



COMMUNITY DEVELOPMENT

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

Notice of Filing

Conditional Use
Parking Lot Expansion

CU-01-19

May 14, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque** (541-917-7640, laura.laroque@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **May 28, 2019**.

APPLICATION INFORMATION

Proposal:	Conditional Use to increase the parking lot coverage at Liberty Elementary School. The proposal includes the removal of the existing parking lot along 24 th Avenue and construction of a larger parking lot with parent drop-off lanes including other associated parking lot improvements.
Property Owner:	Russ Allen; Greater Albany Public School District 718 SW 7 th Avenue, Albany, OR 97321-2320
Applicant:	Ken Gruenwald; HMK Company 695 Commercial Street SE, Suite 116, Salem, OR 97301
Engineer:	Matt Wadlington; Civil West Engineering Services, Inc. 945 SE Geary Street, Albany, OR 97322
Architect:	Dougherty Landscape Architects 474 Willamette Street, Suite 305, Eugene, OR 97401
Address/Location:	2345 Liberty Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-04W-12D Tax Lot 400
Zoning:	RS-6.5 (Residential Single Family) District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within **300** feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission or Hearings Board must be raised in writing and with sufficient



detail to allow the City to respond. *The deadline for submission of written comments is 5:00 p.m. on May 28, 2019, 14 days from the date the City mails the Notice of Filing.*

A location map and site plan are attached to this notice. All application materials are available 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 contact **Laura LaRoque, Project Planner**, at 541-917-7640 or laura.laroque@cityofalbany.net. 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 Tentative Decision.

According to the Albany Development Code (ADC), the proposed parking lot expansion is allowed on this property subject to approval of a Conditional Use. The proposed application will be evaluated for consistency with the review criteria contained in ADC 2.250. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.

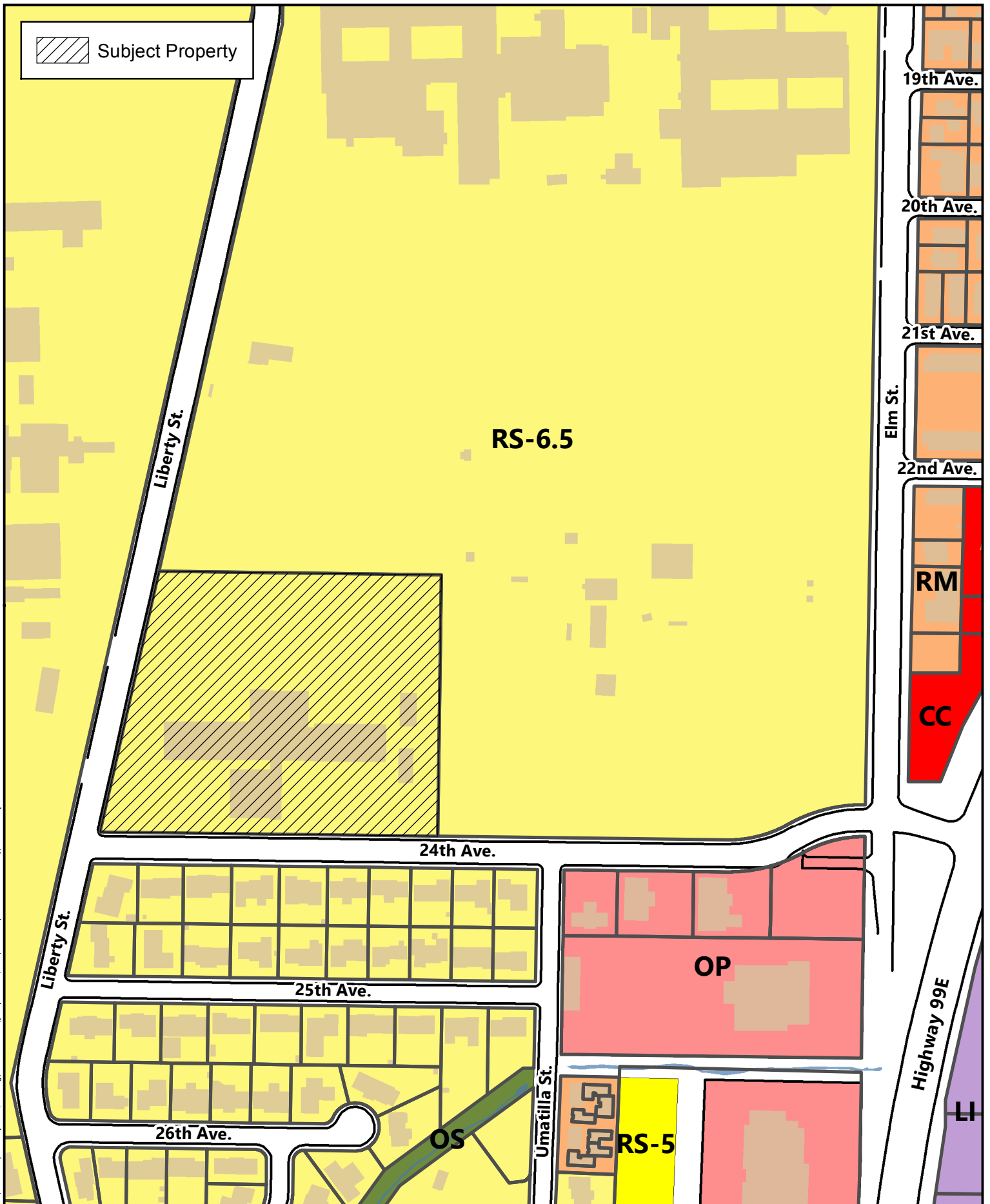
APPROVAL STANDARDS FOR THIS APPLICATION

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.

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

Attachments: Location Map, Site Plan

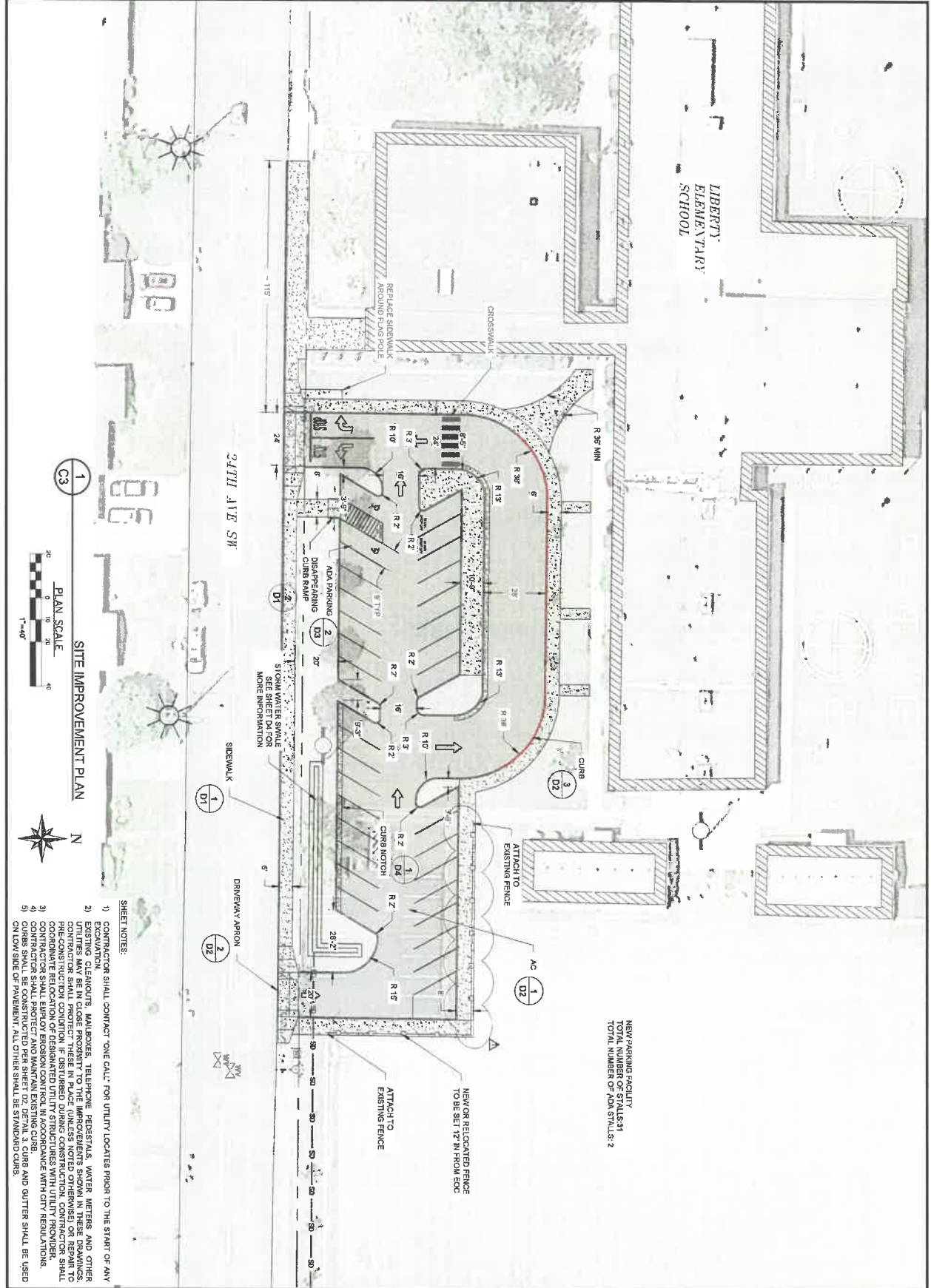


0 100 200 400 Feet

Date: 2/26/2019 Map Source:

2345 Liberty Street SW

Location / Zone Map



REV.	DATE	DESCRIPTION	BY
1	3/21/19	BID SET, RELOCATED FENCE	MDW

Designed By:	SJM	Drawn By:	SJM	Checked By:	DCV
Project No.:	1004-002				

Civil West
Engineering Services, Inc.

945 Geary Street SE
Albany, Oregon 97322

541-266-8601
www.civilwest.com