



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Site Plan Review

SP-23-21

December 10, 2021

Application Information

Proposal:	Site Plan Review to remodel an existing building into office space and storage. The second story of the building will be demolished, the first story and basement remodeled, and the parking lot redesigned.
Review Body:	Staff (Type I-L Review)
Property Owner:	1207 9th, LLC (Ron Brockmann), 1207 Ninth Avenue SE, Albany, OR 97322
Applicant:	Varitone Architecture, PO Box 3420, Albany, OR 97321
Address/Location:	1207 Ninth Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map: 11S-03W-07AA; Tax Lot 03300
Lot Size:	6,763 square feet
Comprehensive Plan Map:	Commercial - General
Zoning:	Community Commercial (CC)
Existing Land Use:	Vacant Building (former radio station)

Decision

On December 10, 2021, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **Nikki Cross**, project planner, at 541-791-0176.

This notice of decision is mailed to the property owner, applicant, and any person who submitted written comments in accordance with ADC 1.220. All persons entitled to notice of the decision may appeal the decision within 10 days in accordance with ADC 1.410. Issues, which may provide the basis for an appeal, must be raised in writing with sufficient specificity to enable the applicant and local appeal body to respond to the issue. This decision becomes final when the local appeal period has expired. This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

signature on file

Community Development Director

Appeal Deadline: December 20, 2021

Approval Expiration Date (if not appealed): December 10, 2024

cd.cityofalbany.net



Conditions of Approval

- Condition 1 Pedestrian Connections.** Prior to issuance of a building permit, the applicant shall submit a revised site plan showing the striped pedestrian connection between the main building entrance on Ninth Avenue SE and the sidewalk per ADC 8.370.
- Condition 2 Lighting.** Prior to issuance of a building permit, the applicant shall provide details of the lighting plan and all proposed exterior light fixtures and their conformance with ADC 8.390 and ADC 9.120(14). Prior to certificate of occupancy, conforming light fixtures shall be installed.
- Condition 3 Wheel Stops.** Prior to issuance of a building permit, the applicant shall submit a revised site plan showing wheel stops provided on parking space one through four, which abut a property line in accordance with ADC 9.120(6).
- Condition 4 Bicycle Parking Shelter.** Prior to issuance of a building permit, the applicant shall submit a revised site plan showing at least one sheltered bicycle parking space demonstrating compliance with ADC 9.120(13)(h).
- Condition 5 Landscaping.** Prior to issuance of a building permit, the applicant shall submit a final landscaping plan showing details of the size and type of trees, plants, and ground cover to be installed in compliance with ADC 9.140(2). Prior to issuance of a certificate of occupancy, the landscaping shall be installed on site.
- Condition 6 Buffer.** Prior to issuance of a building permit, the applicant shall submit a final landscaping plan showing details of the size and type of trees, plants, and ground cover to be installed in the required Ninth Avenue SE frontage in compliance with ADC 9.240. Prior to issuance of a certificate of occupancy, the buffering shall be installed on site.
- Condition 7 Irrigation Plan.** Prior to issuance of a building permit, an irrigation plan shall be provided to the City or a letter from a qualified landscape professional stating that irrigation is not required.
- Condition 8 Public Works – Driveway Approach.** Prior to issuance of an occupancy permit, the applicant shall obtain a permit from the Public Works Department and construct a new driveway approach to Oak Street SE at the location shown on the approved site plan. The driveway approach shall include a “Do Not Enter” sign placed at a location approved by the City Engineer.
- Condition 9 Public Works – Driveway Approach.** Prior to issuance of an occupancy permit, the applicant shall modify the site’s existing shared driveway approach to Ninth Avenue SE to provide for separate driveway approaches for the two lots with a separation of approximately 16 feet. The design of the approaches shall be approved by the City Engineer. All necessary permits and approvals shall be secured from ODOT prior to performing any work within Ninth Avenue SE right-of-way.
- Condition 10 Public Works – Wheel Bumpers.** Wheel bumper stops shall be installed along all parking spaces abutting the site’s west boundary.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

Building

Permits

3. Building permits are required for the work proposed within this land use case and will be reviewed for compliance with the applicable Oregon Building Code under those required application(s).
4. We will need an accessible route from the building to the public way with the parking lot rebuild (1104).
5. In the pre-app I recall the basement was going to be unused. It looks like they intend to use it, so for the building permit they would need to show the removal of architectural barriers, which will likely be renovating the basement bathroom too.

Public Works - Engineering

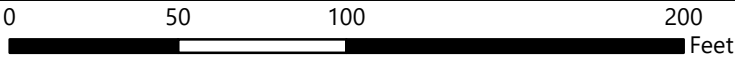
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Fire

The Fire Department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) and had no comment.

Attachments: Location Map, Site Plan

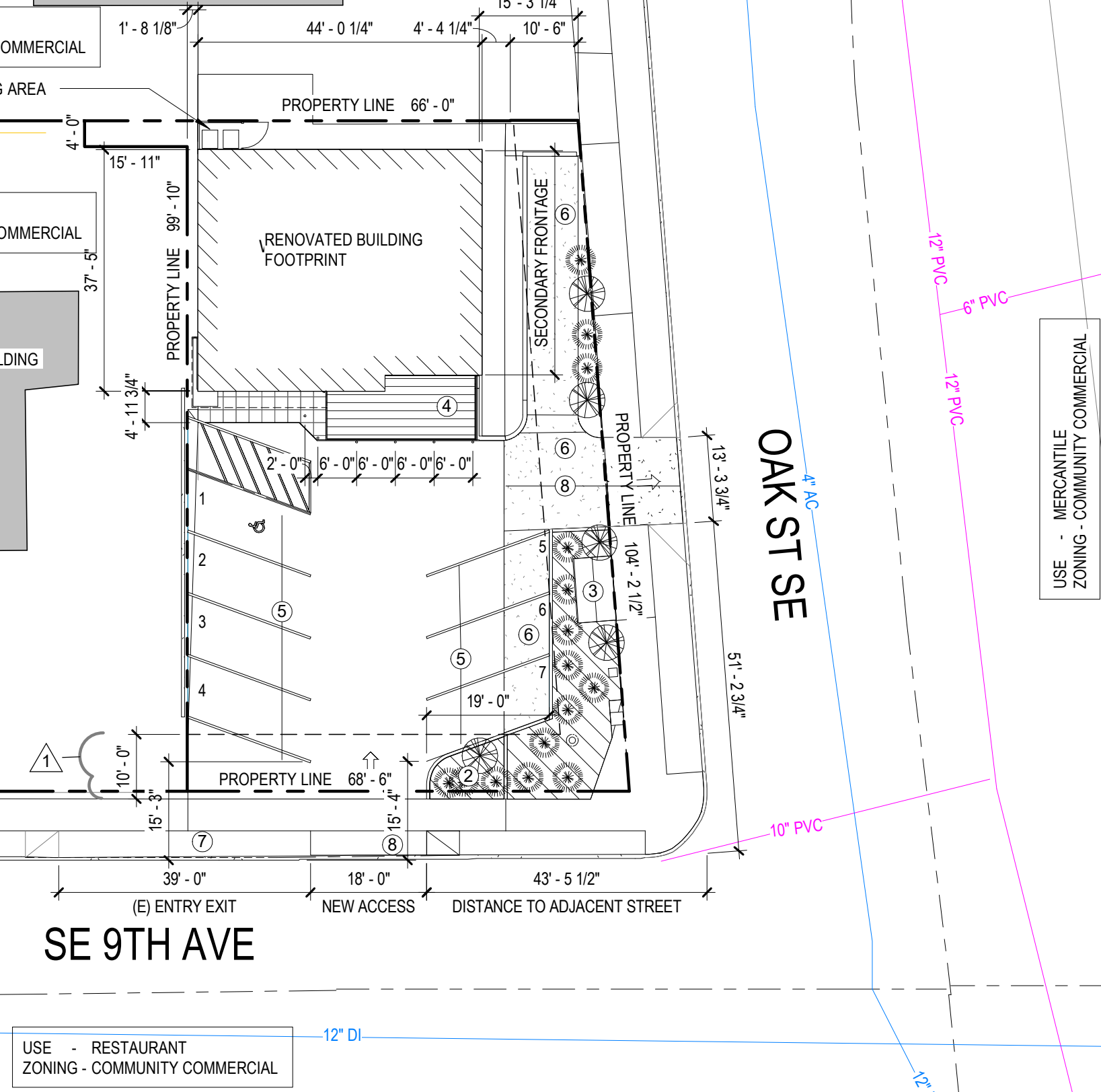
\\alderman.coc.nylibny.net\Data\Community Development\Planning\Land Use Cases\2020\2021\Site Plan Review (SP)\SP-23-21\1207 9th SE Site Redevelopment\Project Review\Location Map 1207 9th Ave SE.mxd



1207 9th Ave

Date: 8/23/2021 Map Source: City of Albany

Location / Zoning Map



②	85 SF PLANTER
③	BICYCLE PARK
④	DECK
⑤	9' x 19' PARKING
⑥	NEW ASPHALT
⑦	(E) PARKING E
⑧	NEW PARKING

LEGEND:

