



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 Modification of Existing Development

SP-22-24

August 8, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at 541-791-0176 or alyssa.schrems@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **August 22, 2024**.

Application Information

Proposal:	Redevelopment of portions of Deerfield Park with a new play area, basketball court, and associated site improvements
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	City of Albany Parks & Recreation, C/O Kim Lyddane, 333 Broadalbin Street SW Albany, OR 97321
Representative:	Lando Hansen Architecture, C/O Katherine Sheie, 1100 NW Glisan St #3A, Portland, OR 97209
Address/Location:	2627 Del Rio Avenue SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-20AD-00200
Zoning:	Residential Single Dwelling Unit (RS-6.5)
Overlay Districts:	None
Total Land Area:	10.88 acres
Existing Land Use:	Public Park

The City of Albany has received the application for a Site Plan Review as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **August 22, 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 **Alyssa Schrems**, project planner, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to alyssa.schrems@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.

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

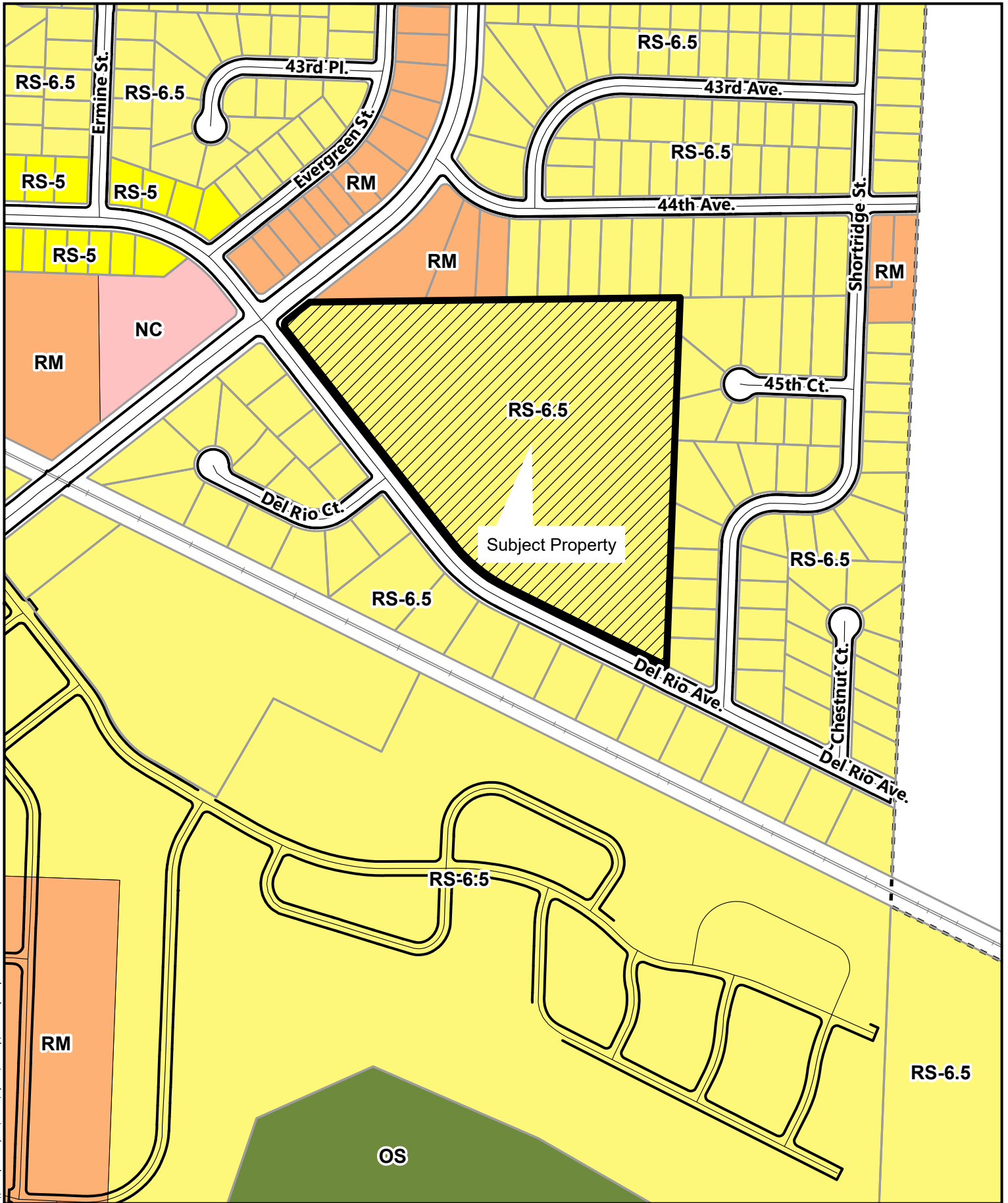
Site Plan Review Criteria

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

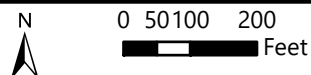
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.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



\\con.cityofalbany.net\home\analysis\desktop\Notice Map Template.mxd



2627 Del Rio Avenue SE

Date: 7/10/2024 Map Source: City of Albany

Location Map

NOT FOR CONSTRUCTION

GENERAL NOTES

ADDRESS: 2627 DEL RIO AVE SE
ALBANY, OR 97322
MAP/TAX LOT: T1S-03W-204D, LOT 00200

OWNER: CITY OF ALBANY
APPLICANT: LANGO HANSEN LANDSCAPE ARCHITECTS
DESIGNER: LANGO HANSEN LANDSCAPE ARCHITECTS
SURVEYOR: K&B ENGINEERING, INC.

SITE AREA: 10.88 ACRES

SURVEYED: THESE PLANS ARE BASED ON A SURVEY AND REPLAT BY K&B ENGINEERING DATED 4/11/2024.

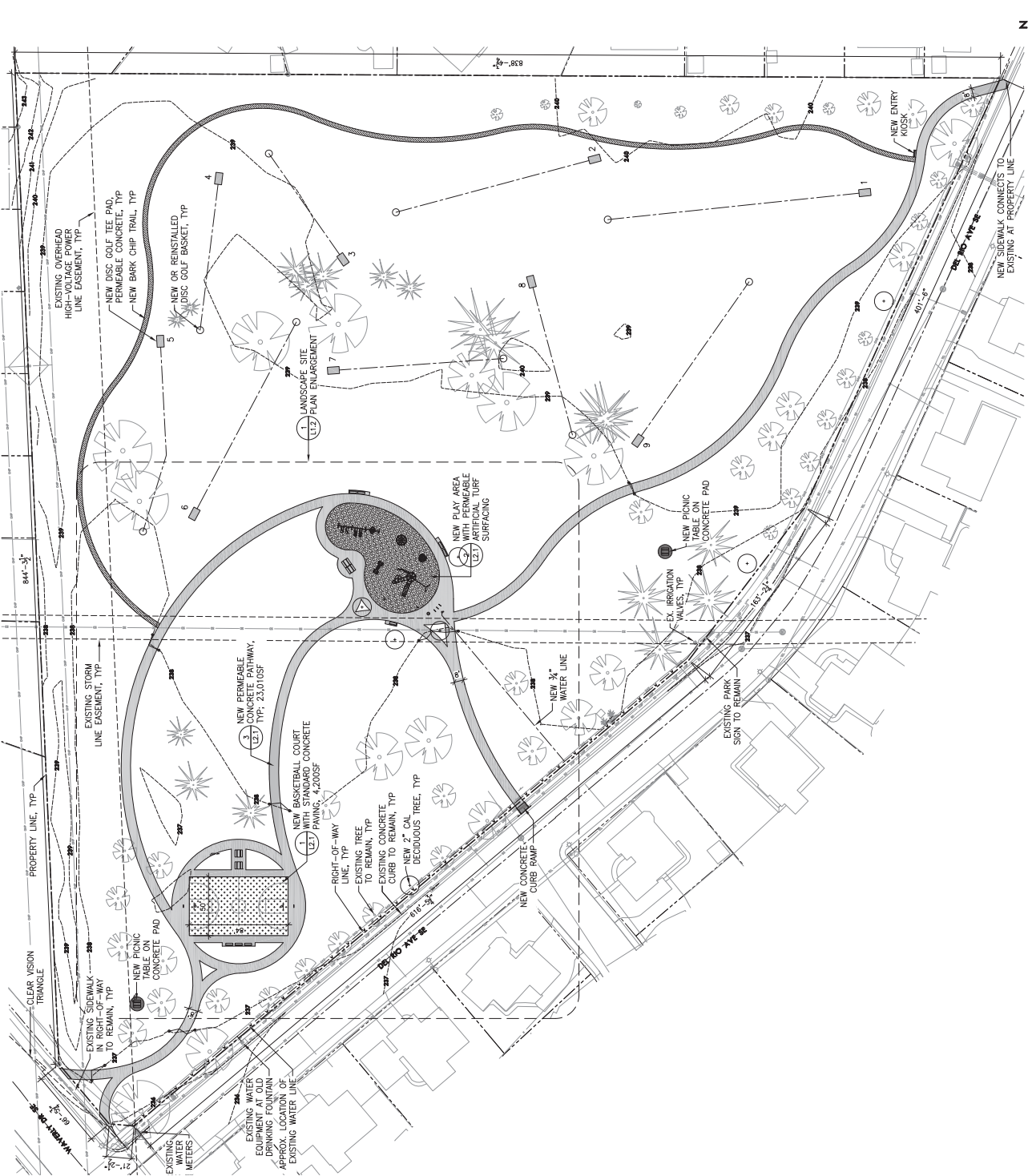
HORIZONTAL DATUM: NAD 83 (2011) FIPS001 2010.00 PER THE OREGON REGULATORY GEOGRAPHIC NETWORK STATEWIDE SYSTEM IS OREGON COORDINATE REFERENCE SYSTEM, SALEM ZONE.

VERTICAL DATUM: NGVD '29 BASED ON LINK COUNTY GPS POINT SAID BM IS A 2" ALUMINUM CAP LOCATED NEAR THE INTERSECTION SHORTRIDGE & MORAGA, ELEVATION 236.17

1. ALL EXISTING TREES ON SITE ARE PLANNED TO BE PROTECTED AND PRESERVED.
2. PROPOSED GRADES WILL MATCH EXISTING AT ALL EXPOSED AREAS AND R.O.W. LINES. PROPOSED GRADES AT EXPOSED AREAS WILL GENERALLY MATCH EXISTING GRADES AND ACCESSIBILITY REQUIREMENTS.
3. NO ON-SITE PARKING OR VEHICULAR FACILITIES ARE PROPOSED. THERE IS EXISTING STREET PARKING ALONG THE ENTIRE FRONTAGE OF DEL RIO AVE SE.
4. NO NEW STORM SEWER CONNECTIONS ARE 4,426 SF PROPOSED. NEW STORM PAVED AREAS: NEW PERVIOUS PLAY AREA 5,566 SF. IMPERVIOUS SURFACE AREA FOR THE ENTIRE SITE WILL NOT EXCEED THE 5,000 SF THRESHOLD FOR STORM WATER MANAGEMENT.
5. NEW DRINKING FOUNTAIN: THE NEW DRINKING FOUNTAIN WILL BE FEED OFF OF THE EXISTING ON-SITE WATER LINE, AND WILL INCLUDE A DEDICATED BACKFLOW PREVENTER. DRINKING FOUNTAIN DRAINAGE WILL BE TO AN IN-GRADE SUMP/DRYWELL.
6. ALL LANDSCAPE AREAS DISTURBED BY GRADE WITH LAND TO MATCH EXISTING. A SMALL AREA OF THE SITE NEAR THE EXISTING PARK SIGN IS CURRENTLY IRRIGATED; ADDITIONAL IRRIGATION (IF ANY) WILL EXTEND FROM THE EXISTING IRRIGATION SERVICE.

LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	STANDARD PEDESTRIAN CONCRETE PAVING
	PERVIOUS PEDESTRIAN CONCRETE PAVING
	PLAY AREA PROTECTIVE SURFACING
	BARK CHIP TRAIL
	EXISTING CONCRETE CURB
	PICNIC TABLE
	6' BENCH WITH BACK
	TRASH RECEPTACLE
	DRINKING FOUNTAIN
	EXISTING 1" CONTOUR LINE
	EXISTING UNDERGROUND POWER BOX
	EXISTING LIGHT POLE
	EXISTING WATER LINE
	EXISTING STORM DRAIN LINE & MANHOLE
	EXISTING STORM DRAIN CURB INLET (SDCI)
	EXISTING SANITARY SEWER LINE & MANHOLE
	EXISTING TELEPHONE LINE & PEDESTAL
	EXISTING UNDERGROUND POWER & BOX
	EXISTING OVERHEAD POWER LINE
	EXISTING FENCE LINE
	EXISTING TREES TO REMAIN



1 LANDSCAPE SITE PLAN