



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review for New Construction, Tree Felling, and Minor Variances

SP-12-24, SP-13-24, VR-04-24, & VR-06-24

April 29, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at 541-917-7640 or liz.olmstead@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **May 13, 2024**.

Application Information

Proposal:	Site Plan Review for construction of a 30-unit apartment building, felling of eight trees, and two minor variance requests to the noise corridor setback and transition to lower density standards.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Donna Holt; Linn Benton Housing Authority/Clayton Meadows, LLC; 1250 Queen Avenue SE, Albany, OR 97322
Representative:	Laura LaRoque; Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2080 Queen Avenue SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-08DB Tax Lot 6000
Zoning:	Residential Medium Density Attached (RMA)
Overlay Districts:	Airport Approach Overlay
Total Land Area:	0.77 acres
Existing Land Use:	Multiple Dwelling Units

The City of Albany has received the application for a Site Plan Review and Minor Variances as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application to be considered when staff decide 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 **May 13, 2024**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Liz Olmstead**, project planner, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to liz.olmstead@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 Sections 2.450, 2.696, and 9.205. The use must also meet applicable City development standards found in the Code.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria as noted below.

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.

Minor Variance Review Criteria

Section 2.696 of the ADC includes the following review criteria that must be met for this application to be approved.

- (1) The Minor Variance is not requested to avoid a land use review process or increase density; AND
- (2) The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
- (3) The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.

Tree Felling Review Criteria

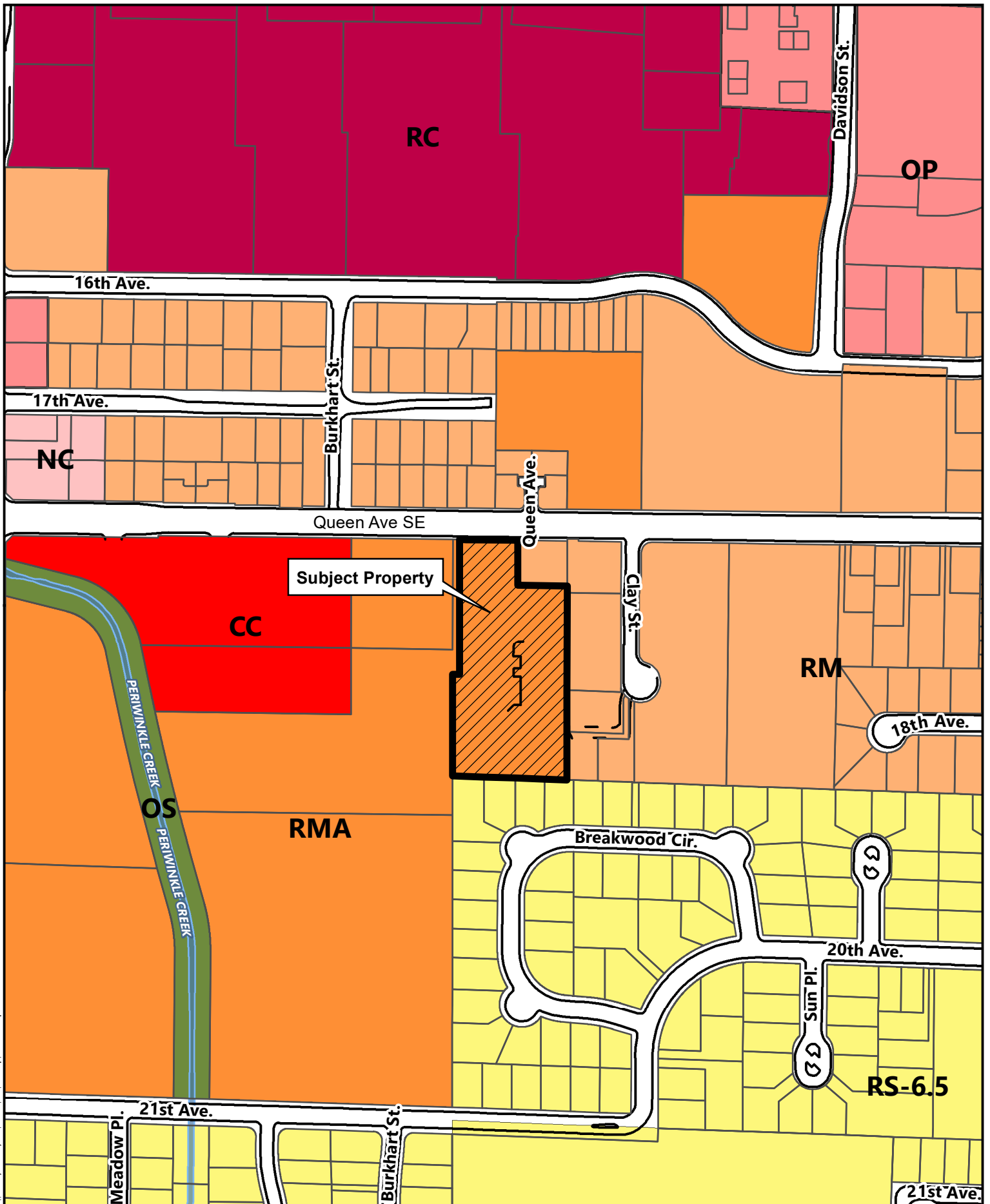
Section 9.205 of the ADC includes the following review criteria that must be met for this application to be approved.

- (1) For property where a Site Plan Review, Conditional Use, or land division application has been approved or is currently under review for development of the property, the Community Development Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:

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

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



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



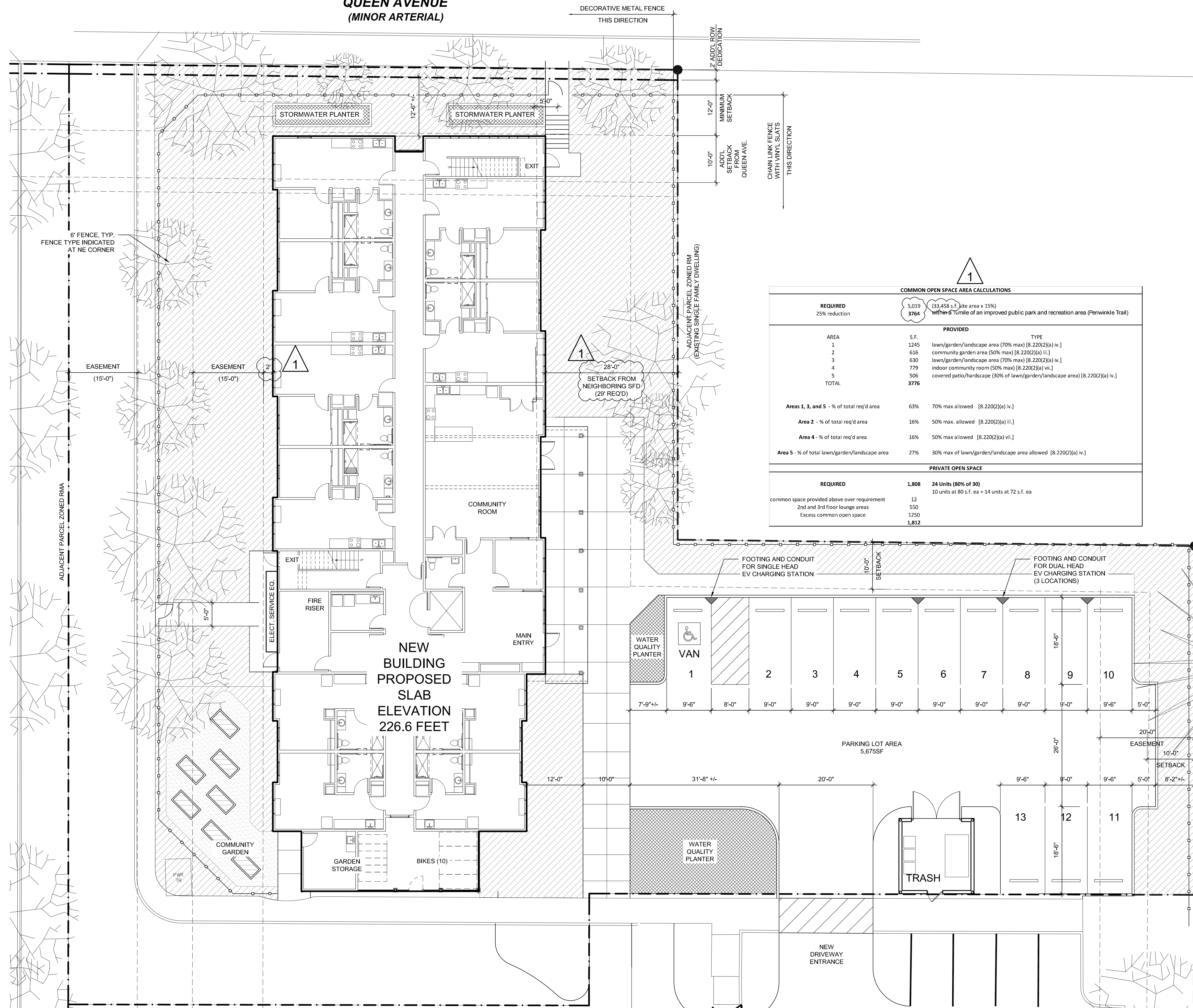
0 50 100 200 300 Feet

Date: 4/24/2024 Map Source: City of Albany

2080 Queen Avenue SE

Location / Zoning Map

**QUEEN AVENUE
(MINOR ARTERIAL)**



COMMON OPEN SPACE AREA CALCULATIONS		
REQUIRED	5,019	(33,458 s.f. site area x 15%)
25% reduction	3,764	within 1/4 mile of an improved public park and recreation area (Periwinkle Trail)
PROVIDED		
AREA	S.F.	TYPE
1	1,245	lawn/garden/landscape area (70% max) [8.220(2)(a) iv.]
2	616	community garden area (50% max) [8.220(2)(a) iii.]
3	630	lawn/garden/landscape area (70% max) [8.220(2)(a) iv.]
4	779	indoor community room (50% max) [8.220(2)(a) vi.]
5	506	covered patio/hardscape (30% of lawn/garden/landscape area) [8.220(2)(a) iv.]
TOTAL	3,776	
Areas 1, 3, and 5 - % of total req'd area	63%	70% max allowed [8.220(2)(a) iv.]
Area 2 - % of total req'd area	16%	50% max. allowed [8.220(2)(a) iii.]
Area 4 - % of total req'd area	16%	50% max allowed [8.220(2)(a) vi.]
Area 5 - % of total lawn/garden/landscape area	27%	30% max of lawn/garden/landscape area allowed [8.220(2)(a) iv.]
PRIVATE OPEN SPACE		
REQUIRED	1,808	24 Units (80% of 30)
common space provided above over requirement	12	10 units at 80 s.f. ea + 14 units at 72 s.f. ea
2nd and 3rd floor lounge areas	550	
Excess common open space	1,812	

DEVELOPMENT CODE SUMMARY

Address: 2080 Queen Ave SE, Albany, Oregon 97322
 Map: 11S03W09-09; Tax Lot: 6000
 Development Site Area: 0.77 acres (33,458 s.f.)
 Base Zone: RMA Residential Medium Density Attached
 Overlays: Airport Approach Overlay (Height only - Fig 4.410-1)
 Adjacent Zones: RMA - Res Medium Density Attached, RM - Res Medium Density
 Proposed Use: 3 Story Multi-family building with 30 dwelling units and related support spaces
 (22) 1 bedroom units, (8) studio units

Minimum Property Size or Land Requirements by Unit Type:
 Studio and 1-bedroom units 1,500 sq/ft unit.
 30% area reduction bonus per Table 3.220-6 = 1,050 sq/ft unit (1bd and studios)
 New Project will have at least 20% of units set aside for persons whose household income is less than or equal to 50% AMI - 30% area reduction bonus is permitted.
 Minimum Lot size for desired program on Development Site:
 22 new 1bd x 1,050 = 23,100 s.f.
 8 new studios x 1,050 = 8,400 s.f.
 Total: 31,500 s.f. (< 33,458)

Setbacks
 Per table 3.190-1: Minimum Front = 12'
 Per Table 8.240-1: Maximum Setback not applicable (Minor Arterial)
 Per 8.240(3)(a)(i): Frontage Requirements not applicable (Minor Arterial)
 Per 8.270(3)(b): 29' setback from east PL and existing single-family home rect (measured to top of wall facing neighbor to east) (28' provided)
 Per 3.320: Special Noise Corridor - additional 10' (zero additional provided)

Maximum Allowable Height
 Per table 3.190-1: 60' (34' +/- provided - measured to mid-point of slope)
Maximum Allowable Lot Coverage (building, pavement, and sidewalks)
 Per table 3.190-1: 70% (17,229 s.f. or 51% provided)

Open Space (per 8.220)
 Common: 15% of the total development site area (33,458 s.f.) per Table 8.220-1. (3,776 s.f. required (includes 25% reduction - see table))
 Private: Required for at least 80% of units and subject to the standards in ADC 8.220(3) (private patios/balconies not provided)

Facade design, articulation, and windows (per 8.255 - street facing).
 Articulation: min. of two features from 8.225 (2) provided: (b) eaves/overhang greater than 12" (c) offset in facade (g) other - raised planters
 Street-facing windows: 15% of total facade area required per 8.225 (3) (15% provided)

Minimum Landscaped Area
 Per table 3.190-1: All yards adjacent to streets plus required open space
 =Areas to be Landscaped

Bicycle Parking (per 9.030)
 Per table 9.030: 1 space per 3 beds (senior housing) 10 standard, 3 oversized (25%) Sheltered and Secure (10 spaces provided - 6 standard, 4 oversized)

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Revision Summary	
Revision Number	Revision Date
1	

VALOR PLACE APARTMENTS
 2080 QUEEN AVENUE
 ALBANY, OREGON
 LINN BENTON HOUSING AUTHORITY

DD ISSUE

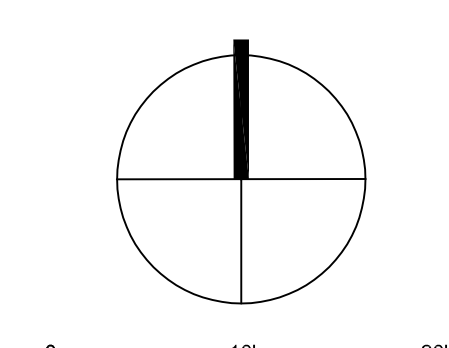
SITE PLAN
 DEVELOPMENT
 CODE SUMMARY

date 03-29-2024
 file
 d.b. mm

G002

1 SITE PLAN
 G002

Scale: 1" = 10'

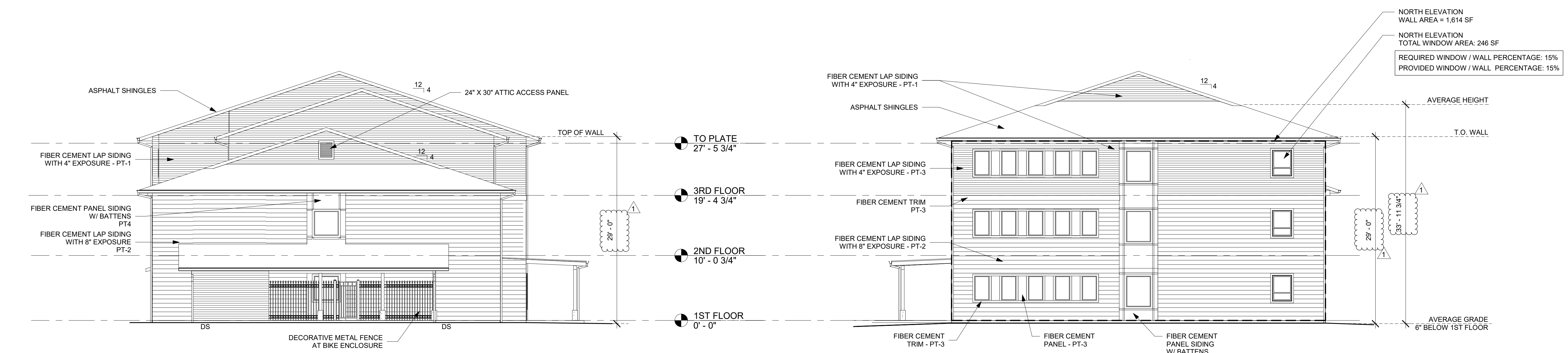




4 BUILDING ELEVATION - WEST
1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



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Revision Summary	
Revision Number	Revision Date
1	4-16-2024

VALOR PLACE APARTMENTS
2080 QUEEN AVENUE
ALBANY, OREGON
LINN BENTON HOUSING AUTHORITY

BUILDING ELEVATIONS

date 03-06-2024
file 2325
d.b. CT

A211