



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Partition Plat, Site Plan Review for New Construction and Site Plan Review for Tree Felling

PA-05-24; SP-08-24; & SP-09-24

May 7, 2024

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **May 21, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide a 0.84-acre property into a parcel of 9,842 square feet and a parcel of 26,318 square feet, Site Plan Review for construction of a 14-unit multiple dwelling development, and a Site Plan Review for Tree Felling.
Property Owner/Applicant:	Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2030 Geary Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 11S-03W-08CC Tax Lot 00900
Zoning:	Residential Medium Density (RM)
Overlay Districts:	Airport Approach Overlay (Conical Surface)

The City of Albany has received the partition application 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. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **May 21, 2024**, 14 days from the date the City mails the Notice of Filing.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Alyssa Schrems, project planner**, at 541-791-0176 or alyssa.schrems@albanyoregon.gov. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

Approval Standards for This Request

Site Plan Review Criteria- All Applications (ADC 2.450)

albanyoregon.gov/cd



Section 2.450 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this site plan application to be approved.

- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.330.

Tentative Plat Review Criteria (ADC) 11.180:

Approval of a tentative subdivision or partition plat, including for Planned Development, will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

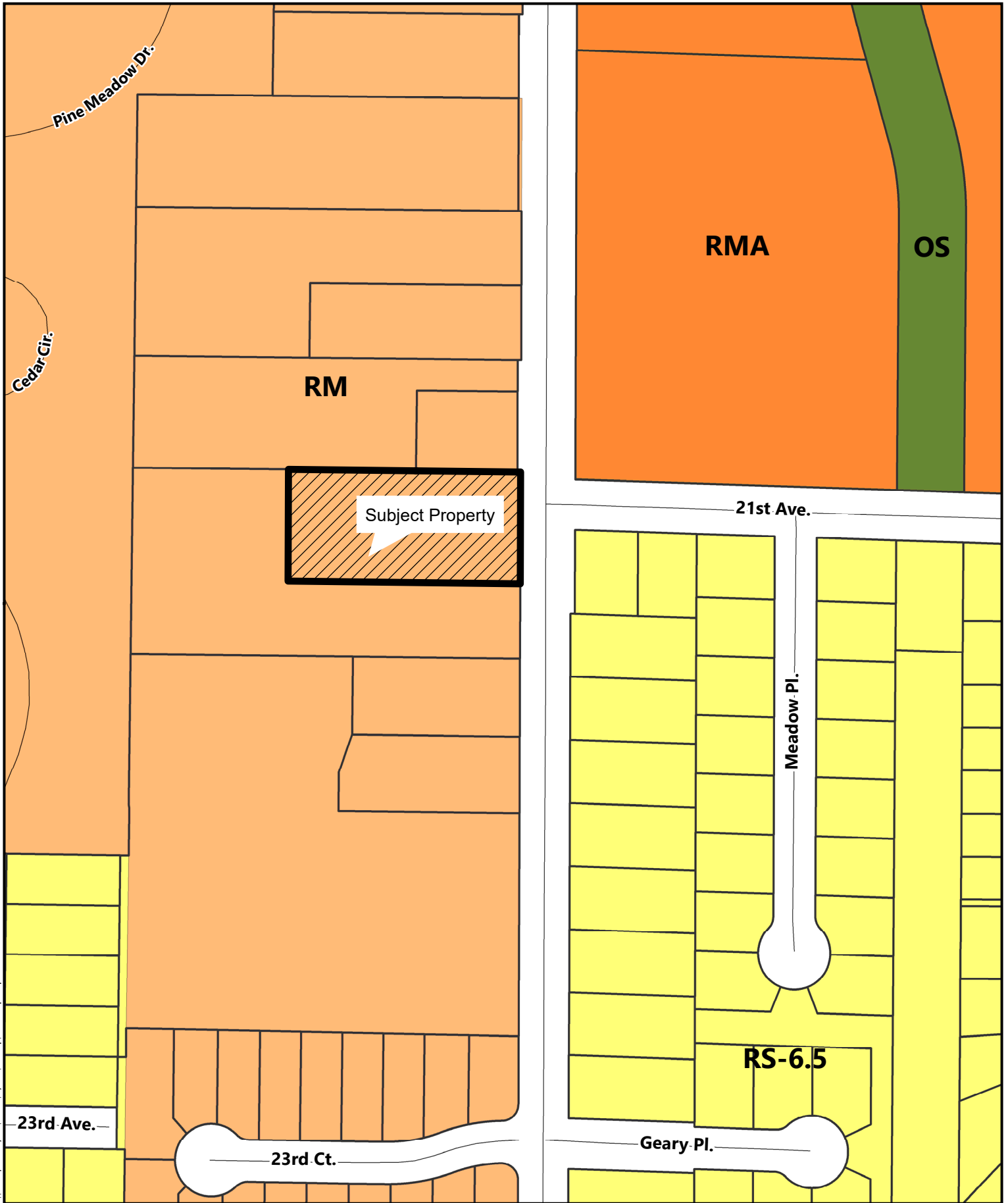
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed 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.

Tree Felling Criteria (ADC 9.205):

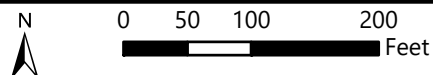
- (2) For property where a Site Plan Review, Conditional Use, or land division application has been approved or is currently under review for development of the property, the Community Development Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:
 - (a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved Site Plan Review or Conditional Use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this Code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.
 - (b) The proposed felling is consistent with City ordinances including tree regulations in the Albany Municipal Code, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality; and geological sites.
 - (c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.
 - (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

Additional review standards for this Land Use Review application are found in ADC Articles 1, 2, 3, 4, 8, 9, 11 & 12.

Attachments: Location Map, Applicant's Site Plans



\\con.cityofalbany.net\home\july\ss\desktop\notice map\template.mxd



Date: 3/7/2024 Map Source: City of Albany

2030 Geary St SE

Location Map



CLIENT:
 GLORETTA BAY, LLC
 100 EAST ASH ST.
 ALBANY, OREGON 97321
 (541) 928-9390

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

TENTATIVE PARTITION
 MAP 115-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

EXISTING CONDITIONS/DEMO PLAN
 DATE: FEBRUARY 22, 2024
 DRAWN BY: 23 JEREMY GEARY STREET
 CHECKED BY: BRYAN MCKAY

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

C1.0
 SHEET
 SCALE: SEE BARSCALE



PROPERTY
 TAX MAP: 115-3W-8CC
 PAR. LOT: 900
 SITE ADDRESS: 2020 GEARY STREET SE
 ALBANY, OR 97321
 LAT: 45° 17' 17.76" N (BASED ON GOOGLE)
 LONG: 123° 3' 18" W (BASED ON GOOGLE)

OWNER/DEVELOPER
 GLORETTA BAY, LLC
 100 FERRY STREET NW
 ALBANY, OREGON 97321
 (541) 500-3380

**NOTE: WATER AND SEWER
 LATERALS LOCATED BY
 COUNTY GIS.**

ABBREVIATIONS LEGEND

- (E) EXISTING
- BLDG BUILDING
- CONC CONCRETE
- FOUND FOUNDATION
- FF FINISH FLOOR
- FL FLOW LINE
- IE INVERT ELEVATION (FLOW LINE)
- IP IRON PIPE
- LP/PP POWER POLE WITH STREET LAMP
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- SS SANITARY SEWER
- W/W WITH
- YPC YELLOW PLASTIC CAP

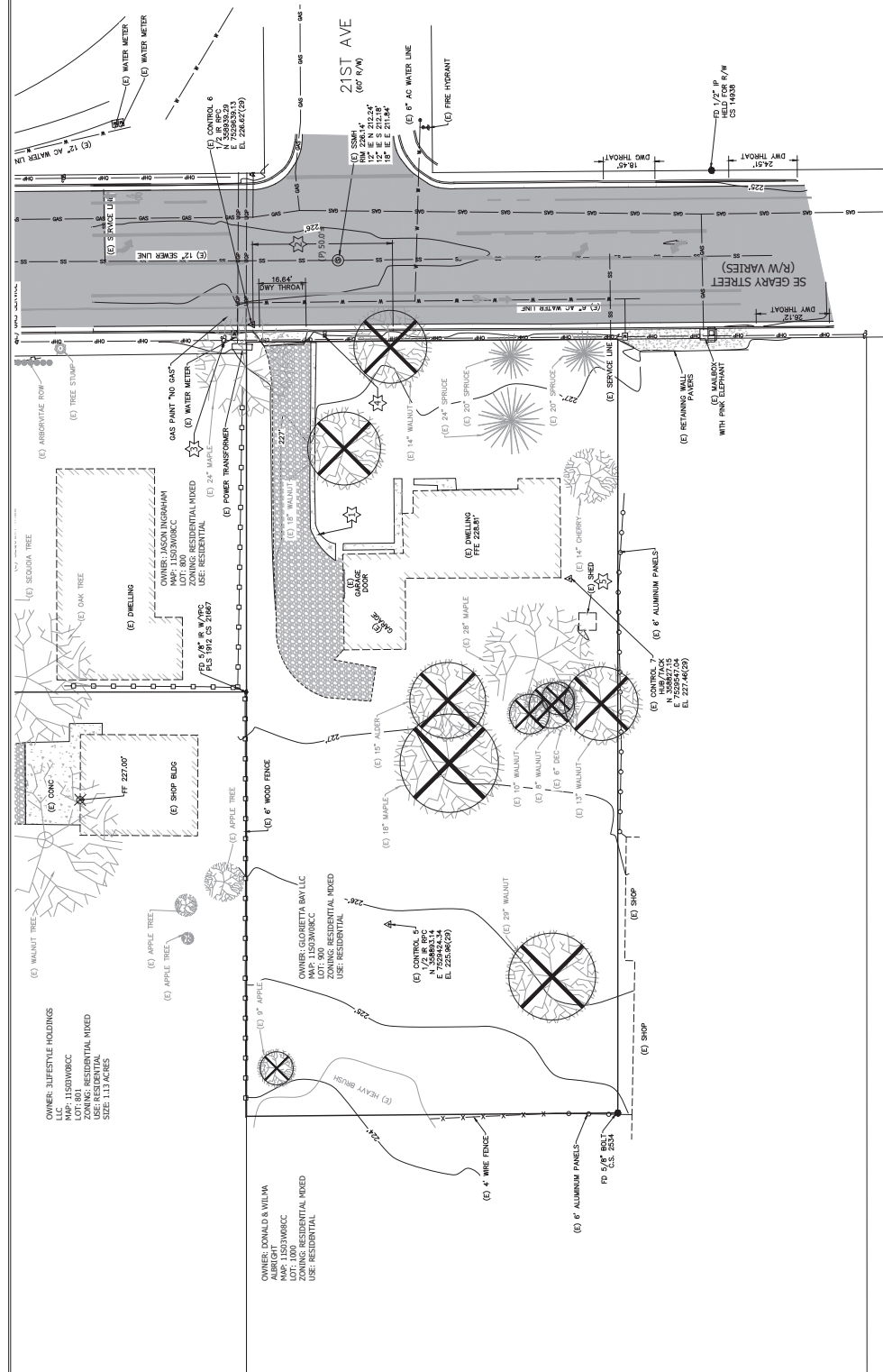
EXISTING SYMBOL LEGEND

- FOUND MONUMENT AS NOTED
- (E) POWER POLE W/DROP
- (E) FINISH FLOOR ELEVATION
- (E) POWER PEDESTAL
- (E) SANITARY MANHOLE
- (E) TREE ARBORVITAE
- (E) TREE STUMP
- (E) TREE DECIDUOUS
- (E) TREE CONCRETE
- (E) GRAVEL
- (E) CHAINLINK FENCE
- (E) WOOD FENCE
- (E) WIRE FENCE
- (E) UNDERGROUND POWER LOCATE
- (E) OVERHEAD POWER
- (E) GAS LINE LOCATE
- (E) SANITARY SEWER LOCATE PAINT
- (E) WATER LOCATE PAINT

- DEMOLITION NOTES**
- ★ REMOVE EXISTING CONCRETE PER CITY OF ALBANY REQUIREMENTS.
 - ★ REMOVE EXISTING CURB AND GUTTER AS REQUIRED TO MEET ALBANY CITY STANDARDS.
 - ★ RELOCATE EXISTING POWER POLE COORDINATE WITH LOCAL UTILITY.
 - ★ RELOCATE EXISTING MAILBOX, COORDINATE WITH USPS.
 - ★ REMOVE EXISTING BRID.

TREE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



DEMOLITION NOTES

- ★ REMOVE EXISTING CONCRETE PER CITY OF ALBANY REQUIREMENTS.
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- ★ REMOVE EXISTING BRID.

TREE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

OWNER: LIFESTYLE HOLDINGS
 MAP: 1153W8CC
 LOT: 801
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL
 SIZE: 1.13 ACRES

OWNER: DONALD & WILMA
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

OWNER: GLORETTA BAY, LLC
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

OWNER: JASON INGRAHAM
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

PROJECT VERTICAL DATUM -- NGVD 29
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS THE SOUTHWEST REFERENCE MONUMENT OF LINN COUNTY, GPS CONTROL POINT 8032, LOCATED AT THE INTERSECTION OF 10TH STREET AND 10TH AVENUE. THE BENCHMARK WAS VERIFIED AND ADJUSTED DURING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYORS IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 295.150.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED ON FRONT YARD USE 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.



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

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
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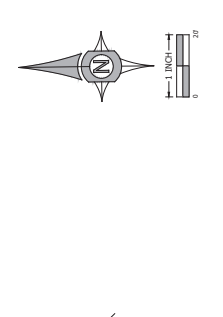
TENTATIVE PLAT
 TENTATIVE PARTITION
 MAP 11S-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 23 209 LEBANON GEARY STREET
 DRAWN BY: [REDACTED]
 REV. N/A
 CHECKED BY: [REDACTED]

THIS PLAN SET IS FOR
 PLANNING PURPOSES ONLY.
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 CONSTRUCTION.

SCALE: SEE BARSCALE
 SHEET
C1.1

PLAN REVISIONS	DATE
ISSUED FOR ALBANY COMPLETION REVIEW	APRIL 18, 2024



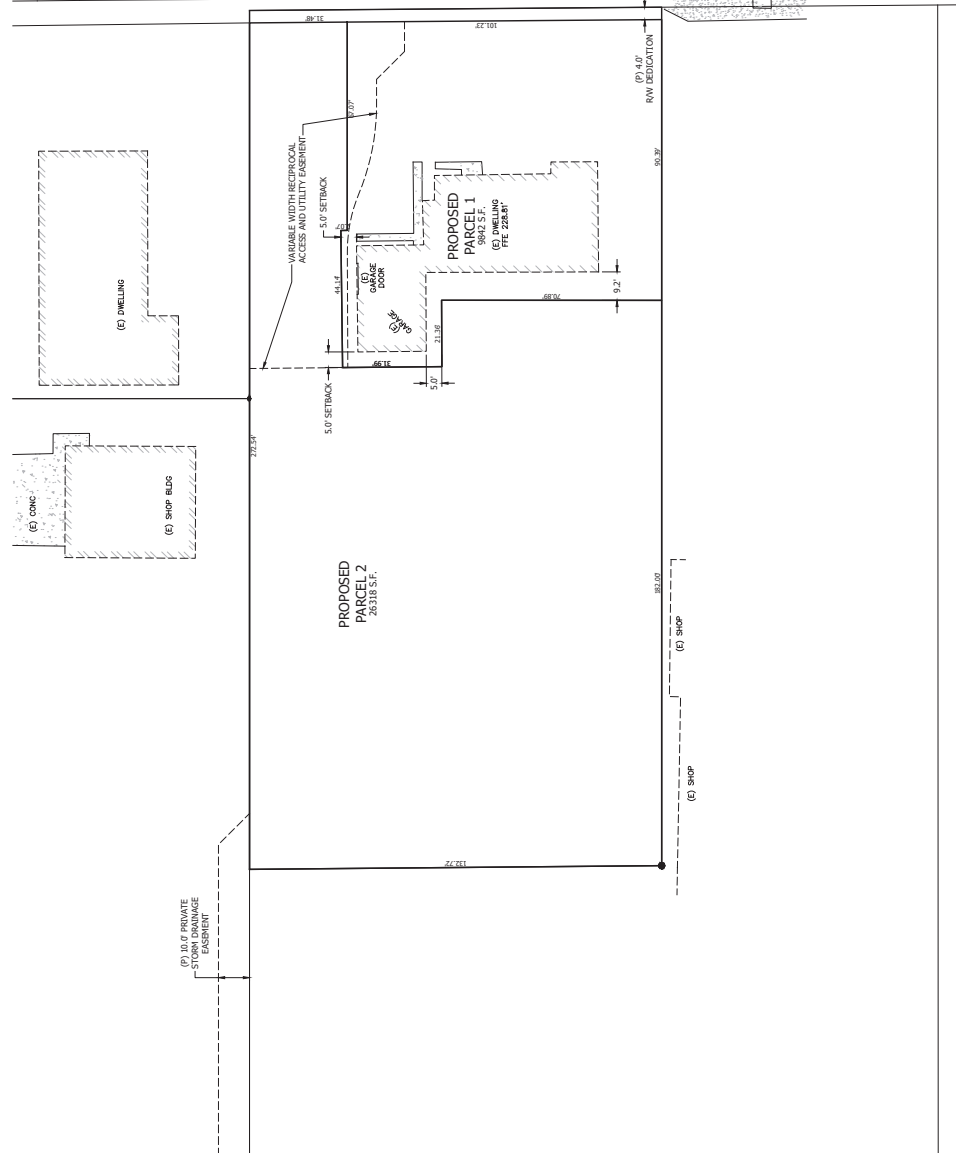
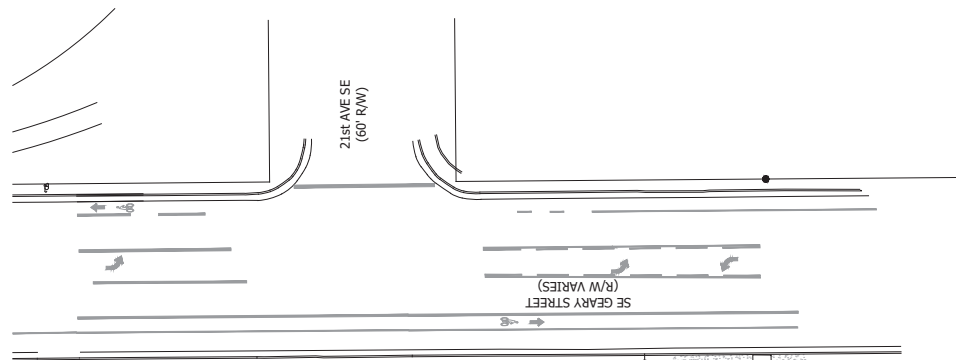
PROJECT AREA SUMMARY
 GROSS LAND AREA: 0.844 ACRES
 RIGHT-OF-WAY DEDICATION: 0.014 ACRES
 NET LAND AREA: 0.834 ACRES

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

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





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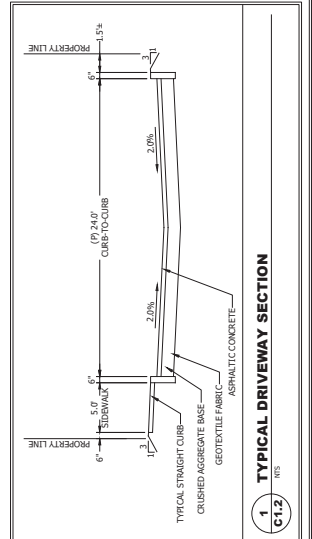
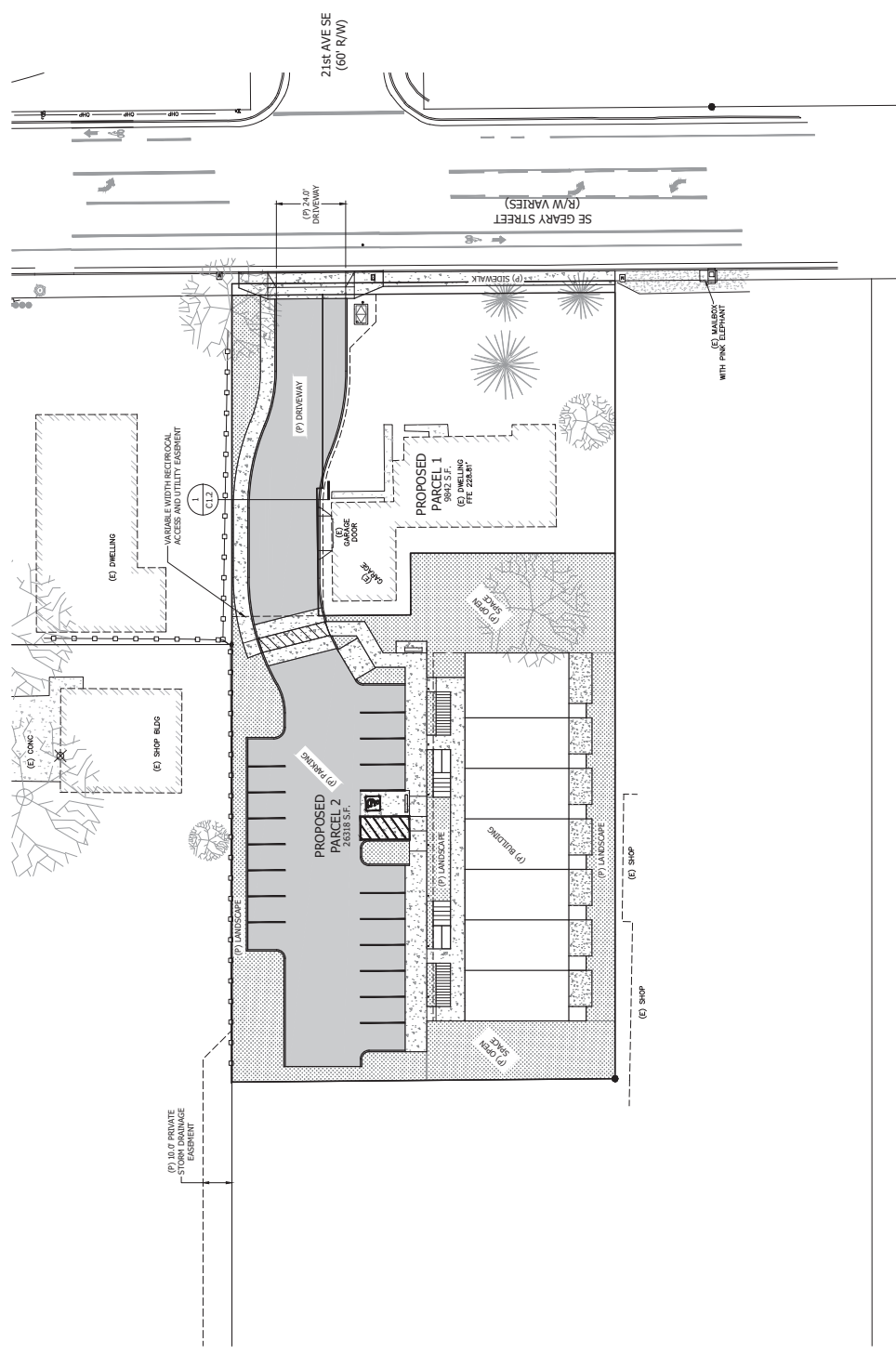
PRELIMINARY CIVIL SITE PLAN
 TENTATIVE PARTITION
 MAP 11S-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 23-269 LENAWAY GEARY STREET
 DRAWN BY: [REDACTED]
 REV. 1: [REDACTED]
 CHECKED BY: [REDACTED]

THIS PLAN SET IS FOR
 PRELIMINARY CONSTRUCTION.
 IT IS NOT TO BE USED FOR
 PERMITS OR FOR
 CONSTRUCTION.

SCALE: SEE BARSCALE
 SHEET
C1.2

PLAN REVISIONS	DATE
APPROVED FOR ALBANY COMPLETION REVIEW	APRIL 18, 2024





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

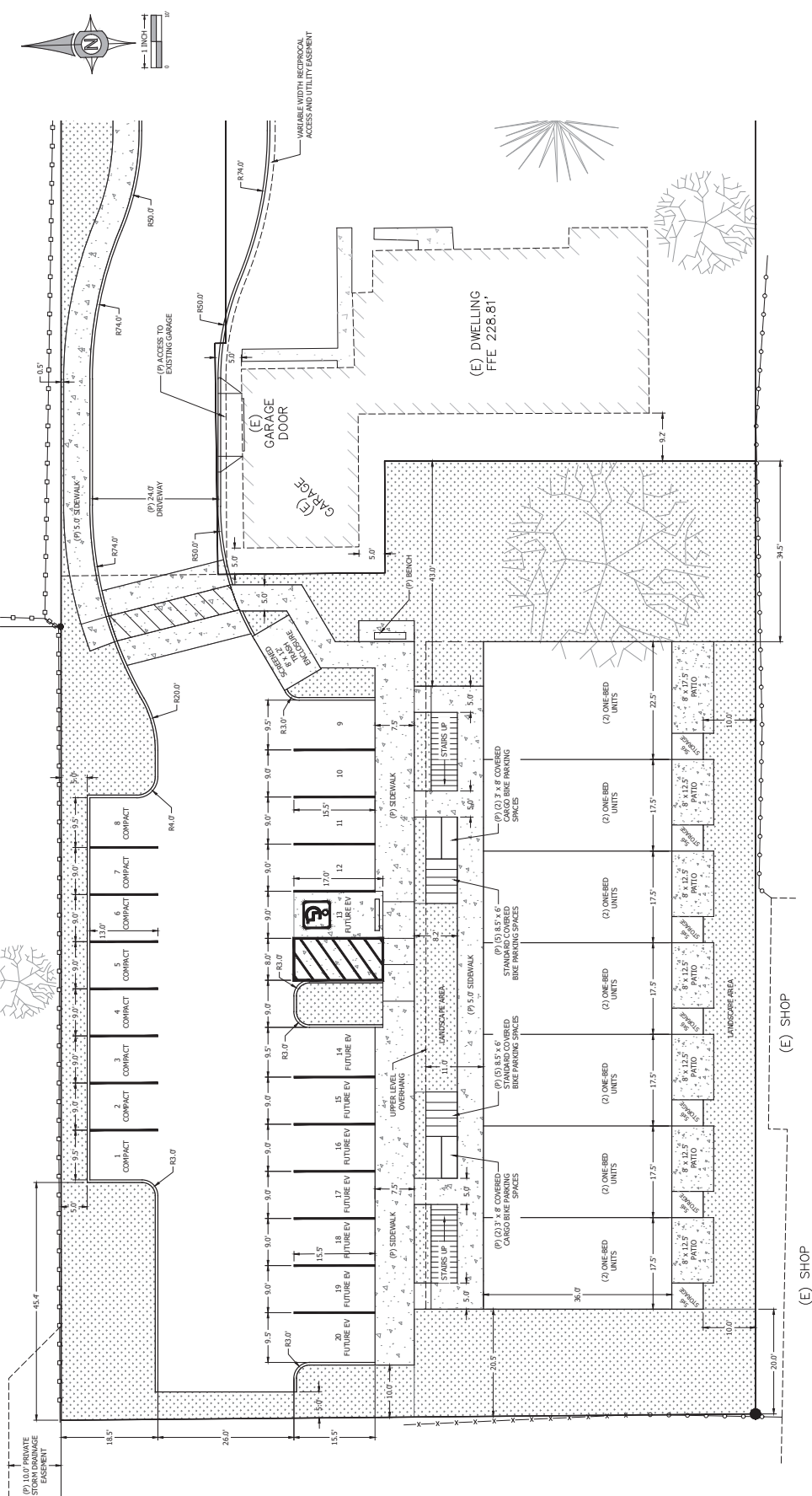
UDPELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

ENLARGED CIVIL SITE PLAN
 TENTATIVE PARTITION
 MAP 11S-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 23 269 LERNAN GEARV STREET
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

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Sheet
 C1.3
 SCALE: SEE BARSCALE



VEHICLE PARKING SUMMARY

# UNITS	MAX. ALLOWED PARKING	PARKING PROVIDED	STANDARD
14	18	5	1.0 PER UNIT + 1.0 PER 4 UNITS
		23	30% ABOVE MAX. PARKING PER AOC (5.0/8.0)
TOTAL			20

BICYCLE PARKING SUMMARY

# UNITS	STANDARD	# UNITS PROVIDED	STANDARD
14	1.0 PER UNIT	14	1.0 PER UNIT

PLAN REVISIONS

DATE	DESCRIPTION
APRIL 18, 2024	SPATIALLY PER ALBANY COMPLETION REVIEW

NOTE:
 ELECTRICAL CAPACITY IS PROVIDED IN THE SITE POWER FOR
 FUTURE EV CHARGING STATIONS FOR 8 PARKING STALLS.
 CONDUITS WILL BE INSTALLED FROM THE BUILDING POWER
 PANEL TO NEAR THE FUTURE EV CHARGING STATION LOCATIONS.