



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: August 12, 2016

FILES: CU-04-16 & RL-01-16

TYPE OF APPLICATION: Conditional Use Review for expansion of an existing church and parking lot, together with a Tentative Replat to combined four existing lots into one lot.

REVIEW BODY: Staff (Type II process); Hearings Board or Planning Commission if a public hearing is requested.

PROPERTY OWNER/APPLICANT: Kelly Dufour; Evangel Assembly; PO Box 1177; Albany, OR 97321; 541-926-7981; Kelly@oakcreekcc.org

APPLICANT PLANNER: Rich Catlin; Reece & Associates; 321 1st Avenue E, Ste. 3A; Albany, OR 97321

CONTRACTOR: Eric Christensen; Fisher Construction; PO Box 326; Albany, OR 97321

ARCHITECT: Don Johnson; DJ Architecture; 2411 Brighton Way, Ste. B; Albany, OR 97322

ADDRESS: 2815 and 2911 Pine Street SE, 2800 Geary Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17CB; Tax Lots 300, 301, 1700, and 1701

ZONING: RS-6.5 (Single Family Residential) District

The City of Albany has received the Conditional Use and Replat applications referenced above. We are mailing notice of the application to property owners within 200 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 **August 26, 2016**.

We have attached a location map and a site plan of the proposed development. 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 **David Martineau, Project Planner**, at 541-917-7561. 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 Tentative Notice of Decision on the application.

APPROVAL STANDARDS FOR THIS REQUEST:

Albany Development Code

CONDITIONAL USE (ADC 2.250)

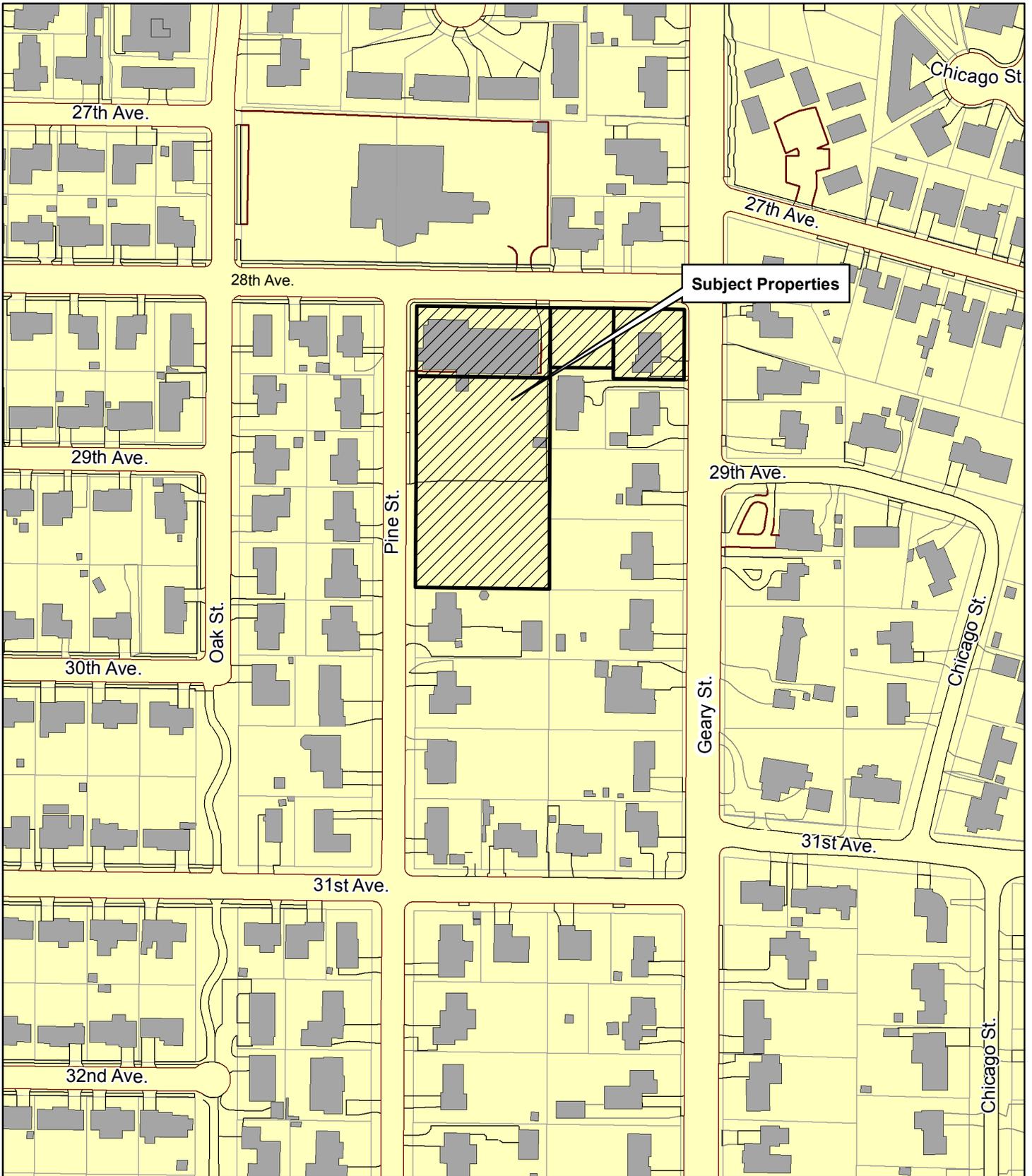
- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- (2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
- (3) The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.
- (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.
- (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, or hours of operation or (b) Privacy and safety issues.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

LAND DIVISION (ADC 11.180)

- (1) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (2) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (3) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (4) The location and design allows development to be conveniently served by various public utilities.
- (5) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

ADDITIONAL REVIEW STANDARDS FOR THIS CONDITIONAL USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 8, 9, 11, and 12.

Attachments: Location Map, Applicant's Site Plans



Location Map: 2815 Pine Street SE



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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

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0 40 80 160 240 320 Feet

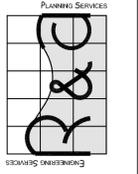
June 6, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

REFER TO THE SHEET C5.0 FOR LANDSCAPING.

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456



REGISTERED PROFESSIONAL
ENGINEER
11,749
OREGON
JULY 16, 1992
DAVID J. REECE
EXP. 12/31/16

**EVANGEL ASSEMBLY
SITE IMPROVEMENT PLAN**
FISHER CONSTRUCTION SERVICES, INC.
2815 SE PINE STREET, ALBANY, OREGON

REV.	DATE	BY
1	07-20-16	AKV
2	08-04-16	AKV

PROJECT NO.
FCS1501
DATE 05-10-2016
DESIGNED M. RICCIPELLI
ENGINEER D. REECE
CHECKED A. VASQUEZ
SCALE AS INDICATED
WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!
SHEET NUMBER

C2.0

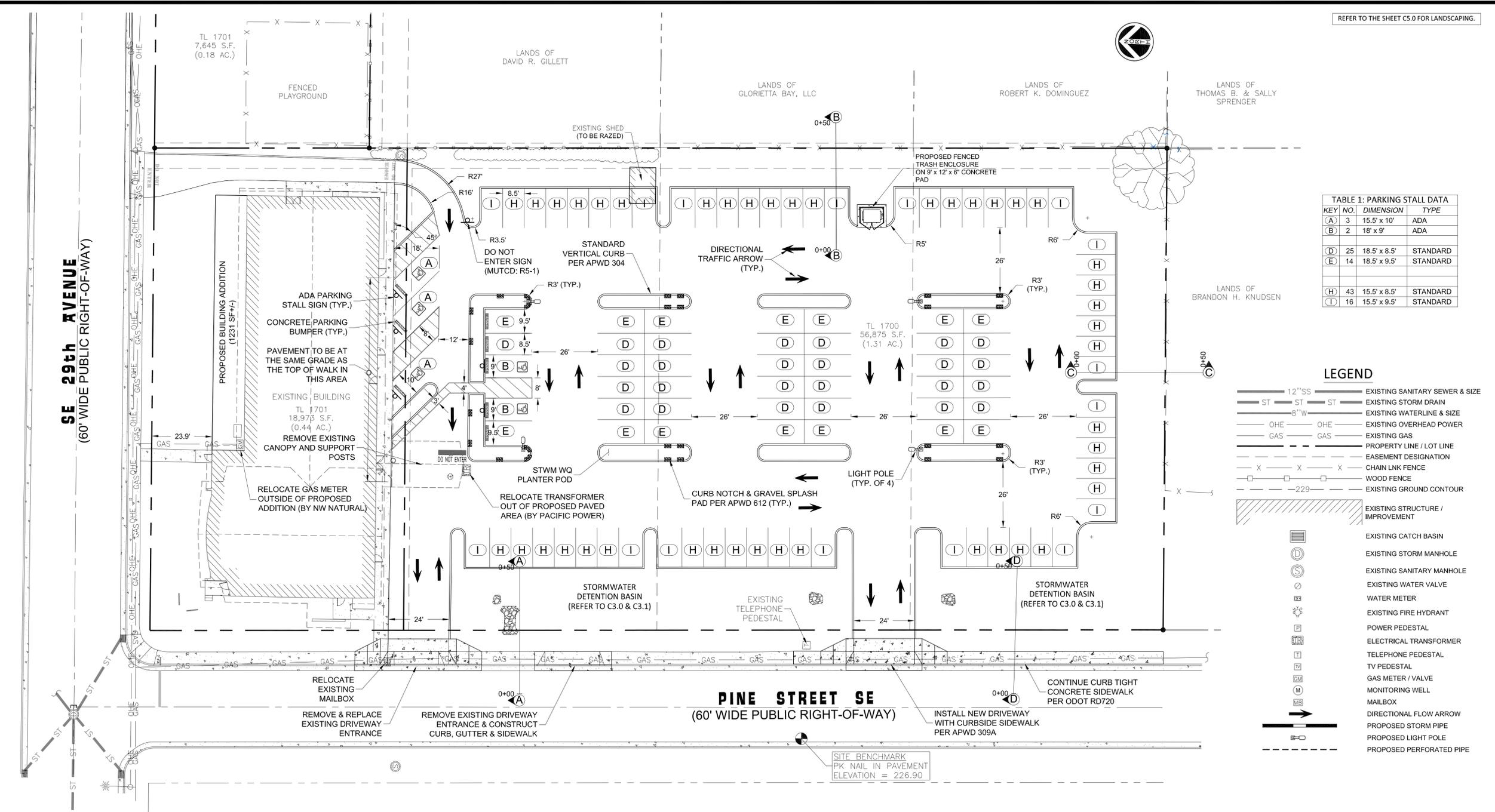


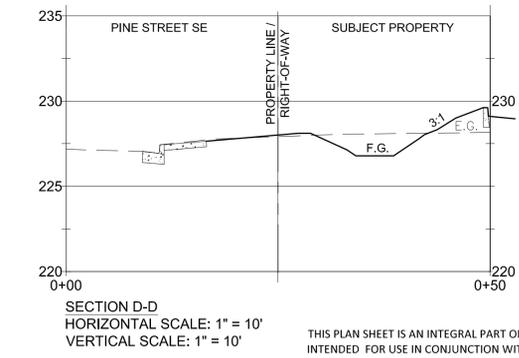
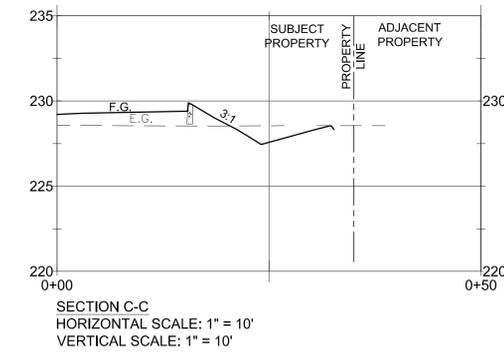
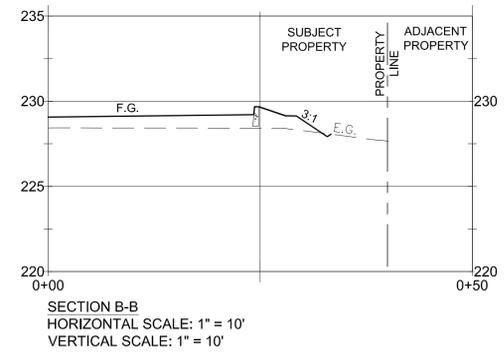
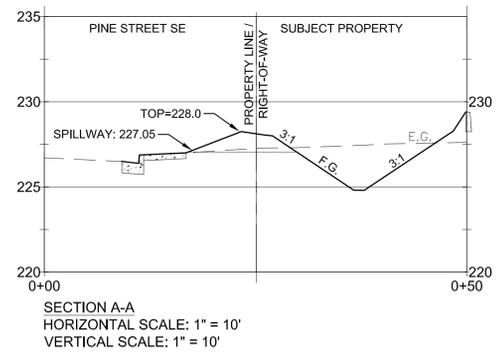
TABLE 1: PARKING STALL DATA

KEY	NO.	DIMENSION	TYPE
A	3	15.5' x 10'	ADA
B	2	18' x 9'	ADA
D	25	18.5' x 8.5'	STANDARD
E	14	18.5' x 9.5'	STANDARD
H	43	15.5' x 8.5'	STANDARD
I	16	15.5' x 9.5'	STANDARD

LEGEND

12"SS	EXISTING SANITARY SEWER & SIZE
ST	EXISTING STORM DRAIN
6"W	EXISTING WATERLINE & SIZE
OHE	EXISTING OVERHEAD POWER
GAS	EXISTING GAS
- - -	PROPERTY LINE / LOT LINE
X	EASEMENT DESIGNATION
—	CHAIN LINK FENCE
- - -	WOOD FENCE
- - -	EXISTING GROUND CONTOUR
[Hatched]	EXISTING STRUCTURE / IMPROVEMENT
[Circle]	EXISTING CATCH BASIN
[Circle]	EXISTING STORM MANHOLE
[Circle]	EXISTING SANITARY MANHOLE
[Circle]	EXISTING WATER VALVE
[Circle]	WATER METER
[Circle]	EXISTING FIRE HYDRANT
[Circle]	POWER PEDESTAL
[Circle]	ELECTRICAL TRANSFORMER
[Circle]	TELEPHONE PEDESTAL
[Circle]	TV PEDESTAL
[Circle]	GAS METER / VALVE
[Circle]	MONITORING WELL
[Circle]	MAILBOX
[Arrow]	DIRECTIONAL FLOW ARROW
[Line]	PROPOSED STORM PIPE
[Line]	PROPOSED LIGHT POLE
[Line]	PROPOSED PERFORATED PIPE

SITE PLAN
SCALE: 1" = 30'



THIS PLAN SHEET IS AN INTEGRAL PART OF THE SHEETS LISTED ON C0.0 AND IS INTENDED FOR USE IN CONJUNCTION WITH THOSE LISTED THEREON. THIS SHEET IS TO BE USED FOR SITE IMPROVEMENT PURPOSES ONLY. REFER TO THE SHEET INDEX ON C0.0 FOR THE LOCATION OF OTHER DETAILS AND SITE IMPROVEMENTS.