



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: February 20, 2018
FILE: CU-03-18
TYPE OF APPLICATION: Conditional Use Review to add a 28-foot by 64-foot modular building with additional landscaping to the existing North Albany Elementary School.
REVIEW BODY: Planning Staff (Type II)
PROPERTY OWNER / APPLICANT: Russ Allen, Greater Albany School District, 718 Seventh Avenue SW, Albany, OR 97321
REPRESENTATIVE: Rich Catlin, Reece & Associates Inc.; 321 1st Avenue E., Suite 3A, Albany, OR 97321
ADDRESS/LOCATION: 815 East Thornton Lake Drive NW
MAP/TAX LOT: Linn County Assessor's Map No. 10S-04W-36DD Tax Lot 700 and 800
ZONING: RS-10 – Residential Single-Family District

The City of Albany has received the Conditional Use application referenced above. We are mailing notice of the application to property owners within 300 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 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 6, 2018**.

We have attached a location map and a site plan that shows the property. Additional improvements may be required as part of the City's review. All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. If you wish to discuss this case with a planner, please visit our office, call **Melissa Anderson at 541-704-2319**, or email at melissa.anderson@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 decision.

APPROVAL STANDARDS FOR THIS REQUEST:

Albany Development Code (ADC)

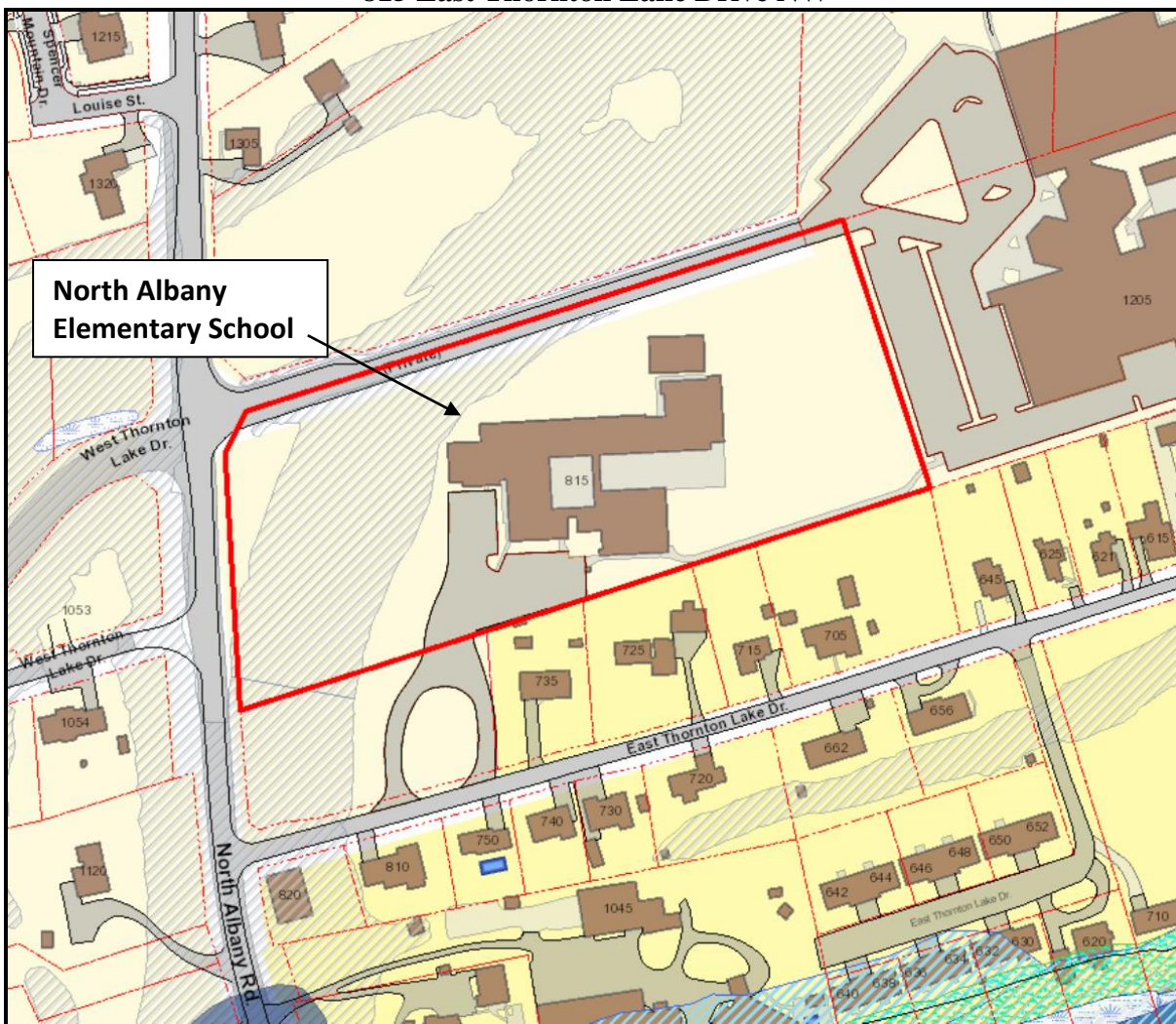
ADC 2.250 - CONDITIONAL USE

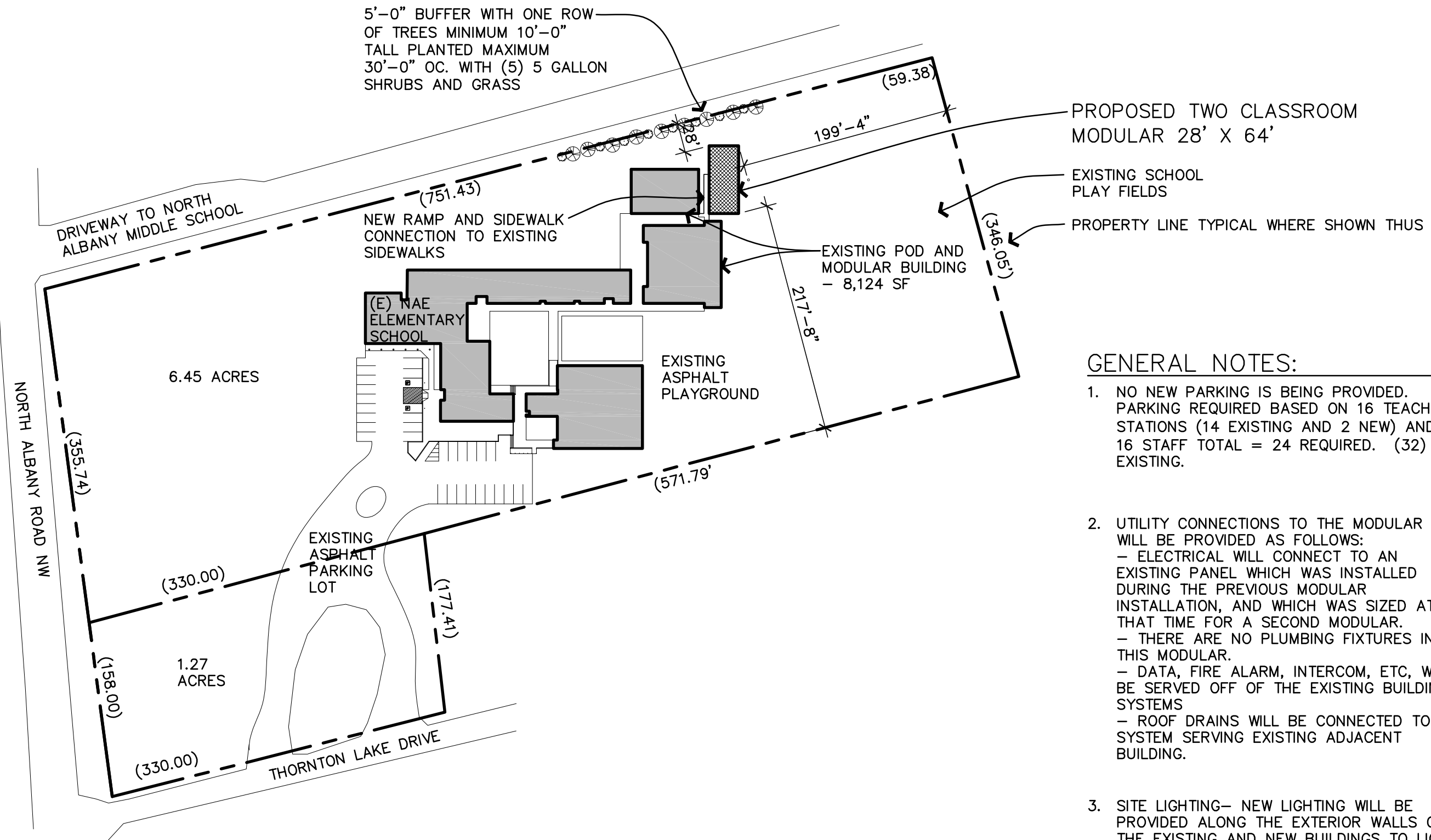
- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.

- (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.

Attachment: Site Plan

**NORTH ALBANY ELEMENTARY SCHOOL
815 East Thornton Lake Drive NW**





GENERAL NOTES:

1. NO NEW PARKING IS BEING PROVIDED. PARKING REQUIRED BASED ON 16 TEACHING STATIONS (14 EXISTING AND 2 NEW) AND 16 STAFF TOTAL = 24 REQUIRED. (32) EXISTING.
2. UTILITY CONNECTIONS TO THE MODULAR WILL BE PROVIDED AS FOLLOWS:
 - ELECTRICAL WILL CONNECT TO AN EXISTING PANEL WHICH WAS INSTALLED DURING THE PREVIOUS MODULAR INSTALLATION, AND WHICH WAS SIZED AT THAT TIME FOR A SECOND MODULAR.
 - THERE ARE NO PLUMBING FIXTURES IN THIS MODULAR.
 - DATA, FIRE ALARM, INTERCOM, ETC, WILL BE SERVED OFF OF THE EXISTING BUILDING SYSTEMS
 - ROOF DRAINS WILL BE CONNECTED TO SYSTEM SERVING EXISTING ADJACENT BUILDING.
3. SITE LIGHTING- NEW LIGHTING WILL BE PROVIDED ALONG THE EXTERIOR WALLS OF THE EXISTING AND NEW BUILDINGS TO LIGHT THE SIDEWALK CONNECTIONS. LIGHTING WILL BE LIMITED TO DOWNLIGHTING AND AS NECESSARY FOR EXITING.

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NORTH ALBANY ELEMENTARY SCHOOL SITE PLAN

SCALE: 1" = 80' - 0"

815 THORNTON LAKE DRIVE NW
TAX LOT 10S04W36DD00700

