



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550
cd.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE:	July 12, 2018
FILES:	AD-02-18
TYPE OF APPLICATION:	Adjustment application to allow required parking to be up to 110 feet from building entrance when 100 feet is the standard
REVIEW BODY:	Staff (Type I-L review)
PROPERTY OWNER:	Plum Tree Village LLC; P.O. Box 3308; Salem, OR 97302
APPLICANT:	Brandie Dalton, Multi-Tech Engineering; 1155 SE 13 th St.; Salem, OR 97302
ADDRESS:	34 th Avenue SE (in front of 1212 34 th Avenue SE)
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-17CC; Tax Lot 2604
ZONING:	RMA – Residential Medium Density Attached

The City of Albany has received the Adjustment application 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 makes a decision on this application. Your comments must relate to the approval standards listed below. Issues which 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 **July 26, 2018**.

We have attached a location map and a site plan of the proposed development adjustment. 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 telephone **Anne Catlin, Project Planner**, at 541-917-7560. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

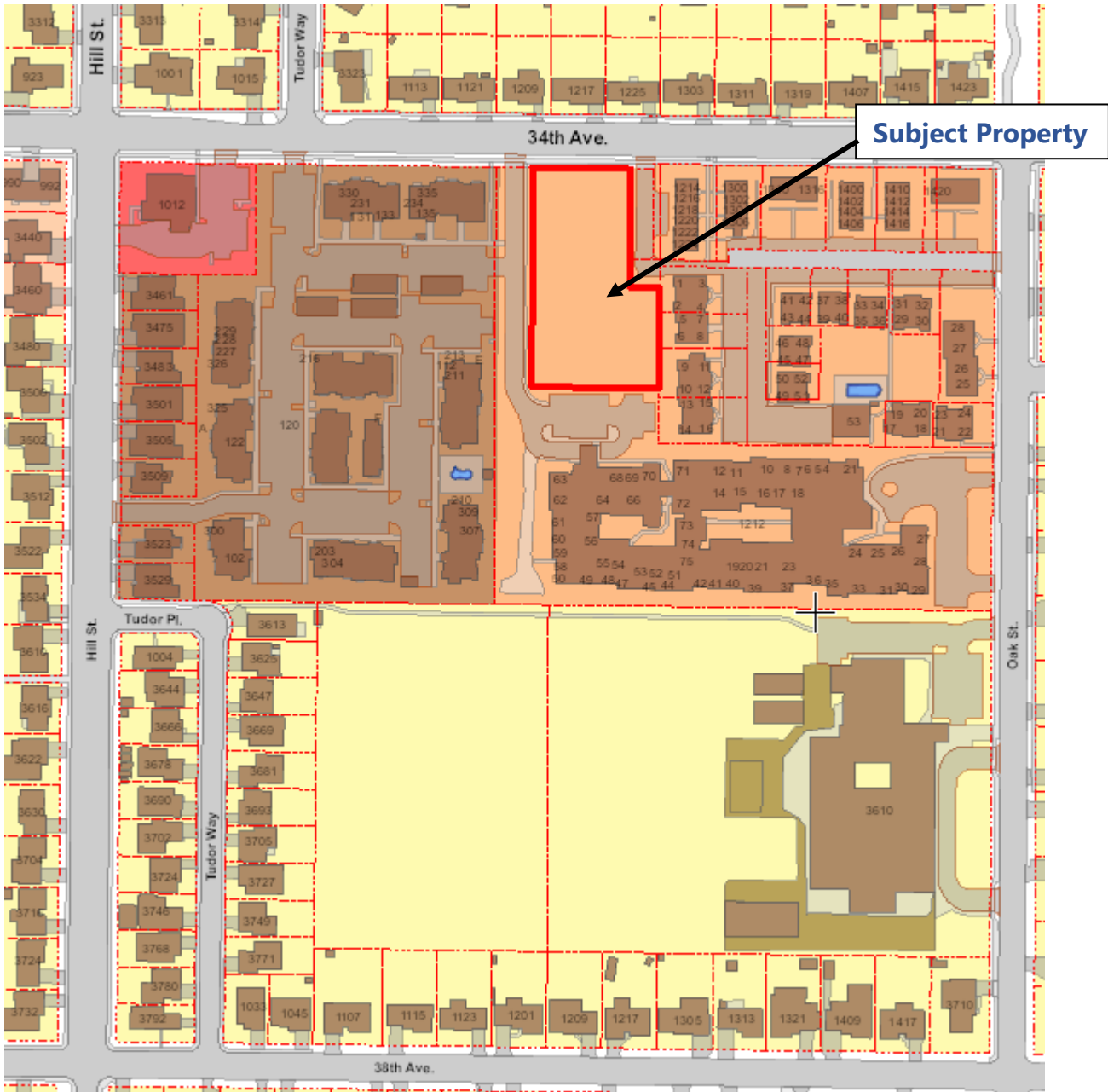
APPROVAL STANDARDS FOR THIS REQUEST:

ADJUSTMENT – (Albany Development Code Section 2.080)

- 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 districts.

Attachments: Location Map, Site Plan

LOCATION MAP: Plum Tree Village Phase 3



SITE MAP- PROPOSED PARKING LOCATION Plum Tree Village Phase 3

