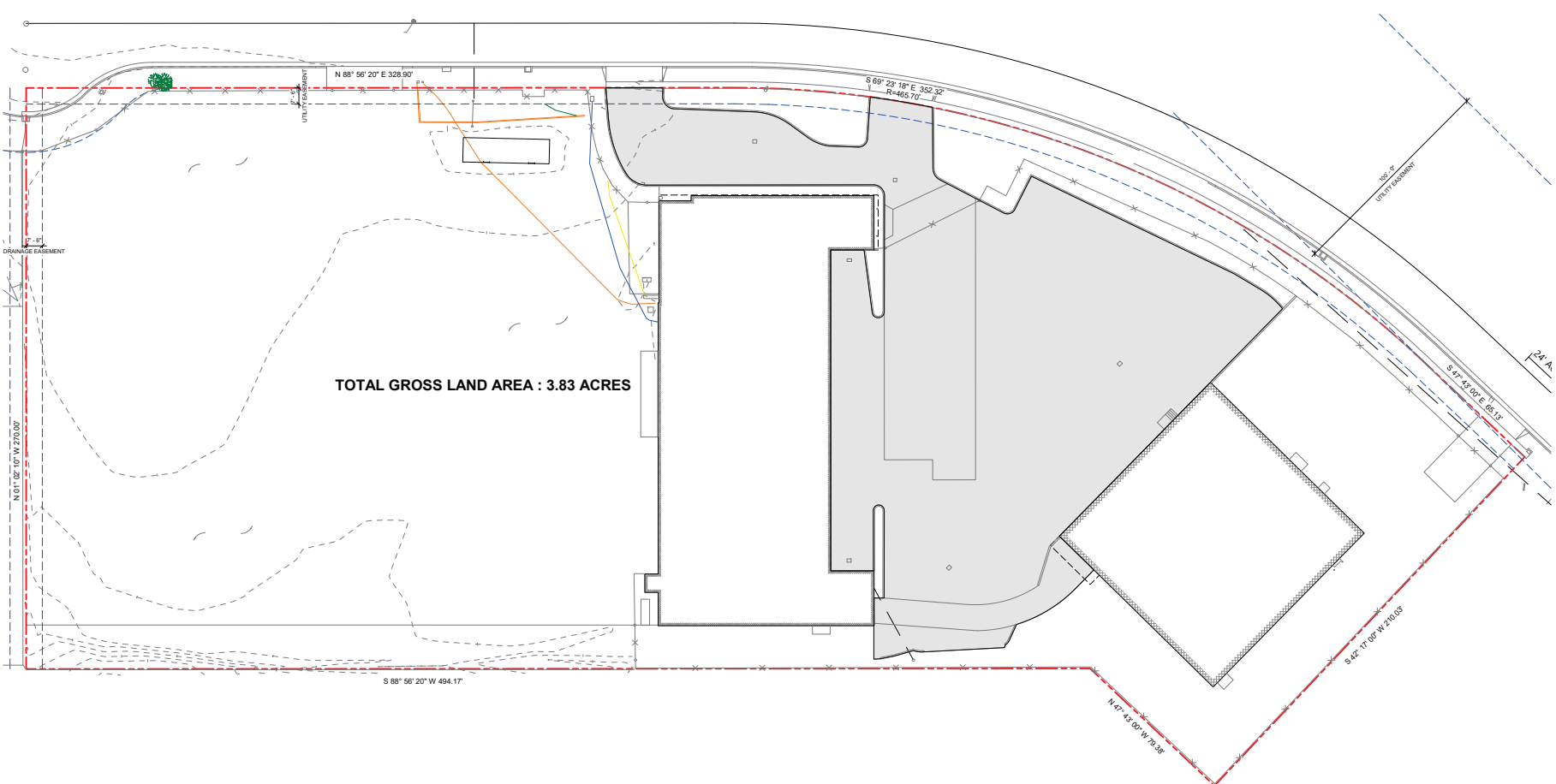
Sheet Title:

**TENTATIVE PLAT**

Revisions:

#	Description	Date

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 STORAGE AND RETRIEVAL SYSTEM.  
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 Sheet



**1** TENTATIVE PLAT  
 1" = 20'-0"

