

COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

SP-27-24

January 8, 2025

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **David Martineau** at 541-917-7555 or david.martineau@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **January 22, 2025**.

Application Information

Proposal:	Site Plan Review for the construction of a 54-unit apartment complex and associated site improvements.
Review Body:	Staff (Type I-L)
Owner/Applicant:	Farmworker Housing Development Corporation; 1274 5th Street, Suite 1-A; Woodburn, OR 97071
Owner Representative:	SERA Architects; C/O John Treber; 600 SW 10th Avenue, Suite 500, Portland, OR 97217
Address/Location:	4400 Spicer Road SE
Map/Tax Lot:	Linn County Assessor: 11S03W-09D Tax Lot 900
Zoning:	Residential Medium Density (RM)
Comprehensive Plan:	High Density Residential (HDR)
Overlay Districts:	Airport Approach Overlay
Total Land Area:	8.60 acres
Existing Land Use:	Unimproved

The City of Albany has received the application for Site Plan Review as referenced above. We are mailing notice of the application to property owners within 1000 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **January 22, 2025**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map and site plan. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **David Martineau**, project planner, at 541-917-7555. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to david.martineau@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code.

albanyoregon.gov/cd



These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

Approval Standards for This Request

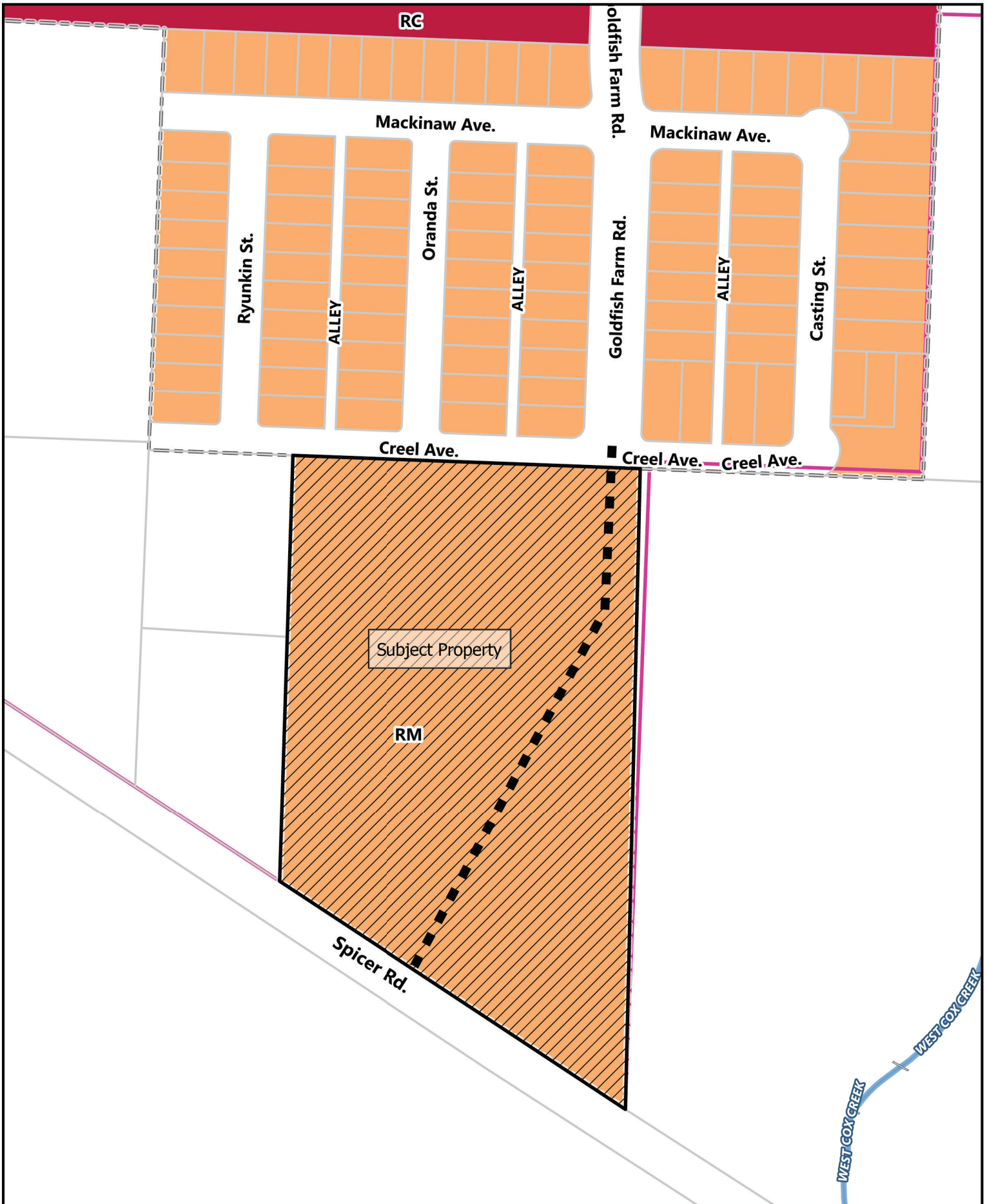
Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



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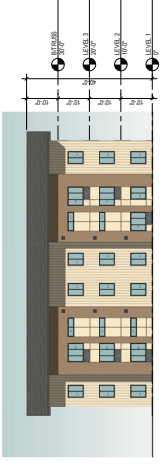
Date: 10/30/2024 Map Source:

4400 Spicer Road

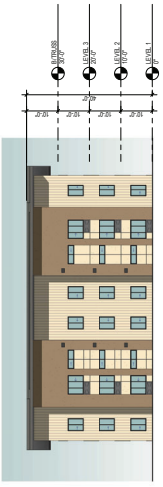
Location Map



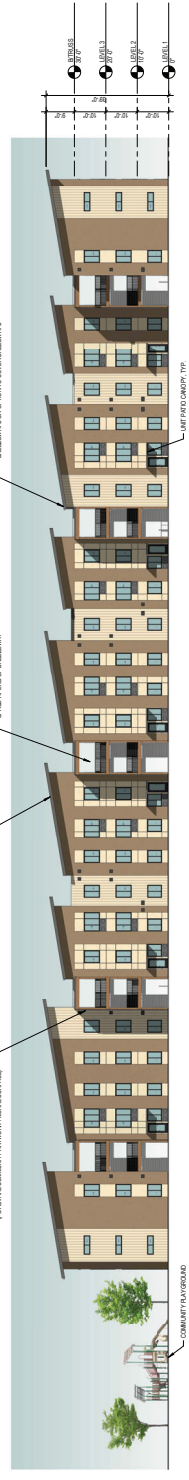
1 BUILDING ELEVATION - NORTH
1/16" = 1'-0"



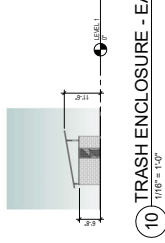
3 BUILDING ELEVATION - WEST
1/16" = 1'-0"



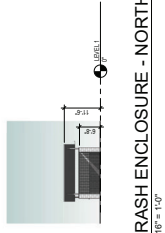
2 BUILDING ELEVATION - EAST
1/16" = 1'-0"



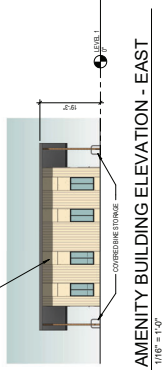
4 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"



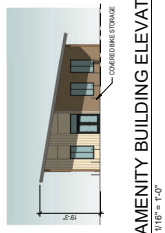
10 TRASH ENCLOSURE - EAST
1/16" = 1'-0"



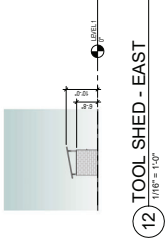
9 TRASH ENCLOSURE - NORTH
1/16" = 1'-0"



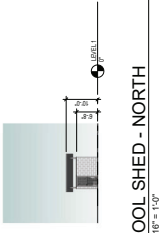
6 AMENITY BUILDING ELEVATION - EAST
1/16" = 1'-0"



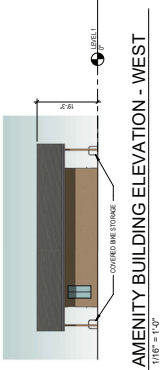
5 AMENITY BUILDING ELEVATION - NORTH
1/16" = 1'-0"



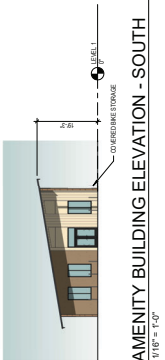
12 TOOL SHED - EAST
1/16" = 1'-0"



11 TOOL SHED - NORTH
1/16" = 1'-0"



8 AMENITY BUILDING ELEVATION - WEST
1/16" = 1'-0"



7 AMENITY BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATION
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LEGEND - EXTERIOR ELEVATION MATERIALS
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 2. STUCCO
 3. CONCRETE
 4. METAL
 5. WOOD
 6. GLASS
 7. CERAMIC
 8. TERRAZZO
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