



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-18-23

July 20, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at 541-917-7640 or liz.olmstead@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **August 3, 2023**.

Application Information

Proposal:	The application requests approval to construct a new commercial office building with associated site improvements.
Review Body:	Staff (Type I-L review)
Property Owner:	Pacific Prosperity, LLC, 33201 SE Peoria Road, Corvallis, OR 97333
Applicant:	Eyecare Associates Albany Building, LLC, 3125 Ryan Drive SE, Salem, OR 97301
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	Unassigned Address, located east of 2125 Pacific Blvd SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-13AA Tax Lot 3309
Zoning:	Community Commercial (CC)
Overlay Districts:	None
Total Land Area:	0.86 acres
Existing Land Use:	Vacant

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 3, 2023**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map, site plan, and elevation drawings. 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 **Liz Olmstead**, project planner, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to liz.olmstead@cityofalbany.net. 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.

cd.cityofalbany.net



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 and 2.455).

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.

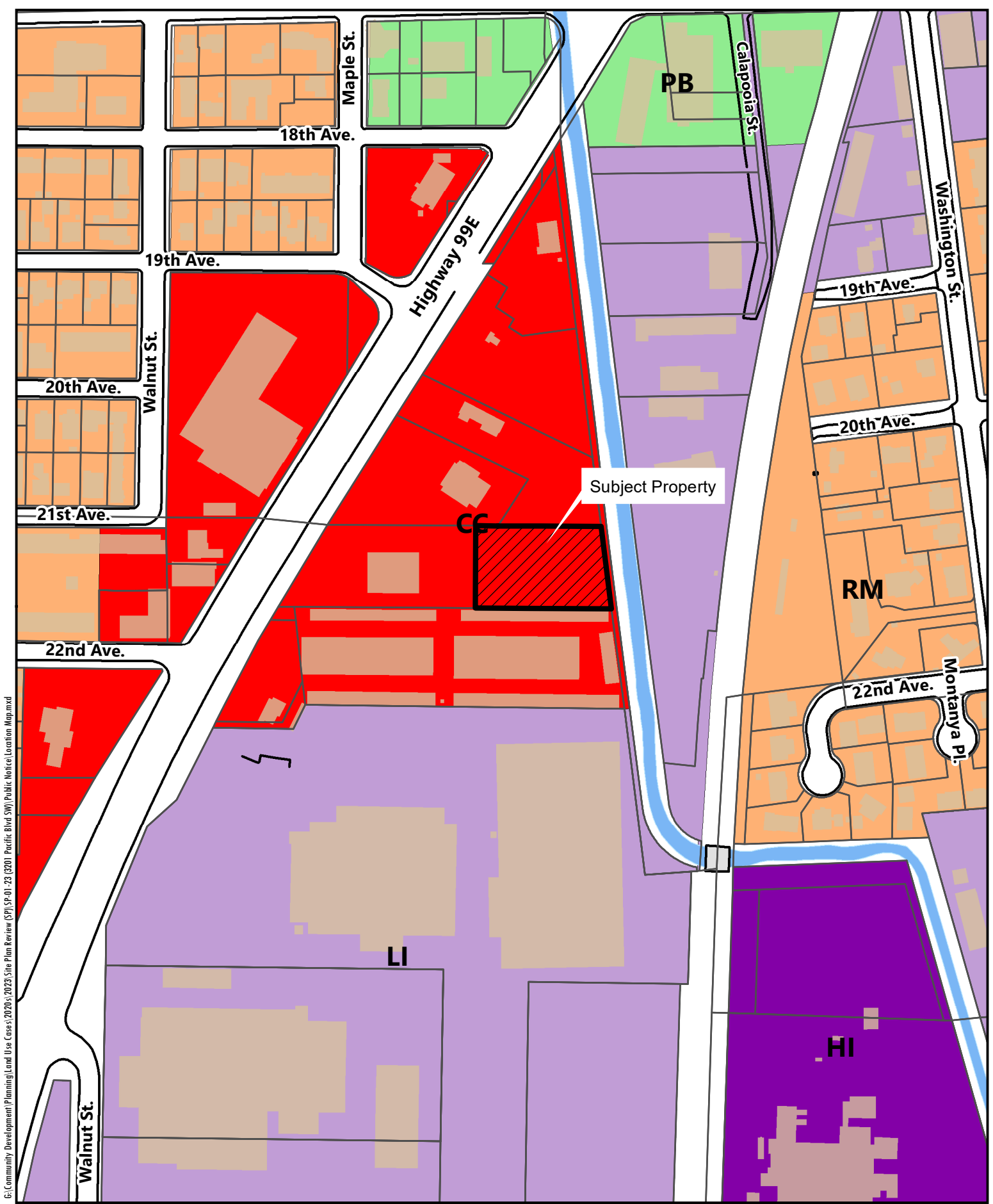
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.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

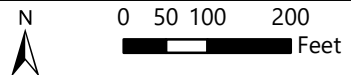
- (1) The transportation system can safely and adequately accommodate the proposed development.
- (2) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (3) The design and operating characteristics of the proposed development are reasonably 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, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



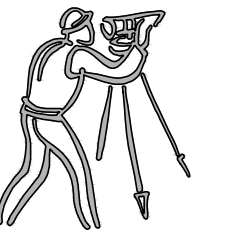
G:\Community Development\Planning\Land Use Cases\2020s\2023\Site Plan Review (SP)\SP-01-23 (201 Pacific Blvd SW)\Public Notice Location Map.mxd



Unassigned Address (11S-04W-13AA Tax Lot 3309)

Date: 6/28/2023 Map Source: City of Albany

Location Map



CLIENT:
 NORTHWEST CUSTOM
 CONSTRUCTION, INC.
 C/O: LAYNE WESTBERG
 PO BOX 3049
 ALBANY, OR 97321

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

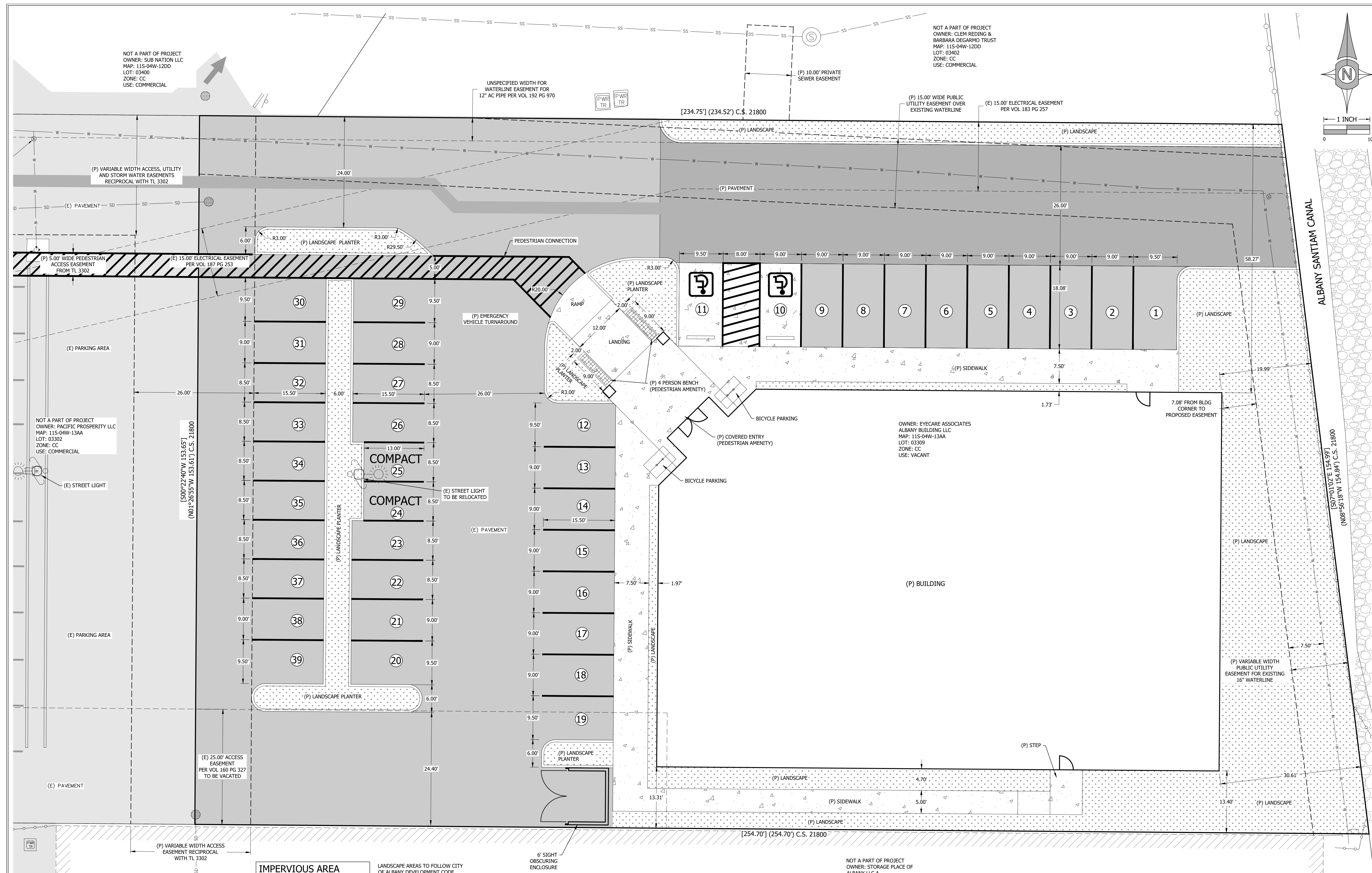
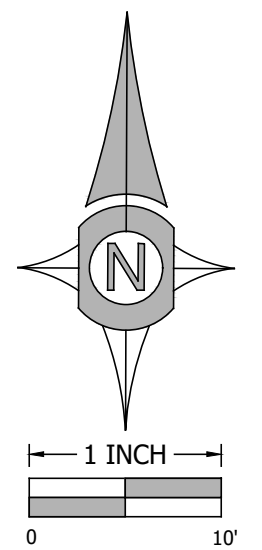
PROPOSED SITE PLAN
 EYECARE ASSOCIATES
 MEDICAL OFFICE
 ALBANY, OR

DATE: JULY 17, 2023
 PROJECT: 23-021 WESTBERG EYECARE ASSOC
 DRAWN BY: BSV, NDJ
 CHECKED BY: NDJ

REVIEW COPY
 NOT FOR
 CONSTRUCTION

Sheet **C103B**

SCALE: SEE BARS SCALE



NOT A PART OF PROJECT
 OWNER: SUB NATION LLC
 MAP: 115-04W-12DD
 LOT: 03400
 ZONE: CC
 USE: COMMERCIAL

NOT A PART OF PROJECT
 OWNER: CLEM REDING &
 BARBARA DEGARMO TRUST
 MAP: 115-04W-12DD
 LOT: 03402
 ZONE: CC
 USE: COMMERCIAL

NOT A PART OF PROJECT
 OWNER: PACIFIC PROSPERITY LLC
 MAP: 115-04W-13AA
 LOT: 03302
 ZONE: CC
 USE: COMMERCIAL

OWNER: EYECARE ASSOCIATES
 ALBANY BUILDING LLC
 MAP: 115-04W-13AA
 LOT: 03309
 ZONE: CC
 USE: VACANT

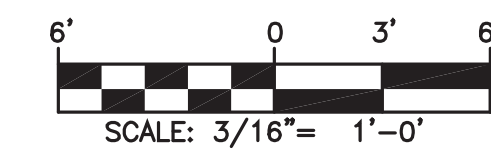
NOT A PART OF PROJECT
 OWNER: STORAGE PLACE OF
 ALBANY LLC A
 MAP: 115-04W-13AA
 LOT: 03304
 ZONE: CC
 USE: COMMERCIAL

IMPERVIOUS AREA
 LOT SIZE 0.86 AC
 PERVIOUS AREA 0.15 AC
 IMPERVIOUS AREA 0.71 AC
 83% OF LOT IS IMPERVIOUS

PARKING SUMMARY
 BUILDING AREA 9860 SQF
 REQUIRED 39.4 STALLS
 PARKING SUPPLIED 39 STALLS

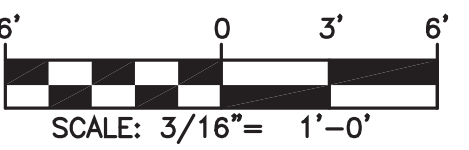
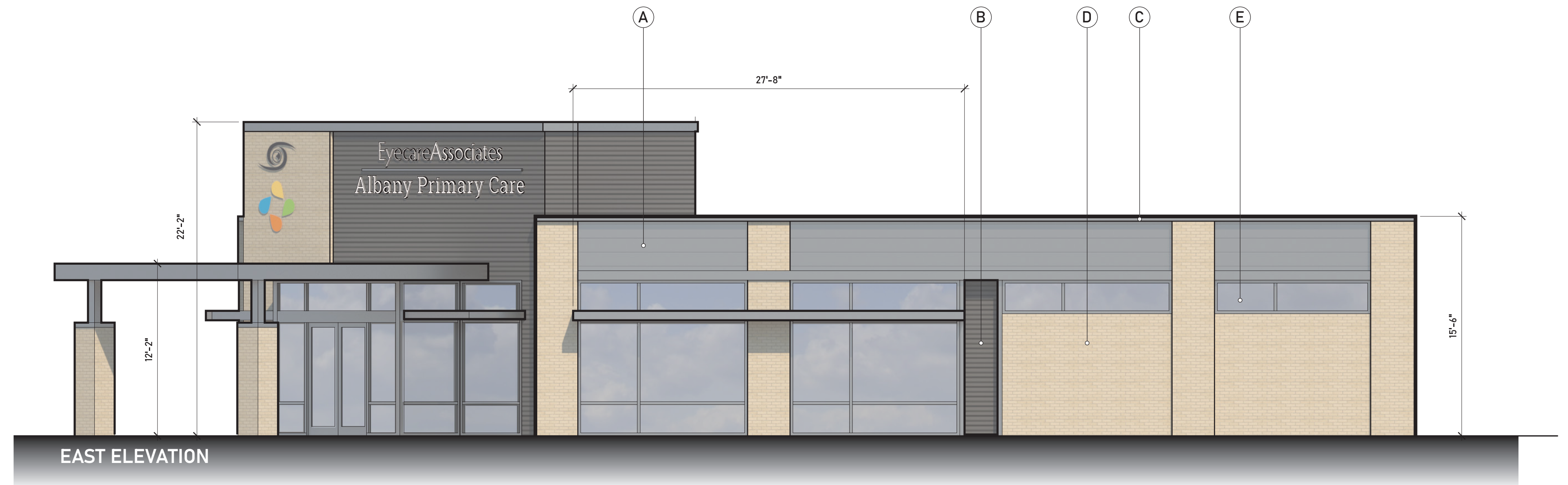
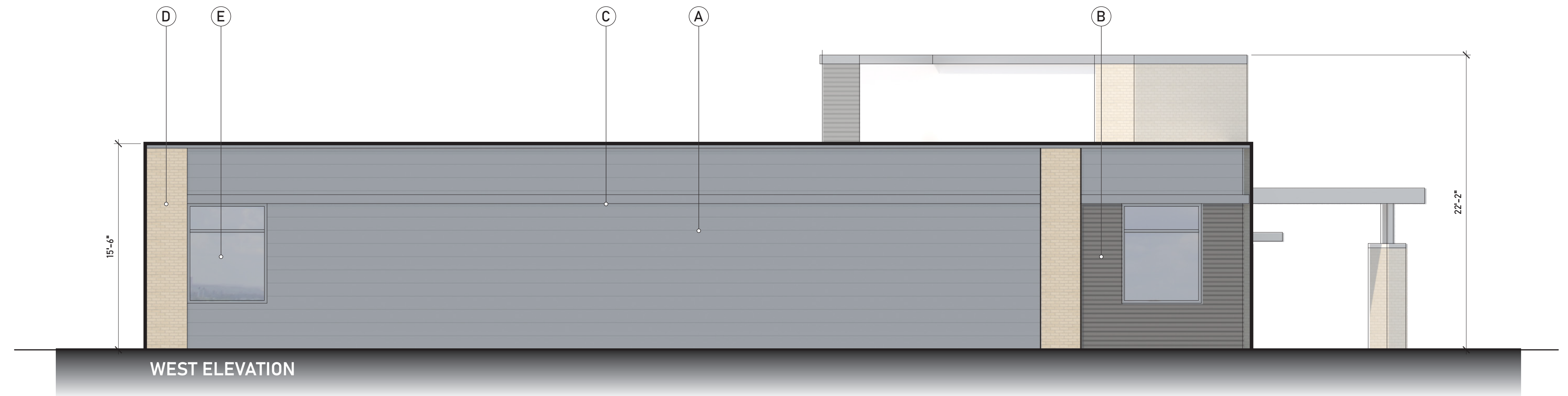
BIKE PARKING
 VEHICLE SPACES 39
 REQUIRED 3.9 STALLS
 SUPPLIED 4 SPACES

PLAN REVISIONS	DATE
SITE SHIFT WEST	JULY 17, 2023



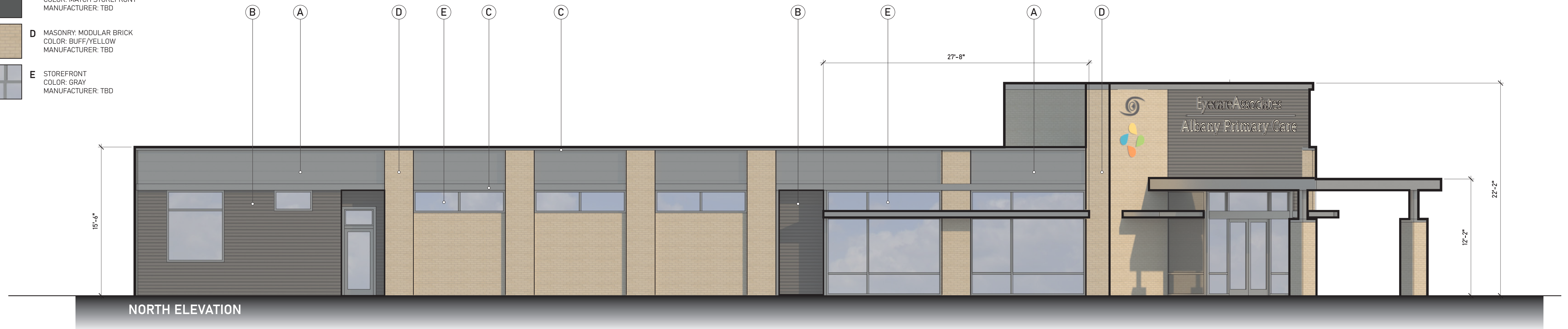
LEGEND

- A** SIDING: 12" FLUSH METAL PANEL
COLOR: GRAY
MANUFACTURER: TBD
- B** ACCENT SIDING: METAL PANEL, BOXRIB PROFILE
COLOR: DARK GRAY
MANUFACTURER: TBD
- C** FASCIAS, TRIMS, COPING
COLOR: MATCH STOREFRONT
MANUFACTURER: TBD
- D** MASONRY: MODULAR BRICK
COLOR: BUFF/YELLOW
MANUFACTURER: TBD
- E** STOREFRONT
COLOR: GRAY
MANUFACTURER: TBD

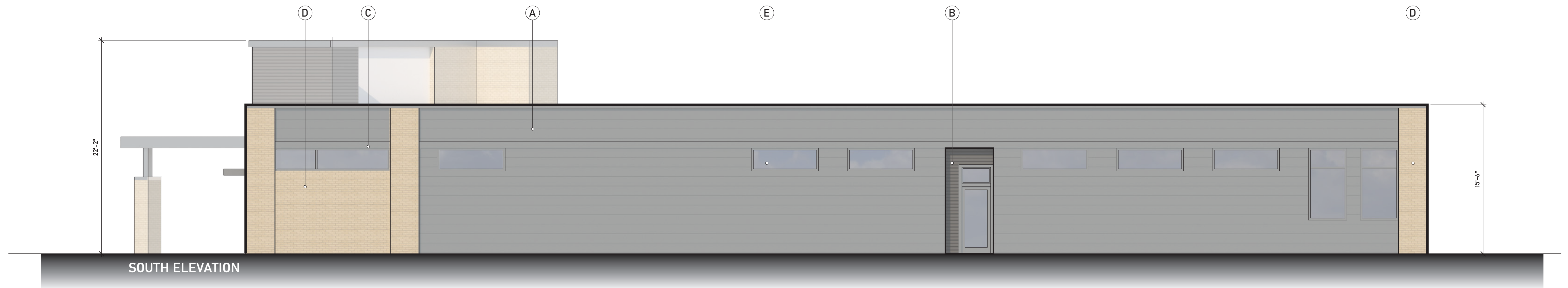


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COLOR: GRAY
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NORTH ELEVATION



SOUTH ELEVATION

