



## COMMUNITY DEVELOPMENT

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

# Staff Report

## Site Plan Review

SP-07-24

June 3, 2024

### Summary

To construct 8 multiple dwelling units with associated site improvements. The proposed apartment building will be two stories in height and consist of eight one-bedroom units.

The Site Plan Review application is a Type I-L procedure reviewed at the staff level. This report evaluates the proposal for conformance with the applicable Site Plan Review criteria in Section 2.450 in the ADC. The analysis finds all applicable standards and criteria for a Site Plan Review are met with conditions of approval outlined in this report.

### Application Information

Proposal:	Construction of an 8-unit multiple dwelling unit development with associated site improvements.
Review Body:	Staff Level Review (Type I-L)
Property Owner/Applicant:	Scott Lepman, Glorietta Bay, LLC; 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2456 Marion Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-18BA; Tax Lot 1000
Zoning:	Residential Medium Density (RM)
Overlay:	None
Total Land Area:	17,793 square feet
Surrounding Zoning:	North: Residential Medium Density (RM) East: Residential Medium Density (RM) South: Residential Medium Density (RM) West: Residential Medium Density Attached (RMA)
Surrounding Uses:	North: Single Dwelling Unit East: Single Dwelling unitsUnits South: Duplex Development West: Vacant
Comprehensive Plan:	Residential Medium Density
Existing Conditions:	Vacant

### Notice Information

A notice of filing was mailed to property owners located within 300 feet of the subject property on April 24, 2024. The Albany Planning Division received one comment from the public.

PUBLIC COMMENT:

Charles Conway of Foxwood Court submitted written comments detailing their concerns regarding the proposal regarding overgrown grass and construction of a two-story building (Attachment H).

STAFF RESPONSE:

- The review criteria for a site plan review to allow multifamily development does not consider overgrown grass. Please contact the City of Albany Code Compliance Division in the Police Department.
- Albany Development Code (ADC) 3.190 contains development standards for the construction of buildings. The proposed development complies with the regulations of the code.

## Appeals

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A Site Plan Review decision is a limited land use decision and may be appealed in accordance with Albany Development Code Sections 1.220 and 1.410.

## Analysis of Development Code Criteria – Site Plan Review

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Albany Development Code (ADC or Development Code) includes the following approval review criteria in Section 2.450 (identified below). These criteria apply in review of case file SP-07-24. Development Code criteria are shown in ***bold italic*** followed by findings and conclusions. Certain findings explain how the proposed development can meet review criteria through conditions of approval, where determined feasible.

### Criterion 1

***The application is complete in accordance with the applicable requirements.***

#### Findings of Fact and Conclusions

- 1.1 In accordance ADC 1.160, the application was deemed complete as of March 28, 2024.
- 1.2 This criterion is met without conditions.

### Criterion 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.***

#### Findings of Fact and Conclusions

- 2.1 Zoning. The subject property is located within the RM (Residential Medium Density) zoning district. The RM District is primarily intended for medium-density residential urban development. Multiple dwelling and townhouse development may not exceed 25 units per gross acres. Article 3, *Schedule of Permitted Uses* identifies residential multiple-dwelling unit development as an allowed use subject to Site Plan Review. The applicant proposes to construct a multiple dwelling unit with eight, one-bedroom units.
- 2.2 Minimum Lot Size. The minimum lot size for multi-dwelling unit development is dependent upon the number of units and bedrooms in each unit. ADC Table 3.050-1 provides the minimum property size of 2,000 square feet per unit for studio and one-bedroom unit developments. Provisions in ADC 3.220 may reduce the minimum area requirements for residential developments. Based on the number of units proposed, the development would require a minimum of 16,000 square feet. The property is 17,793 square feet in size (0.41 acres), exceeding the minimum lot size for the proposed use.
- 2.3 Lot Coverage. ADC Table 3.190-1 identifies a maximum lot coverage of 70 percent in the RM zone. Per ADC Section 22.400 Definitions, lot coverage for multi-dwelling unit development includes the portion of the lot covered by building, structure, pavement, or any area not vegetated. The applicant's site plan indicates the proposed buildings and paved areas throughout the site; including the parking area and sidewalks will cover 11,977 square feet or 67.3 percent of the site. The proposed lot coverage is less than the maximum allowed in the RM zone.

2.4 Density/Intensity/Height. ADC Table 3.190-1 identifies a maximum building height of 45 feet in the RM zone. The proposed elevation drawings show a building height of 20.7 feet at the midpoint of the roof and 24.3 feet at the peak of the roof. The RM zoning district has no minimum density but has a maximum density of 25 units per acre. The proposed development will consist of a total of eight one-bedroom units. The subject property is 0.41 acres in size, which results in a maximum allowed density of 10 units. The proposed development has a total of 8 units, which would not exceed the maximum allowed density.

Setbacks. The RM zoning district has a minimum 15-foot front setback, and an interior setback of 10 feet. There is no required front setback as the development is a flag lot. The applicant has proposed a 16-foot setback from the west property line, an 18-foot setback from the south property line, and a 78-foot setback from the east property line. Based on these facts, the development as proposed complies with the setback standards.

Transition to Lower Density Uses per ADC 8.270 is applicable to this development as the abutting lot to the north is developed with a single-dwelling unit. Staff refer to the findings provided in response to Criterion Four below pertaining to Article 8, which are herein incorporated by reference.

2.5 Maximum Parking Spaces. Staff refer to the findings provided in response to Criterion Six, below, pertaining to Article 9, Table 9.020-1, describing the off-street parking space requirements, which are incorporated herein by reference.

2.6 Open Space, Landscaping, Buffering, and Screening. Staff refer to the findings provided in response to Criterion Six below pertaining to Article 9, which are incorporated herein by reference.

2.7 Screening of Refuse Containers. ADC 3.390 requires refuse containers for multi-dwelling unit development to be screened by a sight-obscuring fence, wall, or hedge at least six feet in height. The applicant has provided the location of the refuse containers, but no details indicating if the required screening will be a sight-obscuring fence, wall, or hedge at least six feet in height.

2.8 Conclusion: These review criteria are met with the following conditions.

## Conditions

**Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified on the site plan (e.g., driveways, landscaping, lighting, etc.) must be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.

**Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.

## Criterion 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.*

### Findings of Fact and Conclusions

3.1 Article 4: Airport Approach. Figure 4-1 of ADC Article 4 shows the subject property is not located in the Airport Approach District.

3.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.

3.3 Article 6: Riparian Corridor. There are no riparian corridors located on this property.

3.4 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0526G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.

- 3.5 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 3.6 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.7 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.
- 3.8 Conclusion: This review criterion is met.

## Criterion 4

*The application complies with all applicable Design Standards of Article 8.*

### Findings of Fact and Conclusions

- 4.1 Applicability. According to ADC 8.205, standards of ADC 8.220 through 8.300 apply to the development of new multi-dwelling unit developments.
- 4.2 Relationship to Historic Overlay Districts. As previously stated, the subject property is not located within a historic district and does not contain a historic resource. Accordingly, this standard is not applicable.
- 4.3 Recreation / Common Open Space in the RM Zoning District. The subject property is located within the RM zoning district. ADC Table 8.220-1 does not require developments with fewer than 10 units to provide recreation and open space areas. The proposed development contains 8 units; therefore, this standard is not applicable.
- 4.4 Private Open Space. Per ADC Table 8.220-1 private open space is required in the RM zoning district, for at least 80 percent of the units and subject to the standards in ADC 8.220(3). The applicant has provided private open space for all units. The eight-unit building is proposed to have ground floor patios that are approximately 112 square feet in size, with dimensions of 8 feet by 14 feet, and second floor units with balconies that are approximately 85 square feet in size, with dimensions of 6 feet by 14 feet. The private open space is accessible through doors in each unit.
- 4.5 Building Orientation. According to ADC 8.240(3), subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site is a flag lot; therefore, these standards are not applicable to this application.
- 4.6 Street-Facing Windows. According to ADC 8.255(1), the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site. In this instance, the proposed development is separated from Marion Street SE by 2450 Marion Street SE, which is improved with an existing single-dwelling unit. Therefore, this standard is not applicable.
- 4.7 Transition to Lower Density Uses. Per ADC 8.270(3), multi-dwelling unit development shall be setback at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.
- a) The abutting lot is in a residential single-dwelling unit zoning district or in the HM zoning district and is developed with single-dwelling unit residential or middle housing uses or is underdeveloped or vacant.
  - b) The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP zone. For the purposes of this section, a “pre-existing single-dwelling home” is one constructed prior to January 1, 2021.

The Transition to Lower Density Uses per ADC 8.270 is applicable to this development as the abutting lot line to the north is developed with a single-dwelling unit. The height of the wall on the

north side of the building is 16 feet, and the applicant's site plan indicates the building is proposed to be 16 feet from the north property line.

- 4.8 Pedestrian Connections. ADC 8.280 requires an internal pedestrian circulation system and connectivity between the development and each adjacent street and sidewalk for every 200 linear feet of street frontage. The site plan provided by the applicant indicates an internal sidewalk system through the subject property and across the southern property line of 2450 Marion Street SE via an easement with connection to the public sidewalk within the Marion Street SE right-of-way.
- 4.9 Parking Location. ADC 8.300 requires parking to be located within 100 feet of the building entrance for a minimum of 50 percent of the units in a development. The proposed parking lot is located within 50 feet of at least 50 percent of the units in the development.
- 4.10 Parking and Access in DMU, CD, HD, and WF Zoning Districts. The subject property is located in the RM zoning district; therefore, this standard is not applicable.
- 4.11 Conclusion: As proposed and based on conditions of approval, all applicable multi-dwelling design standards in Article 8 are met.

## Conditions

- Condition 3 Pedestrian Connection.** Prior to building permit issuance, the applicant must provide a copy of a recorded pedestrian connection easement over the southern portion of the property located at 2450 Marion Street SE.

## Criterion 5

*The application complies with all applicable Design Standards of Article 10.*

### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 Conclusion: This standard is not applicable.

## Criterion 6

*The application complies with all applicable On-Site Development and Environmental Standards of Article 9.*

### Findings of Fact and Conclusions

- 6.1 Maximum Parking. ADC Table 9.020-1 allows a maximum of 1 parking space per unit, plus 1 visitor space for every 4 units for studio and one-bedroom multiple dwelling units. The development consists of eight one-bedroom units, therefore, a maximum of ten parking spaces are permitted. The applicant proposes ten parking spaces.
- 6.2 Bicycle Parking. ADC Table 9.030-1 requires one bicycle parking space per dwelling unit. The applicant proposes eight bicycle parking spaces: six being standard horizontal spaces and two cargo bicycles spaces. 100 percent of the proposed bicycle parking will be sheltered and have direct access to the public right-of-way. The applicant did not provide information regarding bicycle racks.
- 6.3 Electrical Vehicle Charging Capacity. ADC 9.050 requires no less than 40 percent of all vehicle parking spaces and 40 percent of ADA spaces serving newly constructed residential buildings with five or more multi-dwelling units to be served by electrical service capacity for a level 2 electric vehicle charging station. Ten vehicle parking spaces will be provided, therefore four electric vehicle charging capacity parking spaces must be provided. In addition, 40 percent of ADA spaces must be served by electric vehicle charging capacity. One ADA space will be provided; therefore, the ADA space must be served by electrical service capacity for a level 2 electric vehicle charging station. The applicant proposes four electric vehicle charging spaces, but did not propose electric service capacity for the ADA parking space.
- 6.4 Parking Area Improvements. ADC 9.100 provides standards for parking area improvements for multi-dwelling unit developments.

- 6.5 ADC 9.120(3) requires parking areas to have a durable, dust-free surface. The applicant's site plan indicates the entirety of the parking area will be paved.
- 6.6 ADC 9.120(4) requires all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion Seven and incorporated here by reference.
- 6.7 ADC 9.120(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates perimeter curbing has been provided along the entirety of the parking lot. This standard is met.
- 6.8 ADC 9.120(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The applicant's site plan indicates there will be a 7.5-foot sidewalk between the proposed building and parking stalls.
- 6.9 ADC 9.120(7) requires parking spaces be located and served by an aisle or turnaround so their use will require no backing movements or other maneuvering in a street right-of-way other than an alley. This standard is met.
- 6.10 ADC 9.120(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
- 6.11 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. No parking lot connections are proposed with this development.
- 6.12 ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. These are discussed in findings below.
- 6.13 ADC 9.120(11) allows up to 40 percent of the required parking stalls to be compact, which would allow for a maximum of four compact spaces. No compact spaces are proposed.
- 6.14 ADC 9.120(12) requires accessible parking be provided in conformance with the Oregon Specialty Code. As indicated on the applicant's site plan, accessible parking and an accessible route to the building is proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permits.
- 6.13 ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. The applicant did not submit a lighting plan. As a condition of approval, the applicant must demonstrate how the light will be reflected away from any abutting or adjacent properties.
- 6.14 ADC 9.120(15) requires walkways and accessways to be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings. The site plan indicates a sidewalk and access path will be provided from the right-of-way along Marion Street SE to the building.
- 6.15 ADC 9.120(16) addresses employee parking areas. No employee parking areas are proposed; therefore, this standard is not applicable.
- 6.16 Off-Street Parking Lot Design. ADC 9.120 provides the standards for parking lots over 1,000 square feet (contiguous) as set forth in Table 9.120-1.

**TABLE 9.130-1.  
PARKING LOT DESIGN (in feet)**

A Parking Angle	B Stall Width	C Curb Width	D Aisle Width	E Stall Depth	F Bumper Overhang	G Dead-end Backup
(Parallel)	8.0 feet	8.0 feet	N/A	25.0 feet	N/A	N/A
45°	8.5	12.0	13.0	17.5	2.0	5.0
	9.0	12.7	12.0	17.5	2.0	5.0
	9.5	13.4	11.0	17.5	2.0	5.0
	10.0	14.1	11.0	17.5	2.0	5.0
60°	8.5	9.8	18.0	19.0	2.5	5.0
	9.0	10.4	16.0	19.0	2.5	5.0
	9.5	11.0	15.0	19.0	2.5	5.0
	10.0	11.6	14.0	19.0	2.5	5.0
Compact	8.0 C	8.0 C	26.0 C	16.0 C	3.0	5.0
90°	8.5	8.5	26.0	18.5	3.0	5.0
	9.0	9.0	26.0	18.5	3.0	5.0
	9.5	9.5	26.0	18.5	3.0	5.0
	10.0	10.0	24.0	18.5	3.0	5.0

The proposed parking stalls and aisle width are compliant with the parking lot design standards of ADC 9.130.

- 6.17 Landscaping. ADC 9.140(1) provides required landscaping for residential development criteria. ADC 9.140(2) requires all front and interior setback (exclusive of access ways and other permitted intrusions) shall be landscaped prior to any occupancy permits will be issued unless the landscaping is guaranteed in accordance with ADC 9.190. The subject property has frontage on Marion Street SE; however, the entirety of the frontage is taken up by the accessway and the sidewalk.
- 6.18 Tree Protection. ADC 9.202 through 9.206 provides criteria for tree protection. The applicant proposes to fell four trees, and the lot is less than 20,000 which are below the threshold for review; therefore, these standards do not apply.
- 6.19 Buffering. ADC 9.210, Table 9.210-1, and ADC 9.240 require a 10-foot-wide landscape buffer, but no screening, when a multiple dwelling unit development abuts a dwelling(s) in a residential zone and a 10-foot-wide buffer with screening when a parking lot with at least 5 spaces abuts dwellings in a residential zone.

The subject property abuts existing dwellings in the RM zone to the north, south, and east and of the subject property; therefore, a 10-foot-wide landscape buffer is required. The subject property abuts vacant land in the RMA zone to the west, which is subject to conformance with ADC 9.140.

ADC 9.240 states: “The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will not be less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground over, lawn, or decorative treatment of bark, rock, or other attractive ground cover.”

**North Property Line:**

The subject property has 170 linear feet along the north property line, which equates to 1,700 square feet or required landscaped buffer area. The north property line consists of a parking lot with a required 10-foot-wide landscape buffer and screening, and the remainder consists of a multiple-dwelling unit development with a required 10-foot-wide landscape buffer. The applicant proposes to install at least one row of five 10-foot-tall deciduous trees spaced not more than 30 feet apart or eleven 5-foot-tall evergreen trees spaced not more than 15 feet apart; at least nine five-gallon shrubs or seventeen one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). The applicant also proposes to install screening consisting of a four-foot-tall continuous evergreen hedge or a fence or masonry wall at least five street tall constructed to provide a uniform sight-obscuring screen along the parking lot.

#### East Property Line:

The subject property has 65 linear feet along the east property line, which equates to 650 square feet of required landscaped buffer area. The east property line consists of a parking lot with a required 10-foot-wide landscape buffer and screening. The applicant proposes to install at least one row of either two 10-foot-tall deciduous trees spaced not more than 30 feet apart or five 5-foot-tall evergreen trees spaced not more than 15 feet apart; three five-gallon shrubs or seven one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). The applicant also proposes to install screening by four-foot-tall continuous evergreen hedge or a fence or masonry wall at least five street tall constructed to provide a uniform sight-obscuring screen.

#### South Property Line:

The subject property has 117 linear feet along the south property line, which requires 1170 square feet of landscaped buffer area. The south property line consists of a multiple dwelling unit development with a required a minimum 10-foot-wide landscape buffer. The applicant proposes to install at least one row of either four 10-foot-tall deciduous trees spaced not more than 30 feet apart or eight 5-foot-tall evergreen trees spaced not more than 15 feet apart; nine five-gallon shrubs or seventeen one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). Also along the south property line is an existing 10-foot-wide private utility easement, which prohibits the planting of trees. Therefore, all required trees are proposed to be planted north of the of the private utility easement and shrubs are proposed to be planted within the private utility easement resulting in a wider landscape buffer between the proposed multi-unit development and abutting duplex development.

#### West Property Line:

The west property line is adjacent to a property that is undeveloped. Therefore, required landscaping per ADC 9.140 as opposed to ADC 9.240 is required. Per ADC 9.140, landscaping is only required for front setbacks and not interior setbacks, therefore, landscaping along the west property line is not required.

- 6.20 ADC 9.150(1) states parking areas shall be divided into bays of not more than 12 parking stalls and the end of each parking bay shall be a curbed planter at least five feet wide. The applicant's site plan shows conformance with this section.
- 6.21 ADC 9.150(2) requires both sides of a parking lot entrance to be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays.
- 6.22 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping. As shown on the applicant's site plan, the residential buildings are separated from parking areas by a seven and a half-foot-wide pedestrian walkway and a 2-foot 10-inch strip of landscaping.
- 6.23 ADC 9.160 requires all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation. As a condition of approval, the applicant shall submit a landscaping and irrigation plan for review and approval prior to issuance of any building occupancy.
- 6.24 Environmental Standards. ADC 9.440 – 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multiple dwelling unit residential development are comparable to other residential developments in the vicinity, and therefore, no adverse environmental impacts are anticipated.
- 6.25 Conclusion: As proposed and conditioned, all applicable Article 9 standards are met with the following conditions.



## Conditions

- Condition 4 Electric Vehicle Charging Capacity.** Before the City will issue a certificate of occupancy for the proposed structure, the applicant must provide evidence that the ADA parking space is served with electric vehicle charging capacity in conformance with ADC 9.050(2).
- Condition 5 Bicycle Parking.** Before the City will issue a certificate of occupancy for the proposed structure, the applicant must provide evidence that required bicycle parking meets the standards of ADC 9.030(4)(g) by installing secured parking racks for each space.
- Condition 6 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue a final certificate of occupancy for the proposed structure, the parking lot must be installed and approved.
- Condition 7 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant must provide a landscape plan, which shall include planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 8 Lighting.** Before the City will issue an electrical permit for the proposed development, the applicant must provide a lighting plan, detailing the compliance with ADC 9.120(14).

## Criterion 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.*

## Findings of Fact and Conclusions

### Sanitary Sewer

- 7.1 City utility maps show a 12-inch public sanitary sewer main in Geary Street. The subject property is not currently connected to the public sanitary sewer system.
- 7.2 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.3 The applicant's preliminary utility plan indicates that the proposed development will install a new sanitary sewer lateral to serve the site. Installation of a new sewer lateral is the responsibility of the developer. An encroachment permit must be obtained before beginning work on or around a public utility.

### Water

- 7.4 City utility maps show a 6-inch and 12-inch public water main in Geary Street. The subject property is not currently connected to the public water system.
- 7.5 ADC 12.410 requires all new developments to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.6 The applicant's preliminary utility plan indicates that the proposed development will install a new fire line and water services to serve the site. Before any work is done on or around a public water main the applicant must obtain a Site Improvement Permit from the Public Works Department.

### Storm Drainage

- 7.7 City utility maps show a 54-inch public storm drainage main along the western property line of the subject property.
- 7.8 Geary Street is improved to city standards with curb and gutter along the subject property frontage.

- 7.9 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 7.10 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 7.11 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced (Ord. 5841 § 3, 2014).
- 7.12 Because the site is larger than one acre and more than 8,100 square feet of impervious surfaces will be created or replaced, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.
- 7.13 The applicant has submitted a preliminary utility plan that shows the installation of on-site storm drainage detention system under the parking lot. The applicant's preliminary drainage report indicates that this project will treat stormwater onsite through mechanical treatment. Final design details for these storm drainage facilities will be reviewed in conjunction with the required stormwater quality permit.

## Conclusions

- 7.1 Public sanitary sewer, water, and storm drainage facilities are in place and adequate to serve the proposed development.
- 7.2 Future development on the subject property will require connection to the City's sanitary sewer system. Installation of a new sewer lateral is the responsibility of the developer. An encroachment permit must be obtained before beginning work on or around a public utility.
- 7.3 Before any work is done on or around a public water main for installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- 7.4 The applicant shall construct stormwater detention facilities to provide storm and flood-water controls. Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- 7.5 The applicant must obtain a stormwater quality permit for the project and construct stormwater quality facilities that satisfy the City's Engineering Standards.

## Conditions

- Condition 9 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 10 Public Works.** Before any work is done on or around a public water main for the installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- Condition 11 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.

**Condition 12 Public Works.** Before any work in the public right-of-way for installation of sewer lateral, an encroachment permit must be obtained from the Public Works Department.

### Criterion 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.*

#### Findings of Fact and Conclusions

- 8.1 The project is located on the west side of the road at 2456 Marion Street. The project will construct an eight-unit apartment complex with associated parking lot and site improvements.
- 8.2 Marion Street is classified as a major collector street and is improved to city standards along the frontage of the development site. Improvements include curb, gutter and sidewalk; a vehicle travel lane in each direction; and on street bike lanes.
- 8.3 Based upon ITE trip generation rates the development is estimated to generate approximately 54 new vehicle trips per day, of which 4 will occur during the peak PM traffic hour. The development will not generate sufficient trips to meet city warrants for submission of a trip generation or traffic impact study.
- 8.4 Access to the proposed use will be from a shared driveway approach to Marion Street. The driveway will be shared with an existing lot to the north at 2450 Marion Street developed with a single-family home. The applicant has proposed creation of an access easement over the shared portion of the driveway for the benefit of the home to the north.

#### Conclusion

- 8.1 The site's frontage on Marion Street is improved to city standards.
- 8.2 Access to the site will be provided by a shared driveway to Marion Street. The applicant has proposed creation of an access easement benefiting the property to the north that will share this site's driveway.
- 8.3 Based on ITE trip generation rates the proposed development will generate 54 average daily trips. Four of those trips will occur during the peak PM traffic hour.

#### Conditions

**Condition 13** Prior to issuance of an occupancy permit the applicant must dedicate an access easement benefiting 2450 Marion Street as shown on the approved site plan.

### Criterion 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.*

#### Findings of Fact and Conclusion

- 9.1 Staff refer to and incorporate the findings prepared in response to Criterion Seven, above by reference.

### Criterion 10

*The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.*

#### Findings of Fact and Conclusion

- 10.1 The subject property was created via Partition approved under Albany Planning File PA-10-94 and recorded under Linn County Survey No. 21126. All related conditions of approval were satisfied in association with filing the final plat; therefore, this condition is not applicable.

### Criterion 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.*

## Findings of Fact and Conclusion

11.1 The site is not considered nonconforming. This criterion is not applicable.

## Overall Conclusion

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As proposed and conditioned, the concurrent applications for Site Plan Review and Minor Variance satisfy all applicable review criteria as outlined in this report. Staff recommends approval of this proposal with the following conditions.

### Conditions of Approval

- Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified on the site plan (e.g., driveways, landscaping, lighting, etc.) must be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.
- Condition 3 Pedestrian Connection.** Prior to building permit issuance, the applicant must provide a copy of a recorded pedestrian connection easement over the southern portion of the property located at 2450 Marion Street SE.
- Condition 4 Electric Vehicle Charging Capacity.** Before the City will issue a certificate of occupancy for the proposed structure, the applicant must provide evidence that the ADA parking space is served with electric vehicle charging capacity in conformance with ADC 9.050(2).
- Condition 5 Bicycle Parking.** Before the City will issue a certificate of occupancy for the proposed structure, the applicant must provide evidence that required bicycle parking meets the standards of ADC 9.030(4)(g) by installing secured parking racks for each space.
- Condition 6 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue a final certificate of occupancy for the proposed structure, the parking lot must be installed and approved.
- Condition 7 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant must provide a landscape plan, which shall include planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 8 Lighting.** Before the City will issue an electrical permit for the proposed development, the applicant must provide a lighting plan, detailing the compliance with ADC 9.120(14).
- Condition 9 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 10 Public Works.** Before any work is done on or around a public water main for the installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- Condition 11 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.

**Condition 12 Public Works.** Before any work in the public right-of-way for installation of sewer lateral, an encroachment permit must be obtained from the Public Works Department.

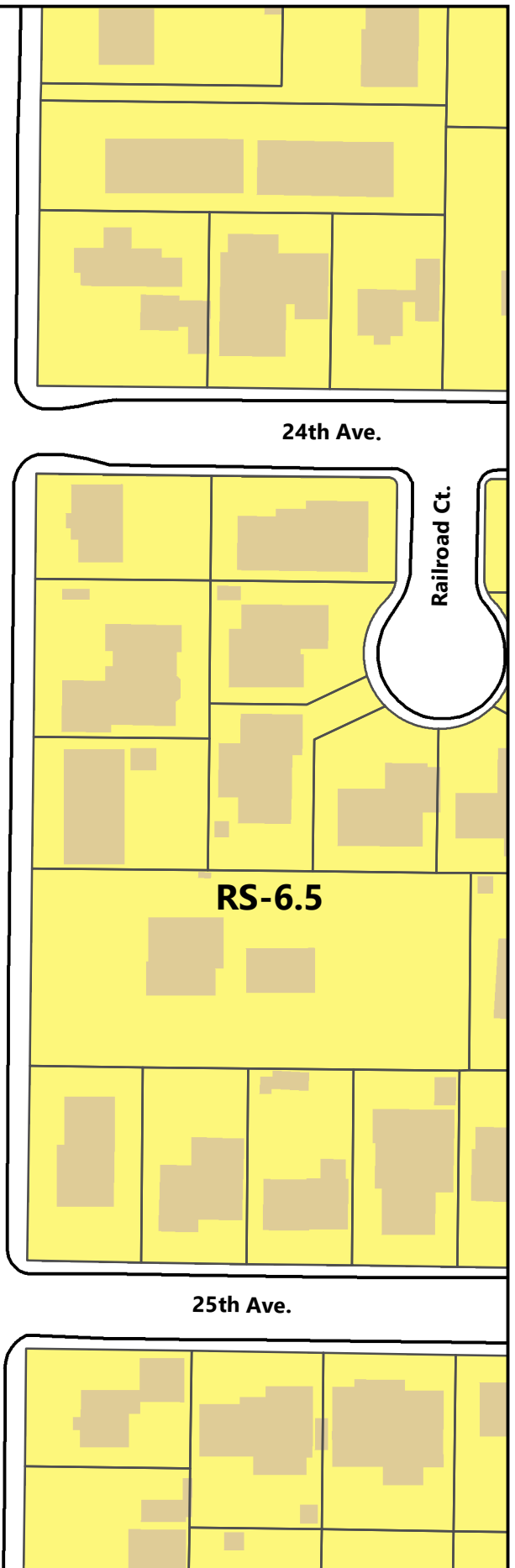
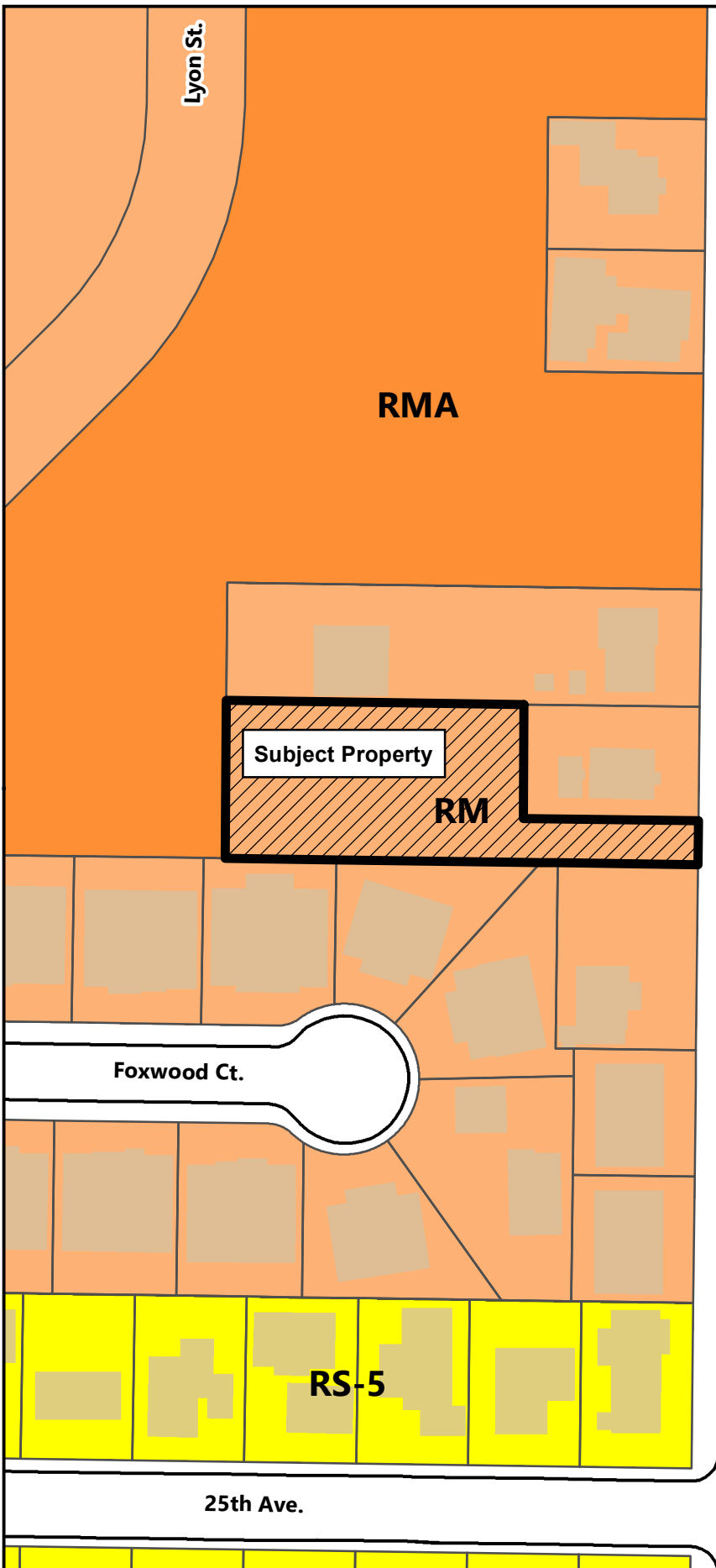
**Condition 13 Transportation.** Prior to issuance of an occupancy permit the applicant must dedicate an access easement benefiting 2450 Marion Street as shown on the approved site plan.

## Attachments

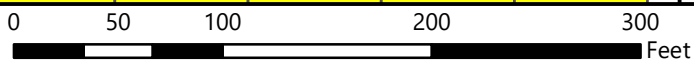
- A. Location Map
- B. Site Plan
- C. Applicant's narrative
- D. Applicant's revised narrative 4.10.2024
- E. Applicant's revised narrative 4.22.2024
- F. Elevations
- G. Landscaping plan
- H. Written Comment

## Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
ITE	Institute of Transportation Engineers
LA	Lot Line Adjustment File Designation
ORS	Oregon Revised Statutes
PA	Partition File Designation
RM	Residential Medium Density Zoning District
SP	Site Plan Review File Designation
TIA	Traffic Impact Analysis
TSP	Transportation Systems Plan
VR	Variance Review File Designation



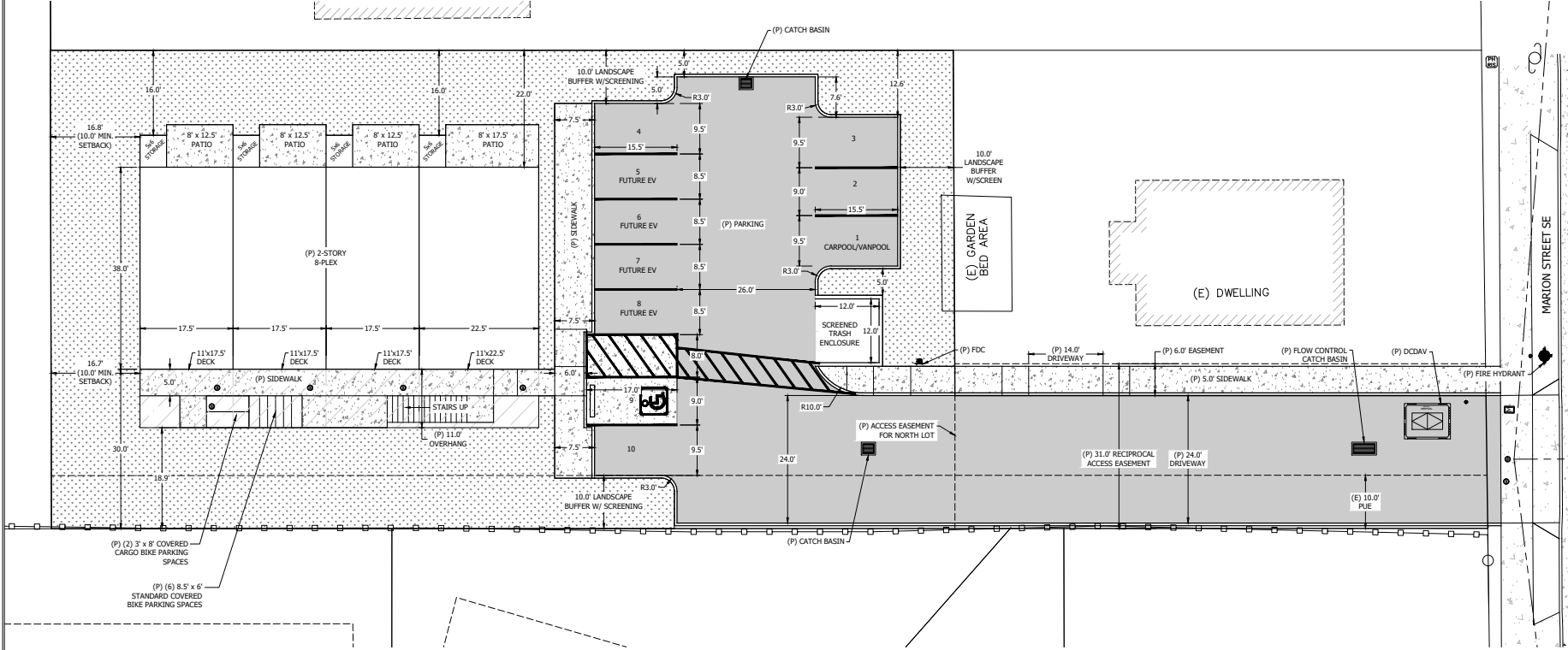
\\cnc.cityofalbany.net\homes\lzo\Desktop\Location Map.mxd



**2456 Marion Street SE**

Date: 2/28/2024 Map Source: City of Albany

N Location / Zoning Map



VEHICLE PARKING SUMMARY

# UNITS	MAX. ALLOWED PARKING	PARKING PROVIDED	STANDARD
8	10	9	1.0 PER UNIT + 1.0 PER 4 UNITS
	N/A	1	ADA COMPLIANT
TOTAL		10	

COMMON OPEN SPACE: NOT REQUIRED  
 PRIVATE OPEN SPACE (ADC 8.220(3)):  
 FIRST FLOOR:  
 855F MIN. PER UNIT  
 1005F MIN. PROVIDED  
 SECOND FLOOR:  
 725F MIN. PER UNIT  
 865F MIN. PROVIDED

IMPERVIOUS AREA:  
 LOT SIZE: 17,793SF  
 (E) IMPERVIOUS AREA 1,517SF  
 (E) LOT COVERAGE: 8.5%  
 (P) IMPERVIOUS AREA 11,977SF  
 (P) LOT COVERAGE: 67.3%  
 SIDEWALK ON NEIGHBORS 5525F  
 AREA TO REMAIN SHEDDING NW 1,510SF

BIKE PARKING ADC 9.030:  
 8 UNITS \* 1 SPACE/UNIT  
 8 SPACES REQUIRED

**NOTE:**  
 ELECTRICAL CAPACITY IS PROVIDED IN THE SITE POWER FOR FUTURE EV CHARGING STATIONS FOR 4 PARKING STALLS. CONDUITS WILL BE INSTALLED FROM THE BUILDING POWER PANEL TO NEAR THE FUTURE EV CHARGING STATION LOCATIONS.



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

UDELL ENGINEERING  
 AND  
 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1868 FAX

PRELIMINARY SITE PLAN  
 SITE PLAN REVIEW  
 MAP 115-3W-108A  
 TAX LOT 1000  
 ALBANY, OREGON

DATE: APR 22, 2024  
 PROJECT: 2410 LEPMAN MARION STREET  
 DRAWN BY: BSW, JSH  
 CHECKED BY: BSW

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

PLAN REVISIONS	DATE

Sheet **C1.2**  
 SCALE: SEE BARSCALE

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## SITE PLAN REVIEW APPLICATION

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Submitted to: City of Albany  
Planning Division  
P.O. Box 490  
Albany, Oregon 97321-0144  
541-917-7550  
[cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net)

Applicants/Property Owners: Glorietta Bay LLC  
100 Ferry Street NW  
Albany, OR 97321  
Contact: Scott Lepman  
Email: [scottlepman@gmail.com](mailto:scottlepman@gmail.com)  
Phone: (541) 928-9390

Applicant's Representative: Udell Engineering and Land Surveying, LLC  
63 E. Ash Street  
Lebanon, OR 97355  
Contact: Laura LaRoque  
Email: [laura@udelleng.com](mailto:laura@udelleng.com)  
Phone: (541) 990-8661

Site Location: 2456 Marion Street SE, Albany, OR 97322

Linn County Assessor's Map No.: 11S-03W-18BA Tax Lot 1000

Site Size: 17,793 square feet

Existing Land Use: Unimproved

Zone Designation: Residential Medium (RM) District

Comprehensive Plan Designation: Residential Medium

Surrounding Zoning: North: RM  
South: RM  
East: RM  
West: RMA

Surrounding Uses: North: Residential  
South: Residential  
East: Residential  
West: Residential





**I. Executive Summary**

The applicant “Glorietta Bay LLC” requests approval of a Site Plan Review application to construct an 8-unit multiple dwelling development with associated site, utility, and parking lot improvements.

The site is located at 2456 Marion Street SE and zoned Residential Medium (RM) density with a Residential Medium Density Comprehensive Plan designation.

**II. Site Plan Review Code Criteria**

Section 2.450 of the ADC includes the following review criteria, which must be met for this application to be approved. Development code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

**Criterion 1**

**The application is complete in accordance with the applicable requirements.**

Findings of Fact and Conclusions

- 1.1 The submitted application includes the supplemental submittal requirements outlined in ADC 1.160(1) and will therefore, be deem complete in accordance ADC 1.160, upon the submittal date.
- 1.2 This criterion is met without conditions.

**Criterion 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.**

Findings of Fact

- 2.1 The subject property is zoned RM. Per ADC 3.020(6) The RM District is primarily intended for medium-density residential urban development.
- 2.2 The proposal includes the construction of a multi-unit apartment complex with associated site and parking lot improvements on proposed Parcel 2. Table 3.00-1 lists multi-dwelling units as allowed use with Site Plan Review approval.
- 2.3 Per ADC 3.020, developments in the RM zone may not exceed 25 units per gross acre. The gross acreage of the subject property is ±0.41-acres. Therefore, the maximum density is 10 units. A total of 8 units are proposed.
- 2.4 Per ADC 3.190, Table 3.190-1, the RM zoning district requires a minimum lot size based on unit type. Studios and 1-bedrooms require 2,000 square feet per unit; 2-and 3- bedroom units require 2,400 square feet; and 4 plus bedroom units require 3,000 square feet unless the bonus provisions for area requirements per ADC 3.220 are applicable.

The below table denotes the total required area per unit type.

Site Area/Unit Summary			
Unit Type	Unit Count	Site Area/Unit	Required Area/Unit
1-bdrm	8	2,000 sf	16,000 sf

The 17,793 square foot parcel exceeds the minimum required 16,000 square foot parcel size based on the proposed unit type.

- 2.5 The maximum lot coverage in the RM zoning district is 70 percent. According to ADC 22.400, lot coverage is defined as the “portion of a lot which, when viewed directly from above, would be covered by a building, or structure, pavement, or any area not vegetated or in a naturally permeable state. Lot coverage for single dwelling unit detached and middle housing development shall only include the area of the lot covered by buildings or structures.” The subject property is 17,793 square feet with a total lot coverage of 12,009 square feet (67.5 percent) which meets the maximum lot coverage standard of 12,455 square feet (70 percent).
- 2.4 The maximum height in the RM zoning district is 45 feet. According to ADC 22.400, the height of a building is defined as the “vertical distance above “Grade” as (...) the average height of the highest gable of the pitched or hipped roof.” As shown in the elevation drawings, the proposed wall height is less than the maximum 45 feet.
- 2.5 The RM zoning district has a minimum 15-foot front setback, and an interior setback of 10 feet except for single-dwelling unit homes or middle housing, which must have a minimum setback of 3 feet for one story dwellings and 5 feet for two-story dwellings.
- Per ADC 22.400 the terms setback, front lot line, and interior lot line are defined as follows:
- *Setback: The minimum distance required between a structure or parking area and an abutting property line.*
  - *Lot Line, Front: A lot line abutting any street.*
  - *Lot Line, Interior: Any lot line other than a front lot line.*
- 2.6 Multiple-dwelling unit developments must also meet the setbacks and building orientation in ADC 8.240(3) when sites have frontage along a collector or local public street. However, in this case the subject parcel is a flag-lot; therefore, these standards are not applicable to the proposed development.
- 2.6 Multiple-dwelling unit developments must also meet the setbacks in Section 8.270(3). According to ADC 8.270(3) multi-dwelling buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.

- a. *The abutting lot is in a residential single dwelling zoning district or in the HM zoning district and is developed with single-dwelling residential or middle housing uses or is underdeveloped or vacant.*
- b. *The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-dwelling home” is one constructed prior to January 1, 2021.*

The subject property abuts 2438 Marion Street to the north, 185/187 Foxwood Court SE, and 201/203 Foxwood Court SE to the south, which are each developed with a single detached dwelling and duplex unit, respectively. Therefore, the transitional setback is applicable along these shared property lines.

The transitional setback is not applicable along the west property line since the abutting property is unimproved and within RMA zoning district.

- 2.7 The landscape buffer and screening standards as opposed to transitional setbacks per ADC 8.270(3) are applicable along portions of the north, east, and south property lines of the subject property abutting the proposed parking lot per ADC Table 9.210-1 since the parking lot includes more than five parking spaces. Findings related to parking lot landscaping and buffer standards are found in Criterion 6 (below) and incorporated herein.
- 2.8 ADC 3.390 requires all refuse containers or refuse disposal areas to be placed 15 feet or greater than a dwelling window and screened by placement of a sight-obscuring fence, wall, or hedge at least six feet in height.

As shown on the site plan, the refuse area will be placed in the northeast corner of the parking lot. The refuse container area is greater than 15 feet from any dwelling units and will be screened.

#### Conclusions

- 2.1 The proposed use is allowed in the RM zoning district with site plan approval.
- 2.2 The proposal meets all development standards in the RM zoning district.
- 2.3 This review criterion is met.

#### Criterion 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.**

#### Findings of Fact

- 3.1 Article 4: Airport Approach District. Figure 4-1 of ADC Article 4 shows the subject property outside of the Airport Approach District.
- 3.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.

- 3.3 Article 6: Riparian Corridor. There are no riparian corridors located on this property.
- 3.4 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*. does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0526G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.
- 3.5 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland sites*, does not show any wetlands on the property. The National Wetlands Inventory (NWI) does not show wetlands on the property. This property is not included in a local wetlands inventory.
- 3.6 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.7 Article 7: Historic Districts. *Comprehensive Plan Plate 9*: The subject site is not located in a historic district. There are no known archaeological sites on the property.

#### Conclusions

- 3.1 The subject property is outside of all special purpose districts.

#### Criterion 4

**The application complies with all applicable Design Standards of Article 8.**

#### Findings of Fact

- 4.1 Applicability. According to ADC 8.205, standards of ADC 8.220 through 8.300 apply to the development of new multi-dwelling unit developments.
- 4.2 Relationship to Historic Overlay Districts. ADC 8.210 requires designated historic resources to comply with the standard in Article 7. The site is not located in a historic district, nor does it contain a designated historic resource. This standard is not applicable.
- 4.3 Recreation and Open Space Areas. ADC 8.200 requires multi-dwelling unit developments with 10 or more units to: 1) designate 15 percent of the total development site area as common open in accordance with the standards in ADC 8.200(2); 2) provide a children's play area for developments with 10 or more units that each have two or more bedrooms.  
  
The proposed development consists of 8 one-bedroom units and therefore, is not required to provide common open space or a children's play area per ADC Table 8.220-1.
- 4.4 Private Open Space. Per ADC Table 8.220-1 private open space is required in the RM zoning district, with at least 80 percent of the units. As shown on the site plan, all ground floor units are proposed to have at grade patios that are 80 square feet or greater with no dimensions less than 6-foot. All second-floor units are proposed to have balconies that are 72 square feet or greater with no dimension less than 6-foot.
- 4.5 Setbacks and Building Orientation. According to ADC 8.240(3) subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site has frontage on Marion Street SE, which is classified as a Major Collector. However, in this

case the subject parcel is a flag-lot; therefore, these standards are not applicable to the proposed development.

- 4.6 Façade design, articulation, and windows. According to ADC 8.255(1), the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site.

The subject property is a flag lot and separated by Marion Street by 2450 Marion Street, which is improve with an existing single-dwelling unit. Therefore, this development is exempt from these standards.

- 2.7 Transition to Lower Density Uses. Multiple-dwelling unit developments must also meet the setbacks in Section 8.270(3). According to ADC 8.270(3) multi-dwelling buildings shall be setback at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.

- c. *The abutting lot is in a residential single dwelling zoning district or in the HM zoning district and is developed with single-dwelling residential or middle housing uses or is underdeveloped or vacant.*
- d. *The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-dwelling home” is one constructed prior to January 1, 2021.*

The subject property abuts 2438 Marion Street to the north, 185/187 Foxwood Court SE, and 201/203 Foxwood Court SE to the south, which are each developed with a single detached dwelling and duplex unit, respectively. Therefore, the transitional setback is applicable along these shared property lines.

The transitional setback is not applicable along the west property line since the abutting property is unimproved and within RMA zoning district.

- 4.7 Pedestrian Connections. Each multiple-dwelling unit development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, common open space areas, children’s play areas, and public rights-of-way. To ensure that connections are clear, easily identifiable, and safe, all pedestrian connections shall meet the following standards: (a) Except as required for crosswalks, per ADC Section 8.280(4), where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards. (b) Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.

- 3. All pedestrian ways shall comply with the requirements of the Americans with Disabilities Act.
- 4. To provide safe crossings of streets, driveways, and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color

concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

5. Pedestrian connections shall be provided between the multiple-dwelling unit development and all adjacent parks, schools, retail areas, bus stops, and other pedestrian ways. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

The site plan indicates an internal sidewalk system and 5-foot-wide sidewalk across the south property line of 2450 Marion Street SE via easement with connective to the public sidewalk along Marion Street SE.

- 4.8 Parking Location. ADC 8.300 requires all parking areas to be located within 100 feet of the building entrance for a minimum of 50 percent of units in the development. As shown on the site plan, the proposed parking area meets this standard.

#### Conclusion

- 4.1 According to ADC 8.240(3) subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site has frontage on Marion Street SE, which is classified as a Major Collector, but the parcel is a flag lot; therefore, these standards are not applicable to this application.
- 4.2 As proposed, all other applicable Multiple Dwelling Design Standards are met.

#### Criterion 5

##### **The application complies with all applicable Design Standards of Article 10**

#### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal; therefore, this standard is not applicable.

#### Criterion 6

##### **The application complies with all applicable On-Site Development and Environmental Standards of Article 9.**

#### Findings of Fact

- 6.1 The proposal is an application for Site Plan Review to construct an 8-unit multi-dwelling apartment complex with associated site and parking lot improvements.
- 6.2 ADC 9.020 requires off-street parking and loading for all developments in the amounts indicated in Table 9.020-1, subject to any applicable reductions permitted in Article 9.
- 6.3 ADC 9.020, Table 9-1, stipulates off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1.25 spaces; 2-bedroom units require 1.75; and 3- plus bedroom units require 2.25 spaces. Based on the proposed unit mix a maximum of 18 vehicle parking spaces are permitted.

A total of 10 off-street parking spaces are shown on the site plan; Two spaces are designated as compact, and four are designated as future electric vehicle charging spaces. Therefore, the maximum parking standard is met.

- 6.4 ADC 9.030 states that bicycle parking must be provided in the amounts specified in Table 9.030-1 for all new developments and changes of use. Per Table 9.030-1, multi-dwelling unit developments are required to provide a minimum of one bicycle parking space per dwelling. 8 units are proposed; therefore, a minimum of 8 bicycle parking spaces with 2 spaces accommodating cargo bicycles are required. Bicycle parking spaces in conformance with the required dimensional standards are denoted on the site plan.
- 6.5 ADC 9.100(3) requires parking areas to have a durable, dust-free surface. The site plan indicates the entirety of the parking area will be paved. This standard is met.
- 6.6 ADC 9.100(4) requires that all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion 7 and incorporated here by reference.
- 6.7 ADC 9.100(5) requires perimeter curbing around all parking areas. The site plan indicates that perimeter curbing has been provided along the entirety of the parking lot. This standard is met.
- 6.8 ADC 9.100(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The site plan indicates 7-foot-wide sidewalks with 6-inch curbs along parking stalls adjacent to the apartment buildings to allow for bumper overhand without wheel stops.
- 6.9 ADC 9.100(7) requires parking spaces to be located and served by an aisle or turnaround so that their use will require no backing movements or other maneuvering in a street right-of-way other than an alley. The site plan indicates a parking lot served by a travel aisle for off-street backing and turnaround movements.
- 6.10 ADC 9.100(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
- 6.11 ADC 9.100(9) requires parking lots to connect to adjacent existing or future parking areas. All abutting sites have direct access to a public street and no shared parking lots are proposed with this development.
- 6.12 ADC 9.100(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. Findings pertaining to parking lot landscaping are included below.
- 6.13 Per ADC 9.100(11) no more than 40 percent of parking spaces provided may be designated for compact cars. Compact spaces must be signed and/or the space painted with the words "Compact Car Only." 10 off-street parking spaces are shown on the site plan of which two are designed as compact. As depicted on the site plan, all compact spaces are at least eight

foot wide by 16 feet long. Markings and signage will be installed prior to building occupancy.

- 6.14 Per ADC 9.035 when parking is provided, at least one standard-sized parking space shall be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater. (2) Preferential carpool/vanpool parking spaces must be closer to the employee entrance of the building than other parking spaces, except for ADA accessible parking spaces. (3) Required carpool/vanpool spaces must be clearly marked "Reserved – Carpool/Vanpool Only."

As indicated on the site plan, one carpool/vanpool parking space is proposed. Markings and/or signage will be installed prior to building occupancy.

- 6.15 ADC 9.050 states that pursuant to ORS 455.417, electrical service capacity sufficient for a level 2 electric vehicle charging station must be provided for no less than 40 percent of all vehicle parking spaces serving newly constructed residential buildings with five or more multi-dwelling units.

Ten off-street parking spaces are shown on the site plan of which one is designed as carpool/vanpool, two are designated as compact, and four are designated as future electric vehicle charging spaces.

- 6.16 ADC 9.100 states that all public or private parking areas, loading areas and outdoor vehicle sales areas must be improved based on the following standards. When the total surface parking area for the development site exceeds 10,890 square feet, parking area improvements must comply with the standards in Section 9.130. The proposed parking lot is 3,633 square feet; therefore, the proposal is not subject to the standards in ADC 9.130.

- a. ADC 9.100(12) requires accessible parking at least 9 feet wide and 17 feet long with adjacent access aisle at least 8 feet wide and 17 feet long for a van-accessible space, and six feet wide for a standard accessible space to be provided in conformance with the Oregon Specialty Code.

As indicated on the site plan, accessible parking and an accessible route to the building are proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permit.

- b. ADC 9.100(13) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. Any new lighting will be arranged to reflect light away from any abutting or adjacent properties.
- c. ADC 9.100(14) requires walkways and accessways to be provided for all new off-street parking lots and additions, to connect sidewalks adjacent to new development to the entrances of new buildings. The site plan indicates a sidewalk and access path will be provided from the public sidewalk adjoining the main building entrances and Geary Street SE.



- 6.17 ADC 9.120 states that all off-street parking lots over 1,000 square feet (contiguous) must be designed in accordance with the standards in this Article and the City standards for parking stalls and drive aisles as set forth in Table 9.120-1: Parking Lot Design, and supplemental drawings in Figures 1 and 2.

The proposed parking lot is 3,633 square feet; therefore, the proposal is subject to the standards in ADC 9.120. The site plan indicates that the proposed parking lot complies with the below standards.

- a. ADC 9.115 states that when new development, including expansions to existing structures, results in the conversion or elimination of existing off-street surface parking areas for a use other than bicycle-oriented and transit oriented facilities (bicycle parking, bus stops and pullouts, bus shelters, park and ride stations, and similar facilities), all existing parking areas that are physically impacted by the development must be improved to the standards in Article 9.
- b. ADC 9.120(5) states that parking stall and aisle dimensions must comply with Table 9.120-1. Stall dimensions are measured from inside the stripes. The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall include 20 feet of storage length for entering and exiting vehicles, to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.
- c. ADC 9.120(6)(7) states that compact spaces shall be at least 8 feet wide by 16 feet long and accessible spaces shall be a minimum of 9 feet wide and 17 feet long and designed in accordance with the Oregon Structural Specialty Code (OSSC). An adjacent access aisle must be provided that is at least eight feet wide and 17 feet long for a van-accessible space, and six feet wide for a standard accessible space.
- d. ADC 9.120(8) states long-term parking spaces must be at least 8.5 feet wide. Parking stalls for grocery stores or adjacent planter islands must be at least 9.5 feet wide. Stall dimensions are measured from inside the stripes.

- 6.18 ADC 9.130 states that in addition to other provisions of Article 9, the following standards apply to new or improved surface parking areas of more than 0.25 acres (10,890 square feet), and to parking lot additions of 5,000 square feet or more when existing parking areas are enlarged to more than 10,890 square feet, and when re-construction of a surface parking area of more than 0.25 acres is proposed (i.e., when pavement, curbs, and planter bays are completely replaced). Total surface parking areas are calculated by measuring around the perimeter of all parking spaces, maneuvering areas, and interior landscaping.

- 6.19 ADC 9.140 includes landscaping requirements by type of use. ADC 9.140(1) includes residential landscape standards. ADC 9.140(1) states that all front setbacks (exclusive of accessways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued or final building permit approved. However, in this case the landscaping buffer and screening

requirements are more restrictive and are therefore applicable to the proposed development.

According to the buffering and screening matrix in Table 9.210-1, a 10-foot-wide landscape buffer and screen is required along parking lots with five or more parking spaces and a 10-foot-wide landscape buffer is required for multi-dwelling units abutting dwellings in the RM zoning district. However, in accordance with ADC 9.210 where a proposed use abuts undeveloped property, only one-half of the buffer width is required.

ADC 9.240 states: *The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will be not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.*

ADC 9.250 states: *Screening. Where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above: (1) One row of evergreen shrubs that will grow to form a continuous hedge at least four feet tall within two years of planting, or (2) A fence or masonry wall at least five feet tall constructed to provide a uniform sight-obscuring screen, or (3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least six feet tall within two years of installation*

- North Property Line: 170 feet of the north property line consists of a parking lot with a required 10-foot-wide landscape buffer and screening and multi-unit development with a required 10-foot-wide landscape buffer. The landscaping requirements are as follows: At least one row of either six (6) 10-foot-tall deciduous trees spaced not more than 30 feet apart or eleven (11) 5-foot-tall evergreen trees spaced not more than 15 feet apart; nine (9) five-gallon shrubs or seventeen (17) one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). Plus, screening by four-foot-tall continuous evergreen hedge or a fence or masonry wall at least five street tall constructed to provide a uniform sight-obscuring screen along the parking lot.
- East Property Line: The entire 65-foot west property consists of a parking lot with a required 10-foot-wide landscape buffer and screening. The landscaping requirements are as follows: At least one row of either two (2) 10-foot-tall deciduous trees spaced not more than 30 feet apart or five (5) 5-foot-tall evergreen trees spaced not more than 15 feet apart; three (3) five-gallon shrubs or seven (7) one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). Plus, screening by four-foot-tall continuous evergreen hedge or a fence or

masonry wall at least five street tall constructed to provide a uniform sight-obscuring screen.

- South Property Line: 117 feet of the south property line consists of a multi-unit development with a required a minimum 10-foot-wide landscape buffer. The landscaping requirements are as follows: At least one row of either six (6) 10-foot-tall deciduous trees spaced not more than 30 feet apart or eleven (11) 5-foot-tall evergreen trees spaced not more than 15 feet apart; nine (9) five-gallon shrubs or seventeen (17) one-gallon shrubs; and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs).

Also along the south property line is an existing 10-foot-wide private utility easement, which prohibits the planting of trees. Therefore, all required trees are proposed to be planted north of the of the private utility easement and shrubs are proposed to be planted within the private utility easement resulting in a wider landscape buffer between the proposed multi-unit development and abut duplex development.

- West Property Line: 90 feet of the west property line abuts property that is undeveloped. Therefore, landscaping per ADC 9.140 as opposed to ADC 9.240 is required. However, landscaping is only required for front setbacks and not interior setbacks per ADC 9.140; therefore, landscaping along the west property line is not required.

The landscaping plan indicates that the required landscaping buffer and screening requirements can be met. A condition of approval may require the submittal of final landscaping and irrigation plans for review and approval in association with the building permit and installation of required landscaping prior to building occupancy.

- 6.20 ADC 9.150 provides parking lot landscaping standards, which includes requirements for planter bays, entry landscaping, parking space buffers, alternative plans, and landscape protection. As shown on the site plan and landscaping plan, the parking lot includes parking space buffers, planter bays, and landscape protection in accordance with the standards of ADC 9.150.
- 6.21 ADC 9.150(1) states that parking areas shall be divided into bays of not more than 12 parking stalls and that the end of each parking bay shall be a curbed planter at least five feet wide. The site plan indicates that all proposed parking areas will conform to this standard.
- 6.22 ADC 9.150(2) requires that both sides of the parking lot entrance should be bordered by a minimum five-foot-wide landscape planter strip. As shown on the site plan and landscaping plan, a planter bay greater than five feet in width is proposed at the parking lot accessways.
- 6.23 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping materials.

As shown on the site plan, the residential buildings are separated from parking areas by a 5-foot-wide sidewalk.

- 6.24 ADC 9.165 requires that all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.
- 6.25 Environmental Standards. ADC 9.440 - 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multi-dwelling residential development are comparable to other residential developments in the vicinity and therefore no adverse environmental impacts are anticipated.

#### Conclusions

- 6.1 The parking lot plan complies with the travel aisle and stall dimensional standards of ADC 9.130.
- 6.2 A maximum of 10 vehicle parking spaces is permissible based on the proposed unit types. 10 parking spaces are proposed on-site.
- 6.3 A minimum of 8 bicycle parking spaces is required based on the number of dwelling units proposed. 8 bicycle parking spaces are included in the proposed development.
- 6.4 The landscaping plan indicates that the required landscaping buffer and screening as well as the parking lot landscaping requirements can be met. A final landscape and irrigation plan will be provided prior to the issuance of building permits.
- 6.5 The proposal conforms with the applicable environmental standards.
- 6.6 As proposed, all applicable Article 9 standards can be met.

#### Criterion 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.**

#### Findings of Fact

##### Sanitary Sewer

- 7.1 City utility maps show an 8-inch public sanitary sewer main in the Marion Street SE right-of-way along the east frontage of the subject property.
- 7.2 Albany Municipal Code (AMC) 10.01.100(1) states the objective of the AMC requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.

- 7.3 ADC 12.470 requires all new developments to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.4 ADC 12.370 requires the dedication of public utility easements (typically a minimum of 20 feet in width, to be centered over the main) for all public sanitary sewers and appurtenances. Permanent structures are not allowed to encroach on a public utility easement or be placed over a public sewer main.
- 7.5 As shown in the preliminary utility plan, the subject property will be provided with a new service lateral that will either be installed or financially guaranteed prior to recordation of the final plat. Before any work is done on or around the public sanitary sewer main, a Site Improvement Permit will be obtained from the Public Works Department.

#### Water

- 7.6 City utility maps show a 12-inch public water main in the Marion Street SE right-of-way along the east frontage of the subject property.
- 7.7 ADC 12.410 requires all new developments to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.8 As shown in the preliminary utility plan, the subject property will be provided with new water services that will either be installed or financially guaranteed prior to recordation of the final plat. Before any work is done on or around the public water main, a Site Improvement Permit will be obtained from the Public Works Department.

#### Storm Drainage

- 7.9 City utility maps show a 12-inch public storm drainage main in the Marion Street SE right-of-way along the east frontage of the subject property.
- 7.10 As shown on the Tentative Plat, the subject property will be provided with new storm water services that will either be installed or financially guaranteed prior to recordation of the final plat.
- 7.11 It is the property owner's responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown in the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system, must be reviewed and approved by the City of Albany's Engineering Division.
- 7.12 ADC 12.580 states all new development within the city must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property

to be developed where the City Engineer determines the extension is needed to provide service to upstream properties.

- 7.13 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced.
- 7.14 A preliminary drainage plan has been submitted with this application. Final design for the storm drainage facilities will be reviewed in conjunction with the development. Before any work is done on or around a public storm drainage main, a Site Improvement Permit will be obtained from the Public Works Department

#### Conclusions

- 7.1 Public sanitary sewer, water, and storm drainage facilities are in place and adequate to serve the proposed development.
- 7.2 Future development on the subject property will require connection to the City's sanitary sewer system. Installation of a new sewer lateral is the responsibility of the developer. An encroachment permit must be obtained before beginning work on or around a public utility.
- 7.3 Before any work is done on or around a public water main for installation of fire protection, the applicant will obtain a Site Improvement Permit from the Public Works Department.
- 7.4 The applicant will construct stormwater detention facilities to provide storm and flood-water controls.
- 7.5 Before the City issues any occupancy permit for the proposed project, the applicant will construct stormwater detention facilities that comply with the City's Engineering Standards.
- 7.6 The applicant will obtain a stormwater quality permit for or the project and construct stormwater quality facilities that satisfy the City's Engineering Standards.

#### Criterion 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.**

- 8.1 The subject property has an assigned address of 2456 Marion Street.
- 8.2 ADC 12.060 requires all streets adjacent and interior to new development be improved to City standards.

- 8.3 Marion Street is classified as a Major Collector and is improved city standards along the frontage of the subject property. Improvements include curb and gutter, sidewalks, a vehicle travel lane in each direction, and on-street bike lanes.
- 8.4 ADC 12.290 requires all development for which land use applications are required, and all expedited and middle housing land divisions, must include sidewalks adjacent to public streets.
- 8.5 Access improvements to/from Marion Street are proposed with this application. As shown on the Preliminary Civil Site Plan, the size and location of these improvements complies with the city's design standards.
- 8.6 The ITE trip generation manual breaks up multi-dwelling housing into three categories. Multi-dwelling housing containing three to ten floors is classified as mid-rise. Mid-rise multi-dwelling development generates 5.44 vehicle trips per day and 0.44 trips during the peak PM traffic hour. The development will create fourteen multi-dwelling units. Based on ITE trip generation rates, at full buildout the development could generate 44 vehicle trips per day, with four of those trips occurring during the peak PM traffic hour.
- 8.7 The development will not generate enough trips to require submittal of a trip generation analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a trip generation analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 8.8 Albany's Transportation System Plan (TSP) does not identify any capacity or safety issues occurring along the street frontages of this development.

#### Conclusions

- 8.1 The site's frontage on Marion Street SE is improved city standards along the frontage of the subject property. Access improvements to/from Marion Street are proposed with this application. The size and location of these improvements complies with the city's design standards.
- 8.2 The development is not projected to generate enough trips to require submittal of a trip generation estimate or traffic impact analysis.
- 8.3 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.

#### Criterion 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.**

#### Findings of Fact and Conclusion

- 9.1 See Findings under Criterion Seven (above) related to stormwater quality standard in response to this review criterion. These findings are incorporated herein by reference.

### Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

#### Findings of Fact and Conclusion

10.1 The subject property was created via Partition approved under Albany Planning File PA-10-94 and recorded under Linn County Survey No. 21126. All related conditions of approval were satisfied in association with filing the final plat; therefore, this criterion is not applicable.

### Criterion 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.

#### Findings of Fact and Conclusion

11.1 The site is not considered nonconforming; therefore, this criterion is not applicable.

### III. Overall Conclusion

As proposed, the application for Plan Review satisfies all applicable review criteria as outlined in this report.

### IV. Attachments

- A. Preliminary Plan Set
  - 1. Existing Conditions/Demo Plan
  - 2. Preliminary Overall Site Plan
  - 3. Preliminary Site Plan
  - 4. Preliminary Grading and Drainage Plan
  - 5. Preliminary Utility Plan
  - 6. Preliminary Fire Department Plans
  - 7. Preliminary Fire Department Plans
- B. Preliminary Stormwater Report
- C. Preliminary Landscape Plan Set
- D. Preliminary Building Plan Set



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## Udell Engineering and Land Surveying, LLC

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### SP-07-24 Completeness Determination Response

Date: April 22, 2024

To: Liz Olmstead, City of Albany, Planner

From: Laura LaRoque, Udell Engineering and Land Surveying, LLC

CC: Scott Lepman, Glorietta Bay LLC; Brian Vandetta, Udell Engineering and Land Surveying, LLC

#### INTRODUCTION

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The purpose of this memo is to provide responses to items raised in the completeness determination for Albany Planning File No. SP-07-24.

#### Transition to Lower Density Uses: (ADC 8.270)

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The completeness memo states the following:

- *ADC 8.270 Transition to Lower Density Uses: ADC 8.270(3) states that multiple dwelling unit buildings shall be set back at least one foot for each foot in building height from a shared property line when the abutting lot has a pre-existing single-dwelling unit home. The property to the north of the subject property contains a pre-existing single dwelling home. The submitted plans indicate a wall height of approximately 16 feet. Therefore, the required setback from the multiple dwelling building to the northern property line would be 16 feet. The proposed setback is 14 feet.*

*In addition, sheet C1.2 states that the minimum setback from a 2-story building is 20 feet and the minimum setback from storage is 10 feet.*

The following finding is provided in the narrative:

*2.6 Multiple-dwelling unit developments must also meet the setbacks in Section 8.270(3). According to ADC 8.270(3) multi-dwelling buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.*

- a. The abutting lot is in a residential single dwelling zoning district or in the HM zoning district and is developed with single-dwelling residential or middle housing uses or is underdeveloped or vacant.*
- b. The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a "pre-existing single-dwelling home" is one constructed prior to January 1, 2021.*

*The subject property abuts 2438 Marion Street to the north, 185/187 Foxwood Court SE, and 201/203 Foxwood Court SE to the south, which are each developed with a single detached dwelling and duplex unit, respectively. Therefore, the transitional setback is applicable along these shared property lines.*

A supplemental finding is included below:

According to ADC 3.260(2)(a)(c), balconies, porches, patios, decks, or other similar structures over 30 inches in height may encroach up to two feet into the required interior setback.

As shown on the north elevation drawing, the proposed building top of wall plate height is 17-foot-tall; therefore, the wall of the multiple dwelling structures requires a 17-foot interior setback (per ADC 8.270(3)). As shown on the north elevation drawing, the proposed patios and balconies include a storage room with a 17-foot-tall top of wall plate height, which requires a 15-foot interior setback (per ADC 8.270(3) and ADC 3.260(2)(a)(c)).

Staff stated the following in an email dated April 19<sup>th</sup> “Fully enclosed storage areas are not considered a projecting building feature as described in ADC 3.260(2)(a) and (c). Generally, projecting building features are not fully enclosed structures spanning multiple levels of a building.” This is an unfounded interpretation of the development code as no such differentiation between open or enclosed projecting building features is found in the Albany Development Code. In fact, 3.260(a)(b)(c) list bay windows, chimneys and fireplaces, and patios all of which are either wholly or commonly enclosed projecting building features that are routinely permitted in permit.

As depicted in the revised civil site plan, the proposed development conforms with the transitional building setback of ADC 8.270 and interior balcony/patio setback encroachment allowance standard of ADC 3.260(2)(a)(c).

#### **Maximum Parking Standards: (ADC Table 9.020-1)**

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The completeness memo states the following:

- The written narrative does not reflect the current maximum parking standards, therefore, the maximum parking allowed is calculated incorrectly. The vehicle parking summary on page C1.2 of the civil plan set references the correct standard, but the maximum parking is incorrectly calculated.

The following finding is provided in the narrative:

- 6.2 *ADC 9.020 requires off-street parking and loading for all developments in the amounts indicated in Table 9.020-1, subject to any applicable reductions permitted in Article 9.*
- 6.3 *ADC 9.020, Table 9-1, stipulates off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1.25 spaces; 2- bedroom units require 1.75; and 3-plus bedroom units require 2.25 spaces. Based on the proposed unit mix a maximum of 18 vehicle parking spaces are permitted.*

*A total of 10 off-street parking spaces are shown on the site plan; Two spaces are designated as compact, and four are designated as future electric vehicle charging spaces. Therefore, the maximum parking standard is met.*

A supplemental finding is included below:

ADC 9.020 stipulates maximum off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1 vehicle space per unit, plus 1 visitor space every four units or 1.25 spaces per unit; 2- bedroom units require 1.5 vehicle parking space per unit, plus 1 visitor space every four units or 1.75 per unit; and 3- plus bedroom units require 3 vehicle parking space per unit, plus 1 visitor space every four units or 2.25 spaces per unit.

The proposal includes a total of eight one-bedroom units; therefore, a maximum of 10 vehicle parking spaces are permitted. As shown on the civil site plan, 10 vehicle parking spaces are proposed.

### **Minimum Bicycle Parking Space and Access Dimensions: (ADC Table 9.030-2)**

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The completeness memo states the following:

- *Page C1.2 of the civil plan set states the total width of the standard covered bike parking spaces will be 8.5 feet and the area depicted on the drawing is 10 feet. ADC 9.030-2 requires a space width of 1.5 feet for side-by-side spaces. If 6 standard bicycle parking spaces are required, the standard bicycle parking area would be 9 feet wide.*

A supplemental finding is included below:

As shown in the civil site plan there is sufficient area to accommodate the bicycle parking stall to the standards of ADC 9.030-2.

### **Carpool/Vanpool Spaces: (ADC 9.035)**

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The completeness memo states the following:

- *Carpool/Vanpool parking is not required for residential uses.*

The following finding is provided in the narrative:

6.14 ADC 9.035 when parking is provided, at least one standard-sized parking space shall be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater. (2) Preferential carpool/vanpool parking spaces must be closer to the employee entrance of the building than other parking spaces, except for ADA accessible parking spaces. (3) Required carpool/vanpool spaces must be clearly marked "Reserved – Carpool/Vanpool Only."

As indicated on the site plan, one carpool/vanpool parking space is proposed. Markings and/or signage will be installed prior to building occupancy.

A supplemental finding is included below:

ADC 9.035 does not stipulate that it should be applied to a specific type of development (i.e., residential, commercial, or industrial); therefore, a designated vanpool/carpool parking space is proposed. If staff finds

that a vanpool/carpool parking space is not required for the proposed development the provided space will revert to a standard undesigned parking space.

### **Electric Vehicle Charging Capacity: (ADC 9.050)**

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The completeness memo states the following:

- *ADC 9.050(2) states that electric vehicle charging capacity must be provided for 40 percent of ADA spaces in residential and mixed-use development with five or more units. Please update the site plan and narrative showing electric vehicle charging capacity for the ADA space on the site.*

The following finding is provided in the narrative:

- 6.1 ADC 9.050 states that pursuant to ORS 455.417, electrical service **capacity sufficient** for a level 2 electric vehicle charging station must be provided for no less than 40 percent of **all vehicle parking spaces** serving newly constructed residential buildings with five or more multi-dwelling units.

A supplemental finding is included below:

ADC 9.020 stipulates maximum off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1 vehicle space per unit, plus 1 visitor space every four units or 1.25 spaces per unit; 2- bedroom units require 1.5 vehicle parking space per unit, plus 1 visitor space every four units or 1.75 per unit; and 3- plus bedroom units require 3 vehicle parking space per unit, plus 1 visitor space every four units or 2.25 spaces per unit.

The proposal includes a total of eight one-bedroom units; therefore, a maximum of 10 vehicle parking spaces (8 vehicle parking spaces plus 2 visitor parking spaces) are permitted. Forty percent of 10 is four spaces. In accordance with this standard and as designated on the civil site plan, four parking spaces (40% of 10 vehicle parking spaces) are designed for capacity sufficient for level two electric vehicles charging stations.

### **Parking Lot Landscaping: (ADC 9.150)**

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The completeness memo states the following:

- *ADC 9.150(1) states parking areas shall be divided into bays of not more than 12 parking stalls and the end of each parking bay shall be a curbed planter at least five feet wide. The planter bay at the northeast corner of the parking lot adjacent to the trash enclosure does not meet this standard. In addition, the planter by at the southeast corner of the parking lot also does not meet the standard.*

The following finding is provided in the narrative:

- 6.20 *ADC 9.150 provides parking lot landscaping standards, which includes requirements for planter bays, entry landscaping, parking space buffers, alternative plans, and landscape protection. As shown on the site plan and landscaping plan, the parking lot includes*

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*parking space buffers, planter bays, and landscape protection in accordance with the standards of ADC 9.150.*

- 6.21 *ADC 9.150(1) states that parking areas shall be divided into bays of not more than 12 parking stalls and that the end of each parking bay shall be a curbed planter at least five feet wide. The site plan indicates that all proposed parking areas will conform to this standard.*
- 6.22 *ADC 9.150(2) requires that both sides of the parking lot entrance should be bordered by a minimum five-foot-wide landscape planter strip. As shown on the site plan and landscaping plan, a planter bay greater than five feet in width is proposed at the parking lot accessways.*
- 6.23 *ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping materials. As shown on the site plan, the residential buildings are separated from parking areas by a 5-foot-wide sidewalk.*
- 6.24 *ADC 9.165 requires that all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.*

A supplemental finding is included below:

As depicted in the revised civil site plan, the proposed trash enclosure has been moved from the northeast to the southeast corner of the parking lot to allow for a 5-foot-wide landscape planter bays on either side of parking stalls 1-3. Landscape planter bays 10-foot-wide or greater are provided on either side of parking stalls 4-10.

The parking lot back up area is at least 5-feet from the north property line and excluded from the required parking lot buffer requirement per Table 9.120-1, note 3.

#### **Parking Lot Landscaping: (ADC 9.150)**

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The completeness memo states the following:

- *ADC 9.150(2) requires both sides of a parking lot entrance to be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays. The site plan shows a planter bay greater than 5 feet in width adjacent to the parking space on the southwest corner of the parking lot, but the planter bay adjacent to the parking stall at the southeast corner of the parking lot is not five feet wide.*

A supplemental finding is included below:

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As depicted in the revised civil site plan, shows a planter bay greater than 5 feet in width adjacent to the parking space on the southwest and southeast corner of the parking lot.

**SUMMARY**

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As outlined in the above, the proposed submittal conforms with all applicable Albany Development Code standards.

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## Udell Engineering and Land Surveying, LLC

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### SP-07-24 Completeness Determination Response

Date: April 22, 2024

To: Liz Olmstead, City of Albany, Planner

From: Laura LaRoque, Udell Engineering and Land Surveying, LLC

CC: Scott Lepman, Glorietta Bay LLC; Brian Vandetta, Udell Engineering and Land Surveying, LLC

#### INTRODUCTION

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The purpose of this memo is to provide responses to items raised in the completeness determination for Albany Planning File No. SP-07-24.

#### Transition to Lower Density Uses: (ADC 8.270)

---

The completeness memo states the following:

- *ADC 8.270 Transition to Lower Density Uses: ADC 8.270(3) states that multiple dwelling unit buildings shall be set back at least one foot for each foot in building height from a shared property line when the abutting lot has a pre-existing single-dwelling unit home. The property to the north of the subject property contains a pre-existing single dwelling home. The submitted plans indicate a wall height of approximately 16 feet. Therefore, the required setback from the multiple dwelling building to the northern property line would be 16 feet. The proposed setback is 14 feet.*

*In addition, sheet C1.2 states that the minimum setback from a 2-story building is 20 feet and the minimum setback from storage is 10 feet.*

The following finding is provided in the narrative:

*2.6 Multiple-dwelling unit developments must also meet the setbacks in Section 8.270(3). According to ADC 8.270(3) multi-dwelling buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.*

- a. The abutting lot is in a residential single dwelling zoning district or in the HM zoning district and is developed with single-dwelling residential or middle housing uses or is underdeveloped or vacant.*
- b. The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-dwelling home” is one constructed prior to January 1, 2021.*

*The subject property abuts 2438 Marion Street to the north, 185/187 Foxwood Court SE, and 201/203 Foxwood Court SE to the south, which are each developed with a single detached dwelling and duplex unit, respectively. Therefore, the transitional setback is applicable along these shared property lines.*

A supplemental finding is included below:

According to ADC 3.260(2)(a)(c), balconies, porches, patios, decks, or other similar structures over 30 inches in height may encroach up to two feet into the required interior setback.

As shown on the north elevation drawing, the proposed building top of wall plate height is 17-foot-tall; therefore, the wall of the multiple dwelling structures requires a 17-foot interior setback (per ADC 8.270(3)). As shown on the north elevation drawing, the proposed patios and balconies include a storage room with a 17-foot-tall top of wall plate height, which requires a 15-foot interior setback (per ADC 8.270(3) and ADC 3.260(2)(a)(c)).

Staff stated the following in an email dated April 19<sup>th</sup> “Fully enclosed storage areas are not considered a projecting building feature as described in ADC 3.260(2)(a) and (c). Generally, projecting building features are not fully enclosed structures spanning multiple levels of a building.” This is an unfounded interpretation of the development code as no such differentiation between open or enclosed projecting building features is found in the Albany Development Code. In fact, 3.260(a)(b)(c) list bay windows, chimneys and fireplaces, and patios all of which are either wholly or commonly enclosed projecting building features that are routinely permitted in permit.

As depicted in the revised civil site plan, the proposed development conforms with the transitional building setback of ADC 8.270 and interior balcony/patio setback encroachment allowance standard of ADC 3.260(2)(a)(c).

#### **Maximum Parking Standards: (ADC Table 9.020-1)**

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The completeness memo states the following:

- The written narrative does not reflect the current maximum parking standards, therefore, the maximum parking allowed is calculated incorrectly. The vehicle parking summary on page C1.2 of the civil plan set references the correct standard, but the maximum parking is incorrectly calculated.

The following finding is provided in the narrative:

- 6.2 *ADC 9.020 requires off-street parking and loading for all developments in the amounts indicated in Table 9.020-1, subject to any applicable reductions permitted in Article 9.*
- 6.3 *ADC 9.020, Table 9-1, stipulates off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1.25 spaces; 2- bedroom units require 1.75; and 3-plus bedroom units require 2.25 spaces. Based on the proposed unit mix a maximum of 18 vehicle parking spaces are permitted.*



*A total of 10 off-street parking spaces are shown on the site plan; Two spaces are designated as compact, and four are designated as future electric vehicle charging spaces. Therefore, the maximum parking standard is met.*

A supplemental finding is included below:

ADC 9.020 stipulates maximum off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1 vehicle space per unit, plus 1 visitor space every four units or 1.25 spaces per unit; 2- bedroom units require 1.5 vehicle parking space per unit, plus 1 visitor space every four units or 1.75 per unit; and 3- plus bedroom units require 3 vehicle parking space per unit, plus 1 visitor space every four units or 2.25 spaces per unit.

The proposal includes a total of eight one-bedroom units; therefore, a maximum of 10 vehicle parking spaces are permitted. As shown on the civil site plan, 10 vehicle parking spaces are proposed.

### **Minimum Bicycle Parking Space and Access Dimensions: (ADC Table 9.030-2)**

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The completeness memo states the following:

- *Page C1.2 of the civil plan set states the total width of the standard covered bike parking spaces will be 8.5 feet and the area depicted on the drawing is 10 feet. ADC 9.030-2 requires a space width of 1.5 feet for side-by-side spaces. If 6 standard bicycle parking spaces are required, the standard bicycle parking area would be 9 feet wide.*

A supplemental finding is included below:

As shown in the civil site plan there is sufficient area to accommodate the bicycle parking stall to the standards of ADC 9.030-2.

### **Carpool/Vanpool Spaces: (ADC 9.035)**

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The completeness memo states the following:

- *Carpool/Vanpool parking is not required for residential uses.*

The following finding is provided in the narrative:

6.14 ADC 9.035 when parking is provided, at least one standard-sized parking space shall be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater. (2) Preferential carpool/vanpool parking spaces must be closer to the employee entrance of the building than other parking spaces, except for ADA accessible parking spaces. (3) Required carpool/vanpool spaces must be clearly marked "Reserved – Carpool/Vanpool Only."

As indicated on the site plan, one carpool/vanpool parking space is proposed. Markings and/or signage will be installed prior to building occupancy.

A supplemental finding is included below:

ADC 9.035 does not stipulate that it should be applied to a specific type of development (i.e., residential, commercial, or industrial); therefore, a designated vanpool/carpool parking space is proposed. If staff finds

that a vanpool/carpool parking space is not required for the proposed development the provided space will revert to a standard undesigned parking space.

### **Electric Vehicle Charging Capacity: (ADC 9.050)**

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The completeness memo states the following:

- *ADC 9.050(2) states that electric vehicle charging capacity must be provided for 40 percent of ADA spaces in residential and mixed-use development with five or more units. Please update the site plan and narrative showing electric vehicle charging capacity for the ADA space on the site.*

The following finding is provided in the narrative:

- 6.1 ADC 9.050 states that pursuant to ORS 455.417, electrical service **capacity sufficient** for a level 2 electric vehicle charging station must be provided for no less than 40 percent of **all vehicle parking spaces** serving newly constructed residential buildings with five or more multi-dwelling units.

A supplemental finding is included below:

ADC 9.020 stipulates maximum off-street required parking for multi-dwelling development based on unit type. Studios and 1-bedrooms require 1 vehicle space per unit, plus 1 visitor space every four units or 1.25 spaces per unit; 2- bedroom units require 1.5 vehicle parking space per unit, plus 1 visitor space every four units or 1.75 per unit; and 3- plus bedroom units require 3 vehicle parking space per unit, plus 1 visitor space every four units or 2.25 spaces per unit.

The proposal includes a total of eight one-bedroom units; therefore, a maximum of 10 vehicle parking spaces (8 vehicle parking spaces plus 2 visitor parking spaces) are permitted. Forty percent of 10 is four spaces. In accordance with this standard and as designated on the civil site plan, four parking spaces (40% of 10 vehicle parking spaces) are designed for capacity sufficient for level two electric vehicles charging stations.

### **Parking Lot Landscaping: (ADC 9.150)**

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The completeness memo states the following:

- *ADC 9.150(1) states parking areas shall be divided into bays of not more than 12 parking stalls and the end of each parking bay shall be a curbed planter at least five feet wide. The planter bay at the northeast corner of the parking lot adjacent to the trash enclosure does not meet this standard. In addition, the planter by at the southeast corner of the parking lot also does not meet the standard.*

The following finding is provided in the narrative:

- 6.20 *ADC 9.150 provides parking lot landscaping standards, which includes requirements for planter bays, entry landscaping, parking space buffers, alternative plans, and landscape protection. As shown on the site plan and landscaping plan, the parking lot includes*

*parking space buffers, planter bays, and landscape protection in accordance with the standards of ADC 9.150.*

- 6.21 *ADC 9.150(1) states that parking areas shall be divided into bays of not more than 12 parking stalls and that the end of each parking bay shall be a curbed planter at least five feet wide. The site plan indicates that all proposed parking areas will conform to this standard.*
- 6.22 *ADC 9.150(2) requires that both sides of the parking lot entrance should be bordered by a minimum five-foot-wide landscape planter strip. As shown on the site plan and landscaping plan, a planter bay greater than five feet in width is proposed at the parking lot accessways.*
- 6.23 *ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping materials. As shown on the site plan, the residential buildings are separated from parking areas by a 5-foot-wide sidewalk.*
- 6.24 *ADC 9.165 requires that all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.*

A supplemental finding is included below:

As depicted in the revised civil site plan, the proposed trash enclosure has been moved from the northeast to the southeast corner of the parking lot to allow for a 5-foot-wide landscape planter bays on either side of parking stalls 1-3. Landscape planter bays 10-foot-wide or greater are provided on either side of parking stalls 4-10.

The parking lot back up area is at least 5-feet from the north property line and excluded from the required parking lot buffer requirement per Table 9.120-1, note 3.

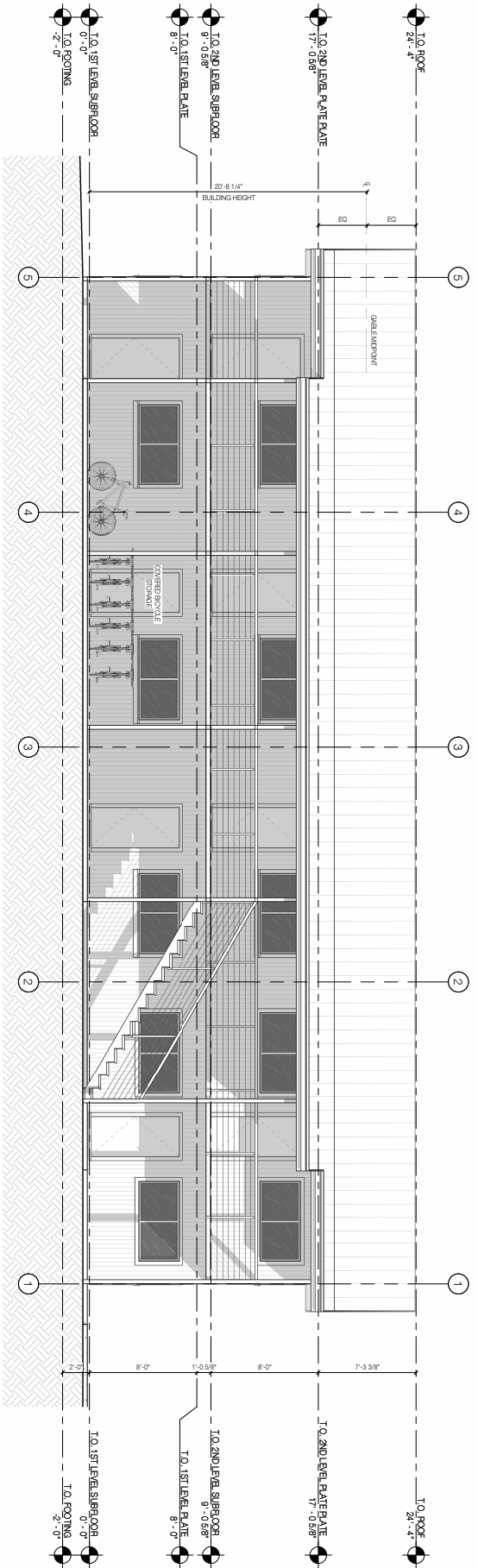
#### **Parking Lot Landscaping: (ADC 9.150)**

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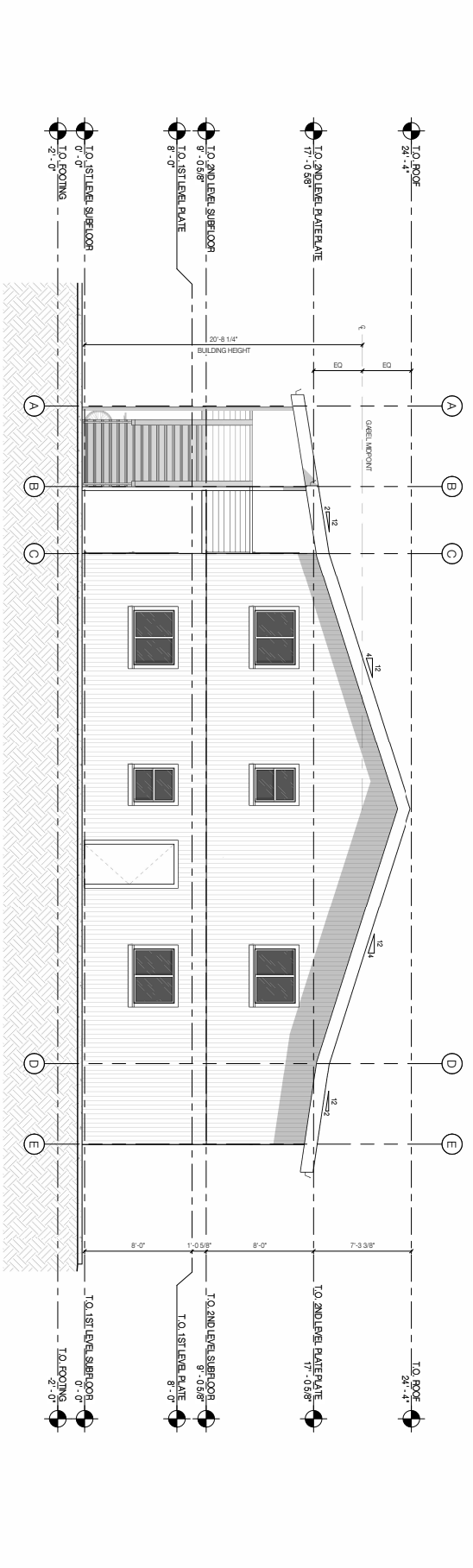
The completeness memo states the following:

- *ADC 9.150(2) requires both sides of a parking lot entrance to be bordered by a minimum five-foot-wide landscape planter strip meeting the same landscaping provisions as planter bays. The site plan shows a planter bay greater than 5 feet in width adjacent to the parking space on the southwest corner of the parking lot, but the planter bay adjacent to the parking stall at the southeast corner of the parking lot is not five feet wide.*

A supplemental finding is included below:



1 SOUTH BUILDING ELEVATION  
1/4" = 1'-0"



2 EAST BUILDING ELEVATION  
1/4" = 1'-0"



SUBMITTAL  
DRAWING

LEPMAN PROPERTIES  
MARION ST APARTMENTS  
2456 MARION ST SE ALBANY, OR 97322

ISSUE	DATE
DD1	02/01/24
DD2	02/08/24
DD3	02/15/24
DD4	02/27/24
DD5	04/03/24

SE BUILDING  
ELEVATIONS  
**A2.1**

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As depicted in the revised civil site plan, shows a planter bay greater than 5 feet in width adjacent to the parking space on the southwest and southeast corner of the parking lot.

**SUMMARY**

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As outlined in the above, the proposed submittal conforms with all applicable Albany Development Code standards.

Laurus Designs, LLC
















1012 Pine Street  
Silverton, Oregon  
503.784.6494

## Preliminary Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Acer truncatum x platanoides 'Warmeden' / Pacific Sunset Maple	2" Cal., 8&8 (10' H. Min.)
	5	Lagerstroemia indica x fauriei 'Muskagee' / Muskagee Crepe Myrtle	2" Cal., 8&8 (10' H. Min.)
	2	Nyssa sylvatica 'Haymanred' / Red Rage Tupelo	2" Cal., 8&8 (10' H. Min.)
	4	Thuja plicata 'Northern Spire' / Northern Spire Western Red Cedar	5" H. Min., 8&8

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	9	Rubus calycinoides 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	1 Gal.	48" o.c.
	95	Waldsteinia fragaroides / Raren Strawberry	4" Pot	24" o.c.
	1,715 sf	ProTime PFS01 Water Smarter Fescue	Seed	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	12	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 Gal.
	30	Euonymus japonicus / Japanese Euonymus	5 Gal.
	9	Euonymus japonicus 'Silver King' / Silver King Euonymus	5 Gal.
	2	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-50" HT.
	5	Leucothoe fontanesiana 'Zebild' / Scarletta Drooping Leucothoe	2 Gal.
	25	Ligustrum japonicum 'Toxarium' / Texas Japanese Privet	5 Gal.
	7	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	1 Gal.
	6	Rhaphidolepis indica 'Ballarina' / Ballarina Indian Hawthorn	2 Gal.
	13	Rhaphidolepis umbellata 'Snow White' / Yodda Hawthorn	3 Gal.
	10	Sarcococca confusa / Fragrant Sarcococca	2 Gal.

## Landscape Information:

TOTAL SITE SF: 17,295 SF  
PROPOSED LANDSCAPE SF: 5,763 SF  
COMMON OPEN SPACE (EXCLUDED): NONE

**NORTH SETBACK (170' L.F.):**  
(1) PRECIPITOUS TREES NO MORE THAN 30' O.C.  
OR (1) EVERGREEN TREES NO MORE THAN 15' O.C.  
(1) 5 GAL. SHRUBS OR (1) 1 GAL. SHRUB  
GROUND COVER REMAINING AREA  
4' FT. MIN. EVERGREEN HEDGE ON MIN. 5' FT.  
SIGHT-OBSCURING FENCE

**WEST SETBACK (90' L.F.):**  
(1) PRECIPITOUS TREES NO MORE THAN 30' O.C.  
(2) 5 GAL. SHRUBS OR (1) 1 GAL. SHRUB  
GROUND COVER REMAINING AREA  
4' FT. MIN. EVERGREEN HEDGE ON MIN. 5' FT.  
SIGHT-OBSCURING FENCE

**SOUTH SETBACK (197' L.F.):**  
(1) PRECIPITOUS TREES NO MORE THAN 30' O.C.  
(1) 5 GAL. SHRUBS OR (1) 1 GAL. SHRUB  
GROUND COVER REMAINING AREA  
4' FT. MIN. EVERGREEN HEDGE ON MIN. 5' FT.  
SIGHT-OBSCURING FENCE

**EAST SETBACK (65' L.F.):**  
(2) PRECIPITOUS TREES NO MORE THAN 30' O.C.  
(3) 5 GAL. SHRUBS OR (1) 1 GAL. SHRUB  
GROUND COVER REMAINING AREA  
4' FT. MIN. EVERGREEN HEDGE ON MIN. 5' FT.  
SIGHT-OBSCURING FENCE

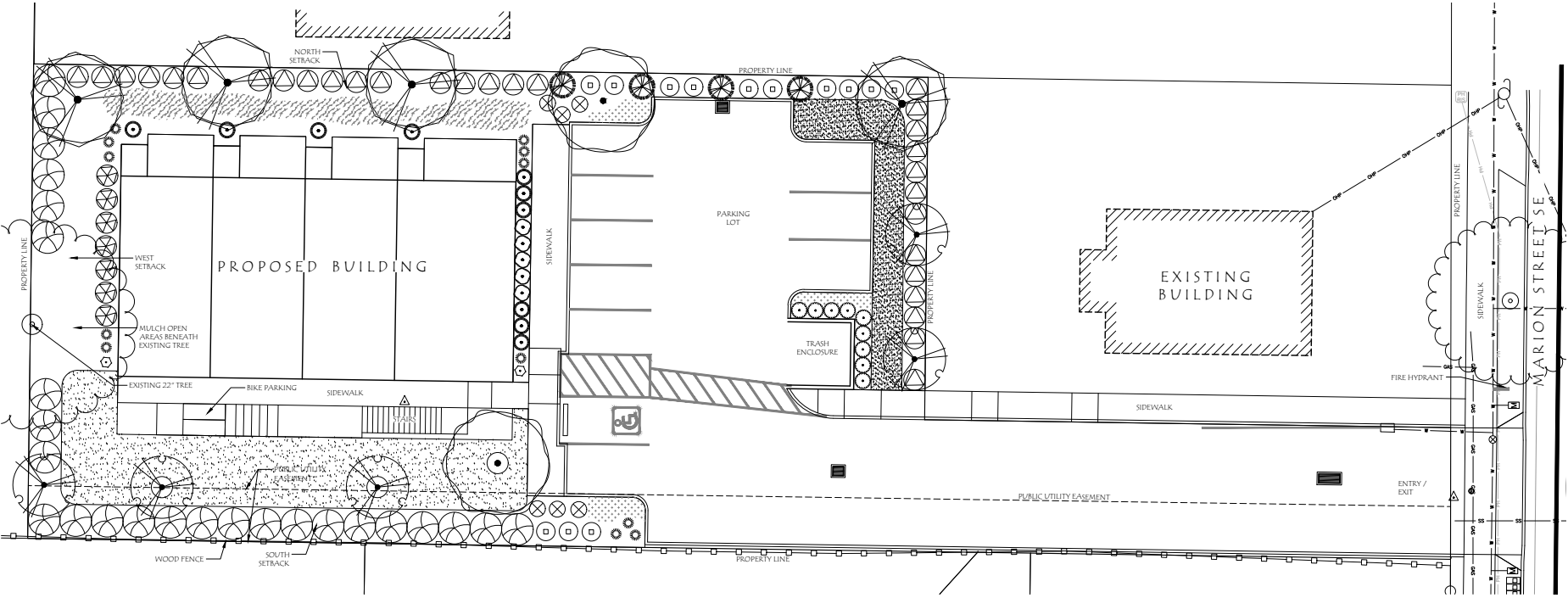
**PARKING PLANTERS:**  
(1) TREE PER PLANTER  
(2) SHRUBS PER 100 SF GROUND COVER

## Legend:



## General Notes:

- DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO ALBANY REQUIREMENTS FOR GENERAL PLANTING PLAN.
- LANDSCAPE REQUIREMENTS SEE THIS SHEET.
- PRELIMINARY PLANT SCHEDULE SEE THIS SHEET.
- ALL BEDS TO BE MULCHED WITH 2" AGED FRI MULCH.
- LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM.




Marion Street Apartments

Marion Street SE  
Albany, Oregon

REGISTERED  
643  
PRELIMINARY  
LAURA A. ANTONSON  
OREGON  
11/16/2007  
LANDSCAPE ARCHITECT

PRELIMINARY PLANTING PLAN



SCALE: 1"=10'-0"  
0' 5' 10' 20'  
SCALE

April 10th, 2024

REVISIONS			
#	DATE	NOTES	INITIALS

L1.1  
SHEET 1 OF 1  
PROJECT # 1655

**Olmstead, Liz**

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**From:** Charles Conway <chuckcnwy@gmail.com>  
**Sent:** Friday, April 26, 2024 4:24 PM  
**To:** Olmstead, Liz  
**Subject:** Site plan sp-07-24

**[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]**

Liz Olmstead,

You asked us to send you any comments we may have regarding the construction proposal of said site and I'm doing just that. My mother and I have been neighbors on Foxwood ct since 2005 when the entire cul-de-sac was new construction. Since then the property behind our duplex has been a literal nightmare especially because of the dangerous fire hazards. We've had to call the Fire Marshals several times to get the property owner just to mow the grass short enough as not to cause a brush fire. Now, you intend to build a large 2-story building to cast over our backyard. This is absurd! I'm telling you right now I do not like any part of this. I really hope you decide otherwise. I intend to talk to all my other neighbors and explore any legal means necessary to stop this.

Thank you for your time,

The Conways

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