

COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

AD-01-20

April 23, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Tony Mills** at 541-917-7555 or tony.mills@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **May 7, 2020**.

Application Information

Proposal:	Construction of a new single-family residence
Review Body:	Staff (Type I-L review)
Property Owner/ Applicant:	Justin Tedrow; 1805 Arroyo Ridge Drive, Albany, Oregon 97321
Address/Location	1000 36th Avenue SW, Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-13DC; Tax Lot 2802
Zoning:	RS-6.5 Single Family Residential
Overlay Districts:	N/A
Total Land Area:	.14 acres
Existing Land Use:	Single-family residence

The City of Albany has received the Adjustment referenced above. We are mailing notice of the application to property owners within 100 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 Land Use Board of Appeals 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 7, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and site plan. All application materials are available for review at the Planning Division and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Tony Mills, project planner**, at 541-917-7555. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321, or by email to tony.mills@cityofalbany.net. 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

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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).

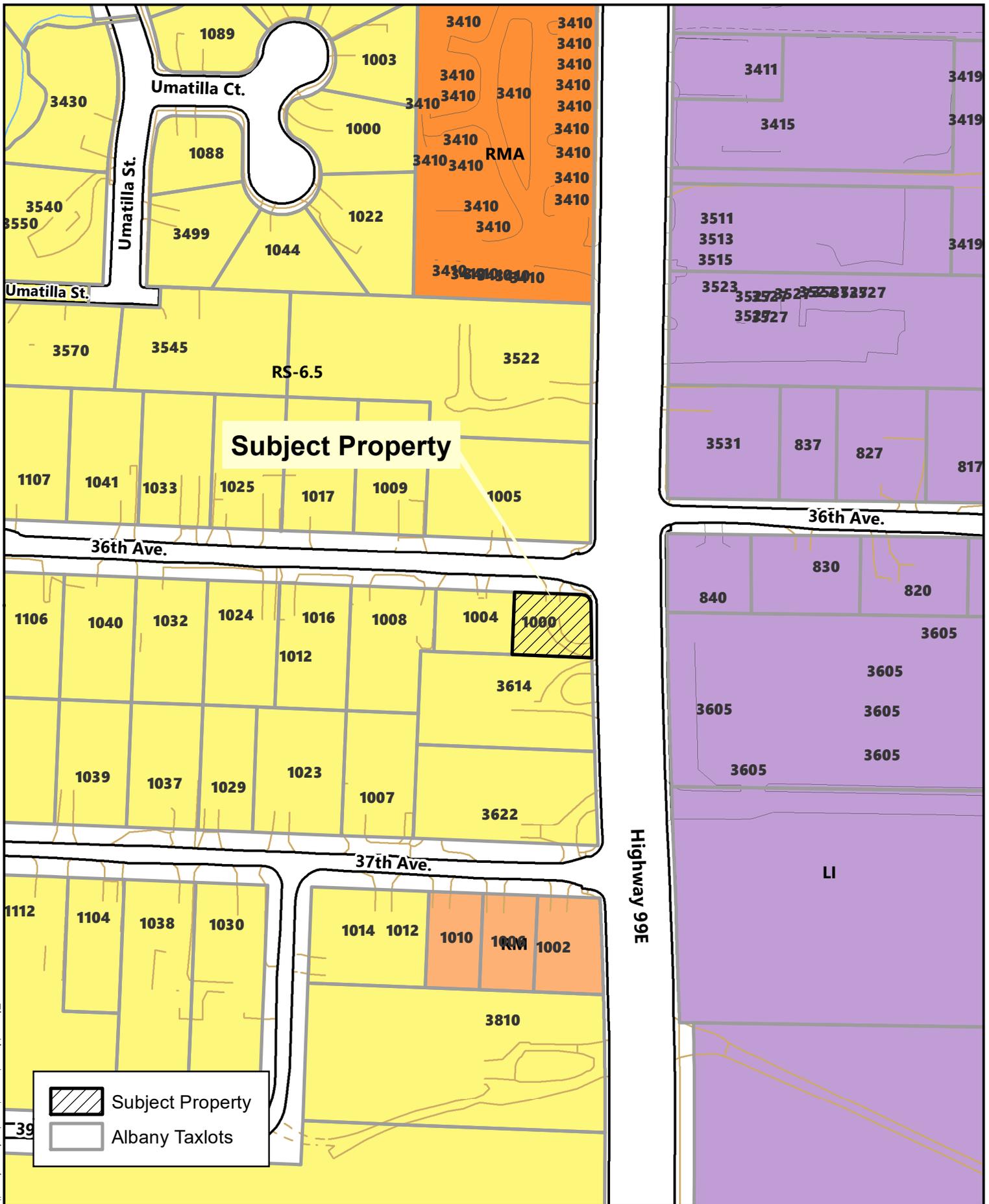
Approval Standards for This Request

Section 2.080 of the Albany Development Code (ADC) includes the following review criteria that must be met for this application to be approved.

1. The adjustment is not requested to avoid a land use review process or increase density; AND
2. The need for the adjustment 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 adjustment 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 district.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 9, & 12.

Attachments: Location Map, Site Plan



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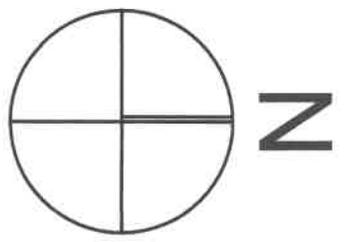
Location Map: 1000 36th Avenue SW

Date: 3/20/2020 Map Source: City of Albany

City of Albany, OR

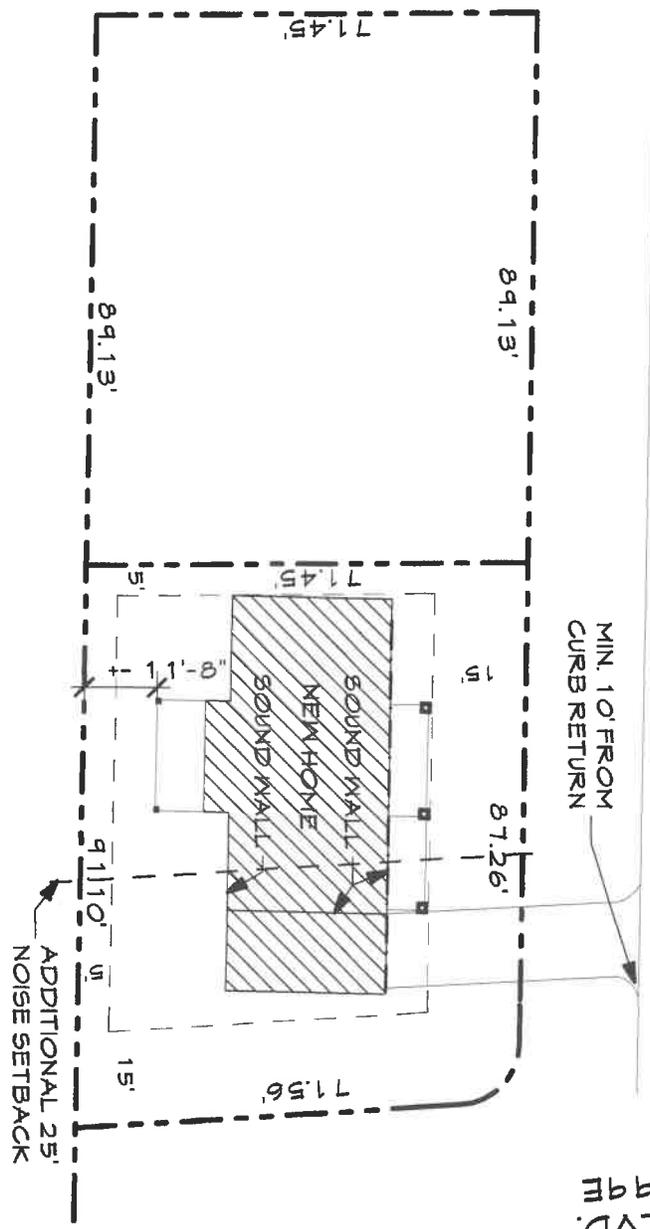
1000 36th AVE. SW
ALBANY, OREGON
1 1504W 13DC 02802
ZONE R5-6.5
6,352 S.F.

PP 2018-061
LOT - PARCEL 2



36th AVENUE SW

PACIFIC BLVD.
HIGHWAY 99E



SITE PLAN

SCALE: 1" = 30'