

## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review Modification

SP-22-23

January 22, 2024

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@albanyoregon.gov](mailto:liz.olmstead@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **February 5, 2024**.

## Application Information

Proposal:	The applicant proposes to expand the existing parking lot for the Target Distribution Center.
Review Body:	Staff (Type I-L review)
Property Owner:	Barry Grieve; Target Corporation; 50 South 10th Street, Suite 400; Minneapolis, MN 55403
Applicant:	Michele Jain; Kimley-Horn; 1201 3rd Avenue, Suite 2500, Seattle, WA 98101
Address/Location:	875 Beta Drive SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-25 Tax Lot 2105
Zoning:	Light Industrial Park (LI)
Overlay Districts:	Local and Significant Wetlands, Riparian Corridor – Do not affect project area
Total Land Area:	About 103 acres
Existing Land Use:	Target Distribution Center and Associate Parking

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 **February 5, 2024**, 14 days from the date the City mails the notice of filing.

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@albanyoregon.gov](mailto:liz.olmstead@albanyoregon.gov). Any person submitting written comments will receive a copy of the notice of decision on the application.

## Approval Standards for This Request

Sections 2.450 and 2.455 of the Albany Development Code (ADC) include 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.

[albanyoregon.gov](http://albanyoregon.gov)



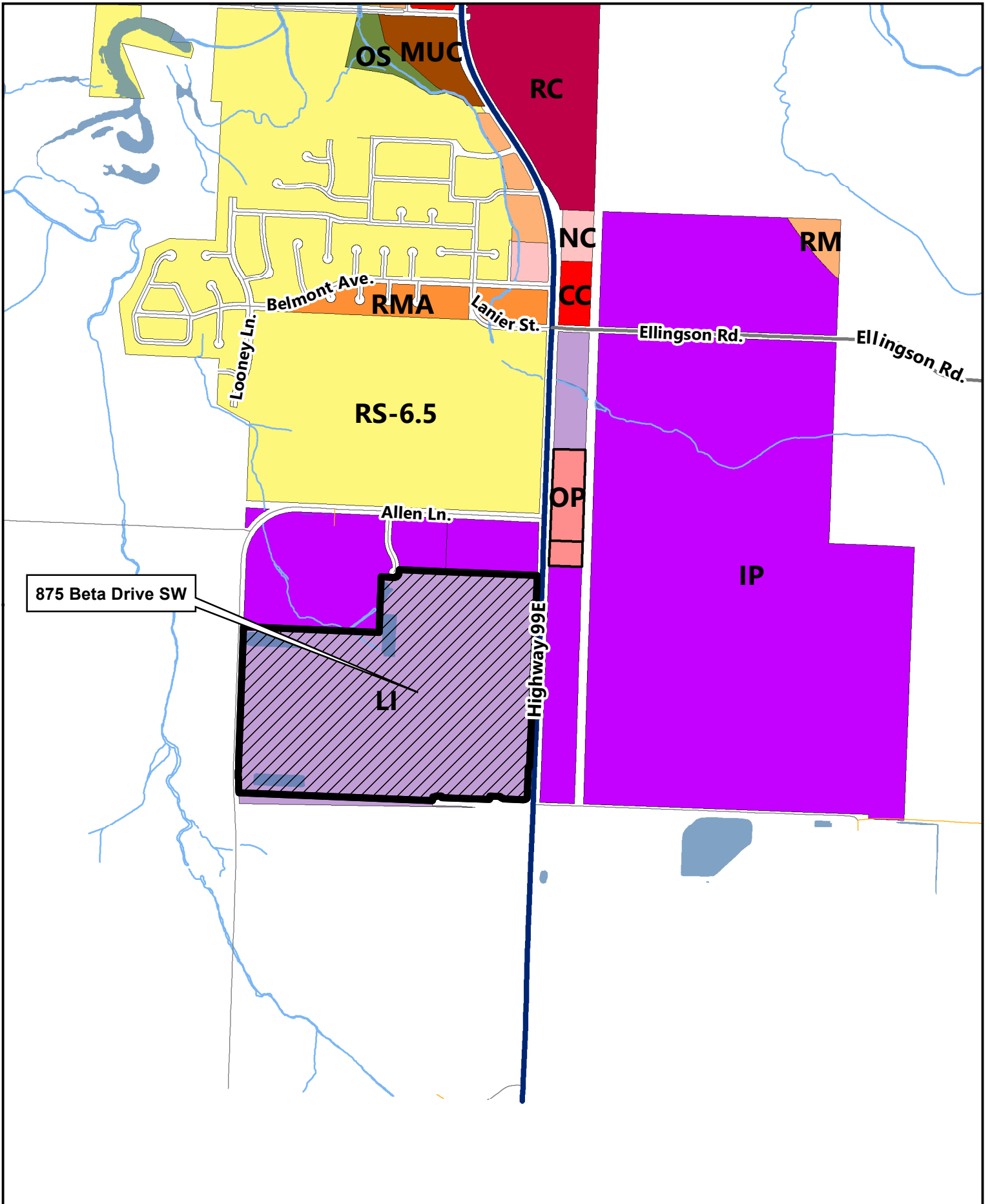
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with 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



\\csc.cityofalbany.net\homes\liza\Desktop\Location Map.mxd



60000  
 Feet

Date: 11/27/2023 Map Source: City of Albany

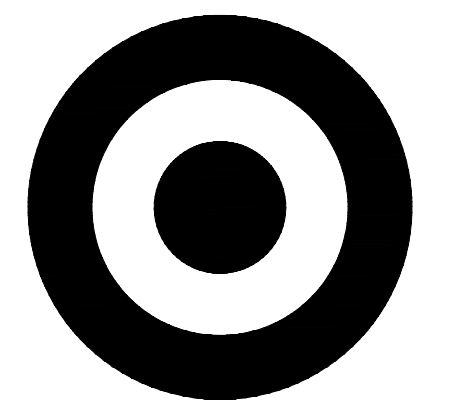
**875 Beta Drive SW**

Location / Zoning Map









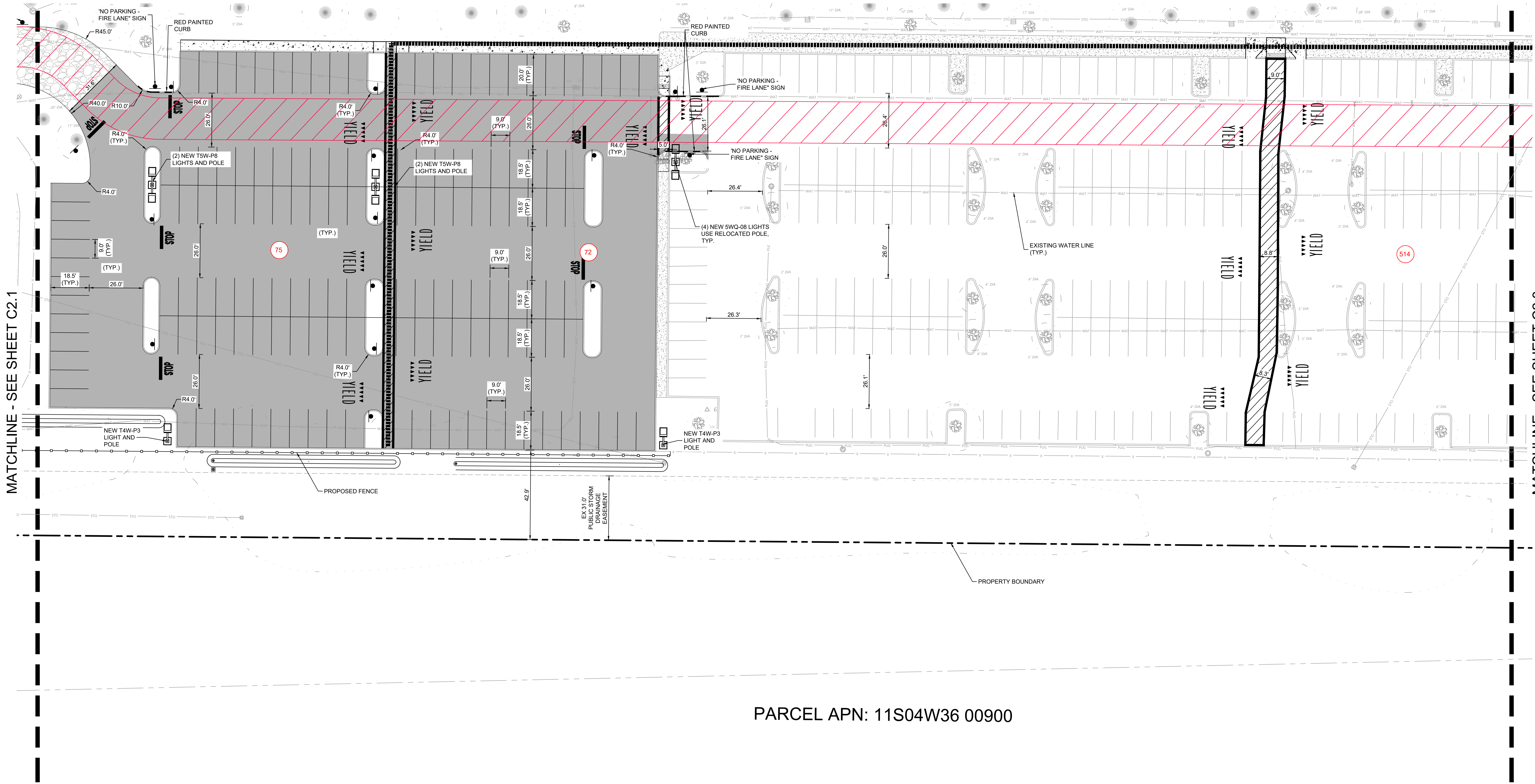
**TARGET.**

1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403

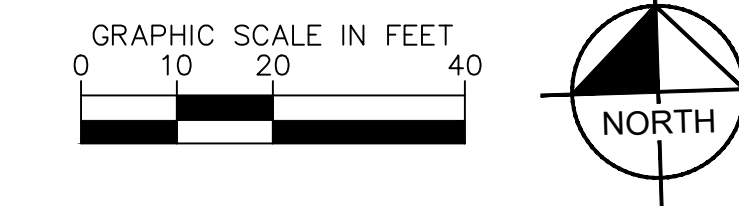
**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE, SUITE 2800  
SEATTLE, WA 98101  
PHONE: 206-607-2600  
WWW.KIMLEY-HORN.COM

Date	No.	Description
11/09/2023	1	SITE PLAN REVIEW
12/15/2023	2	90% CD - PRICING SET



PARCEL APN: 11S04W36 00900



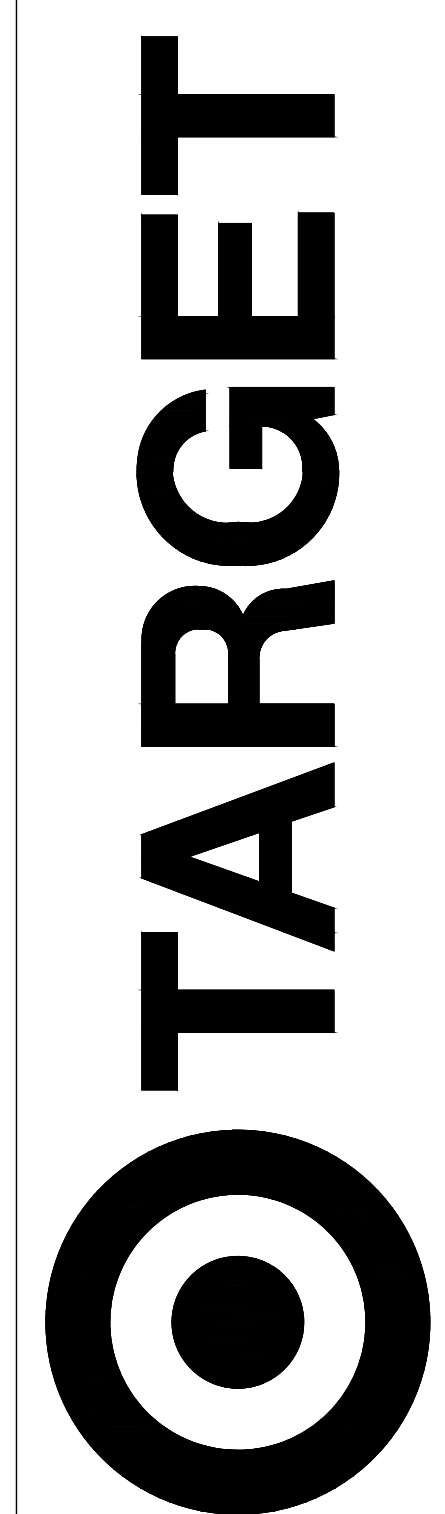
**LEGEND**

	PROPERTY LINE		PROPOSED FENCE AT FINISHED GRADE
	EXISTING FENCE		PROPOSED SIDEWALK CONCRETE
	EXISTING WATERLINE		PROPOSED HEAVY DUTY CONCRETE
	EXISTING SANITARY SEWER LINE		PROPOSED LIGHT DUTY ASPHALT
	EXISTING STORM LINE		PROPOSED STORM LINE
	EXISTING UNDERGROUND POWER LINE		ADA PATH OF TRAVEL
	EXISTING UNDERGROUND TELECOM LINE		PROPOSED SIGN
	EXISTING ABOVEGROUND GAS LINE		PROPOSED LIGHTS AND POLE
	EXISTING PARKING SIGN		FIRE APPARATUS ROAD
	EXISTING LIGHT POLE		
	PARKING COUNT		

**NOTES**

PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT BASE COURSE AND PAVEMENT THICKNESS

K:\SEA\_GW\SEA\_LB\06057001 - Target Albany Form Member\1\CAD\PlanSheet\Site Plan Review SA\2.0 Horizontal Control Plan.dwg 1-25-24-3:47 PM



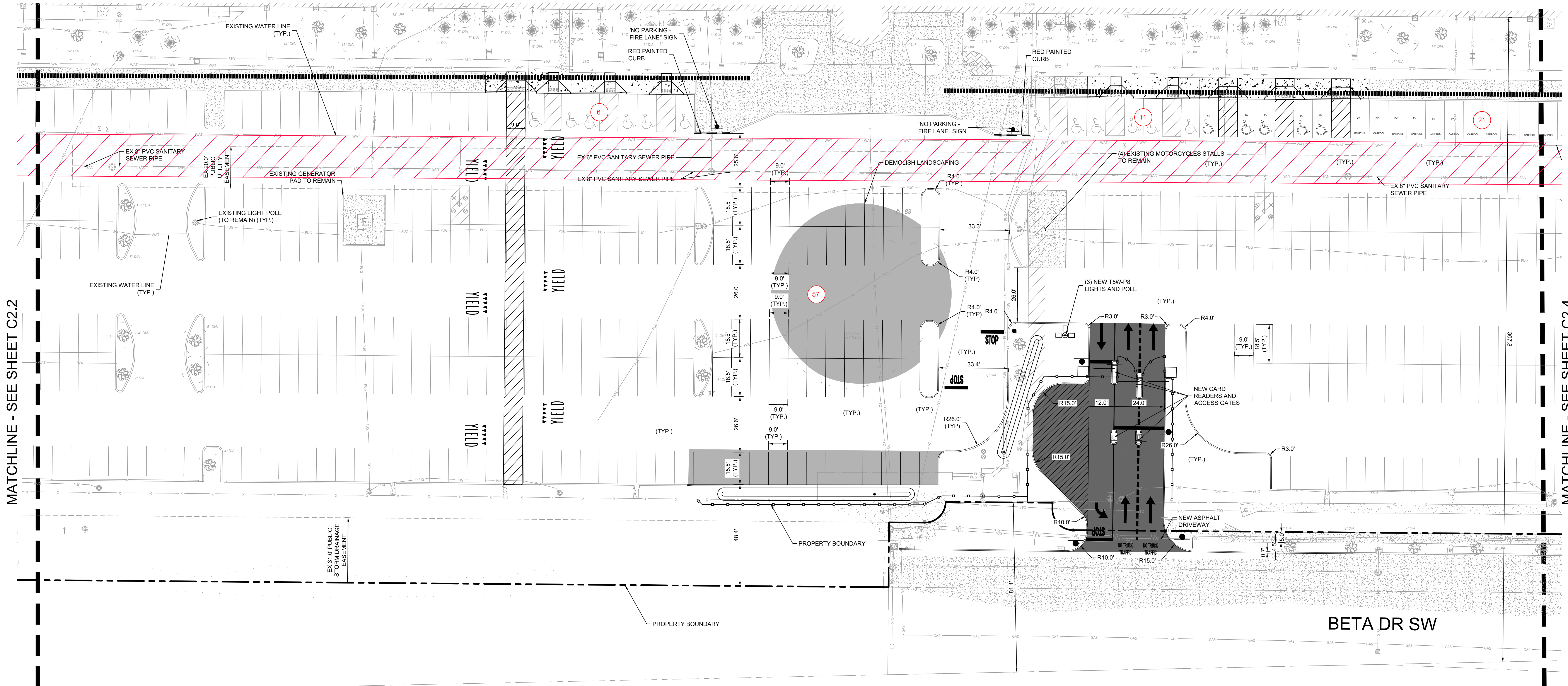
**ALBANY, OR**  
875 BETA DRIVE SW  
ALBANY, OR 97321

Project Number	T0558
Config:	CH
Drawn By	ES
Checked By	AD

**HORIZONTAL CONTROL PLAN**

C2.2



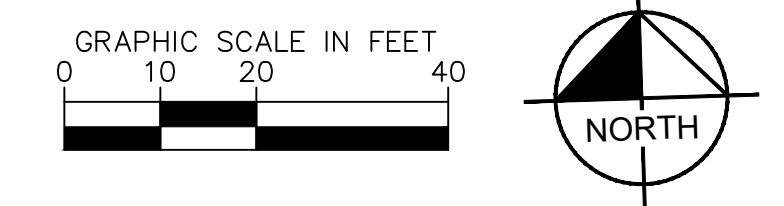


MATCHLINE - SEE SHEET C2.2

MATCHLINE - SEE SHEET C2.4

PARCEL APN:  
11S04W36 00900

BETA DR SW



**LEGEND**

	PROPERTY LINE		PROPOSED FENCE AT FINISHED GRADE
	EXISTING FENCE		PROPOSED SIDEWALK CONCRETE
	EXISTING WATERLINE		PROPOSED HEAVY DUTY CONCRETE
	EXISTING SANITARY SEWER LINE		PROPOSED LIGHT DUTY ASPHALT
	EXISTING STORM LINE		PROPOSED STORM LINE
	EXISTING UNDERGROUND POWER LINE		ADA PATH OF TRAVEL
	EXISTING UNDERGROUND TELECOM LINE		PROPOSED SIGN
	EXISTING ABOVEGROUND GAS LINE		PROPOSED LIGHTS AND POLE
	EXISTING PARKING SIGN		FIRE APPARATUS ROAD
	EXISTING LIGHT POLE		
	PARKING COUNT		

**NOTES**  
PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT BASE COURSE AND PAVEMENT THICKNESS



**Kimley»Horn**  
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE, SUITE 2800  
SEATTLE, WA 98101  
PHONE: 206-607-2600  
WWW.KIMLEY-HORN.COM

Date	No.	Description
11/09/2023	1	SITE PLAN REVIEW
12/15/2023	2	90% CD - PRICING SET

**TARGET**  
ALBANY, OR  
875 BETA DRIVE SW  
ALBANY, OR 97321

Project Number	T0558
Config:	CH
Drawn By	ES
Checked By	AD

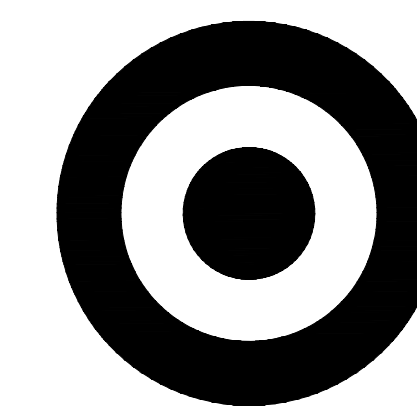
**HORIZONTAL CONTROL PLAN**

C2.3

K:\SEA\_GWA\SEA\_LDS\06057001 - Target Albany Form Member\1\CAD\PlanSheet\Site Plan Review SA\2.0 Horizontal Control Plan.dwg 1-25-24-3:47 PM







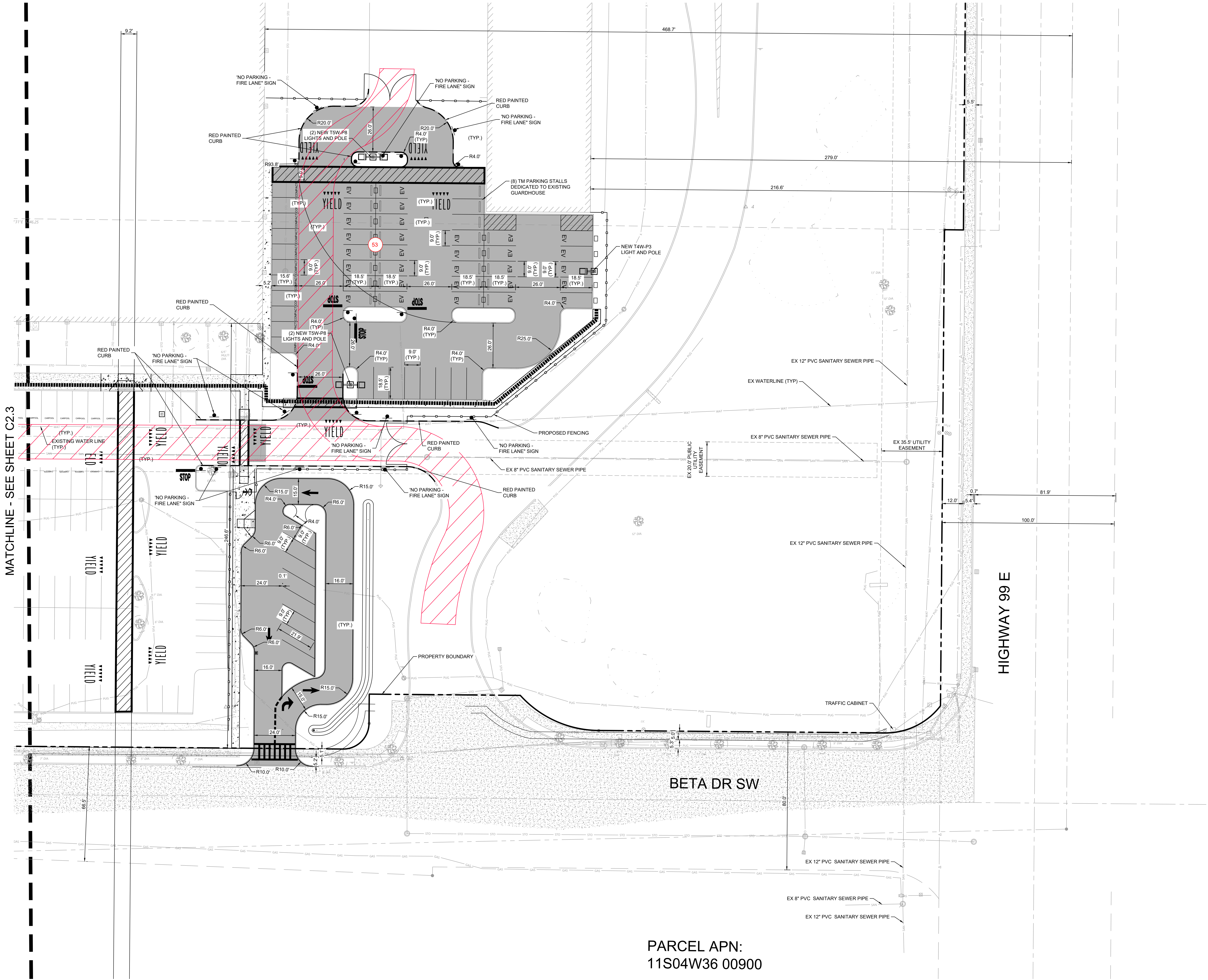
TARGET

1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1201 3RD AVE, SUITE 2800  
SEATTLE, WA 98101  
PHONE: 206-607-2600  
WWW.KIMLEY-HORN.COM

Date	No.	Description
11/09/2023	1	SITE PLAN REVIEW
12/15/2023	2	90% CD - PRICING SET



MATCHLINE - SEE SHEET C2.3

PARCEL APN:  
11S04W36 00900

HIGHWAY 99 E

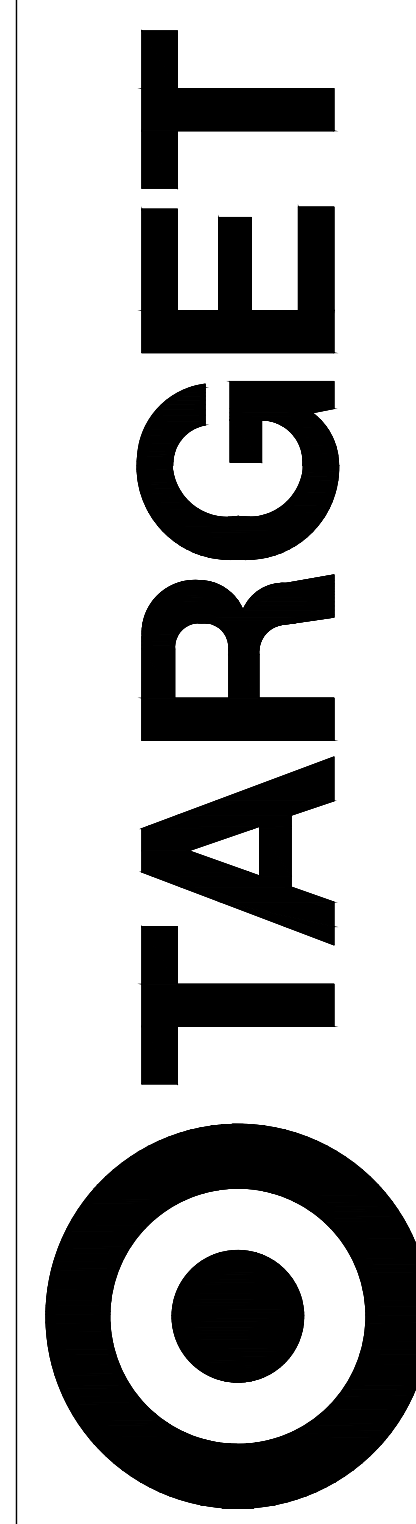
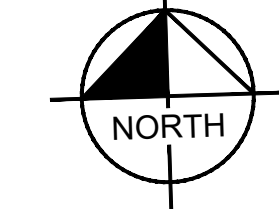
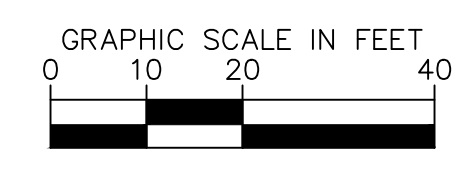
BETA DR SW

LEGEND

---	PROPERTY LINE	---	PROPOSED FENCE AT FINISHED GRADE
---	EXISTING FENCE	---	PROPOSED SIDEWALK CONCRETE
---	EXISTING WATERLINE	---	PROPOSED HEAVY DUTY CONCRETE
---	EXISTING SANITARY SEWER LINE	---	PROPOSED LIGHT DUTY ASPHALT
---	EXISTING STORM LINE	---	PROPOSED STORM LINE
---	EXISTING UNDERGROUND POWER LINE	---	PROPOSED STORM LINE
---	EXISTING UNDERGROUND TELECOM LINE	---	PROPOSED SIGN
---	EXISTING ABOVEGROUND GAS LINE	---	PROPOSED LIGHTS AND POLE
---	EXISTING PARKING SIGN	---	FIRE APPARATUS ROAD
---	EXISTING LIGHT POLE		
---	PARKING COUNT		

NOTES

PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT BASE COURSE AND PAVEMENT THICKNESS



ALBANY, OR  
875 BETA DRIVE SW  
ALBANY, OR 97321

Project Number	T0558
Config:	CH
Drawn By	ES
Checked By	AD

HORIZONTAL  
CONTROL  
PLAN

C2.4

