



## COMMUNITY DEVELOPMENT DEPARTMENT

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

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[www.cityofalbany.net](http://www.cityofalbany.net)

### NOTICE OF FILING

DATE OF NOTICE: March 6, 2018

FILE: CU-02-18

TYPE OF APPLICATION: Conditional Use Review to 1) renovate the South Albany High School, 2) a request a waiver from the building height limit of 30 feet in the RS-6.5 zone to allow the gymnasium addition to be 34 feet in height, and 3) request an adjustment from the fencing standards to allow an 8-foot high fence with the 15-foot front yard setback.

REVIEW BODY: Staff (Type II process)

PROPERTY OWNER / APPLICANT: Russ Allen, Greater Albany School District, 718 Seventh Avenue SW, Albany, OR 97321

ARCHITECT / REPRESENTATIVE: Amy Vohs, DLR Group, 421 SW Sixth Ave, Suite 1212, Portland, OR 97204

ADDRESS/LOCATION: 3705 Columbus Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17D Tax Lot 1700

ZONING: RS-6.5 – Residential Single-Family District

The City of Albany has received the application referenced above. We are mailing notice of this application to property owners within 300 feet of the development. We invite your written comments on these applications to be considered when staff decides on these applications. 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 **March 20, 2018**, 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 Melissa Anderson, Project Planner, at 541-917-7550. 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.

#### APPROVAL STANDARDS FOR THIS REQUEST:

##### Albany Development Code (ADC)

##### 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 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. (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 CONDITIONAL USE REVIEW APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 8, 9 & 12

Attachment: Site Plan

**LOCATION: SOUTH ALBANY HIGH SCHOOL**

