



COMMUNITY DEVELOPMENT

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

Notice of Filing

Adjustment

AD-04-18

February 5, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** (541-791-0176, travis.north@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **February 19, 2019**.

Application Information

Proposal:	Adjustment to allow a freestanding sign. The subject property has 73.5 feet of street frontage. Per ADC 13.530, Table 13-3, a minimum of 75 feet is required. The applicant seeks an adjustment of 1.5 feet.
Review Body:	Staff (Type I-L review)
Property Owner:	Bankers Development Corporation; Joseph Cho; 12838 SE Spring Mountain Ct., Happy Valley, OR 97086
Applicant:	Hui Mackey; 35718 Knox Butte Rd E., Albany, OR 97322; 541-990-0078.
Address/Location	2736 Pacific Blvd., SE.
Map/Tax Lot:	Benton County Assessor's Map No. 11S-03W-05DD; Tax Lot 606
Zoning:	Community Commercial (CC)
Overlay Districts:	Airport
Total Land Area:	.80 acres
Existing Land Use:	Commercial Retail (Cleaners, Beauty Salon)

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 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 **February 19, 2019**, 14 days from the date the City mails the Notice of Filing.



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 **Travis North, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to travis.north@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

Approval Standards for This Request

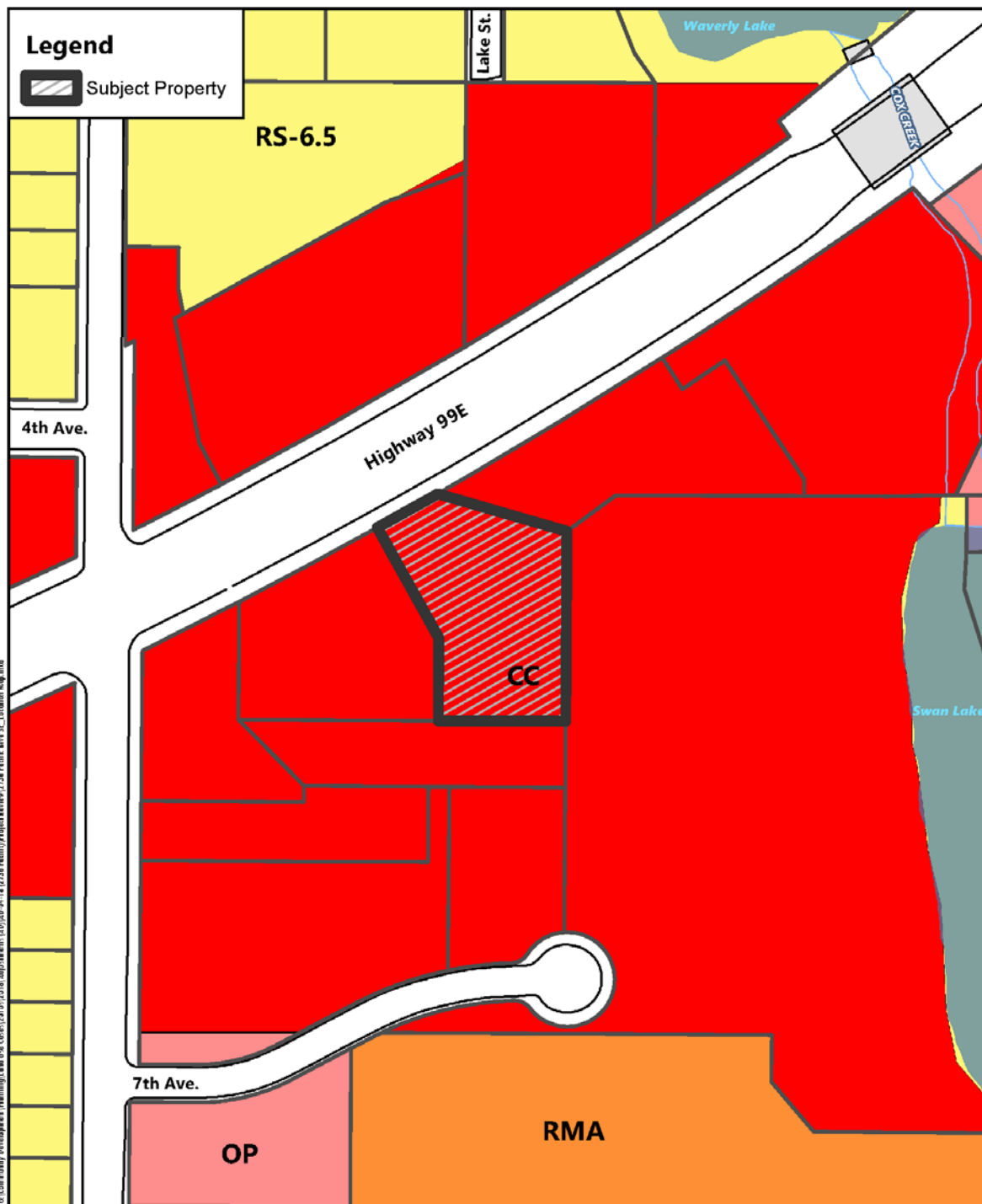
Section 2.080 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

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 districts.

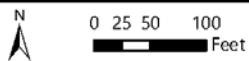
Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 9, 12 & 13.

Attachments: Location Map

LOCATION MAP



© Community Development Planning and Ins. Comm. 1/31/2018 Adj. 1/31/2018 (18) AD-04-18 (2) 284 Final / Project Review / 2/28/19 Prof. Bill S.C. Location Map.mxd



Date: 1/3/2019 Map Source: City of Albany

2736 Pacific Blvd. SE.

Location / Zoning Map