



## 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

CU-03-21

November 18, 2021

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Nikki Cross**, 541-791-0176 or [nikki.cross@cityofalbany.net](mailto:nikki.cross@cityofalbany.net), before **December 2, 2021**, so we may take your comments into account.

### Application Information

File:	CU-03-21
Proposal:	Addition of a two-classroom modular building at the North Albany Elementary School.
Review Body:	Staff (Type II Review)
Property Owner:	Greater Albany Public Schools; 718 Seventh Avenue SW, Albany, OR 97321
Applicant:	Greater Albany Public Schools \ GLAS Architects, LLC
Address/Location:	815 East Thornton Lake Drive NW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map: 10S-04W-36DD; Tax Lot 600
Lot Size:	6.71 acres
Comprehensive Plan Map:	Public and Semi-Public
Zoning:	RS-10 (Residential Single-Family)

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 you to provide written comments on this application, to be considered prior to issuing a notice of decision. Written comment should address the approval criteria listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City and the parties of record an opportunity to respond to the issue. The deadline for submitting written comments is 5:00 p.m. on **December 2, 2021**, 14 days from the date the City mails the notice of filing.

We have attached a location map and site plan. All application materials are available for review in-person by appointment only at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a staff planner, please contact Nikki Cross, project planner, at 541-791-0176. Written comments should be submitted to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [Nikki.Cross@cityofalbany.net](mailto:Nikki.Cross@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC), an expansion of a Conditional Use education institution in the RS-10 zone may be permitted with a Type II Conditional Use review. As explained in ADC 2.260, the City may apply conditions of approval to ensure compliance with applicable review criteria (cited below).

## Approval Standards for This Request

### Conditional Uses

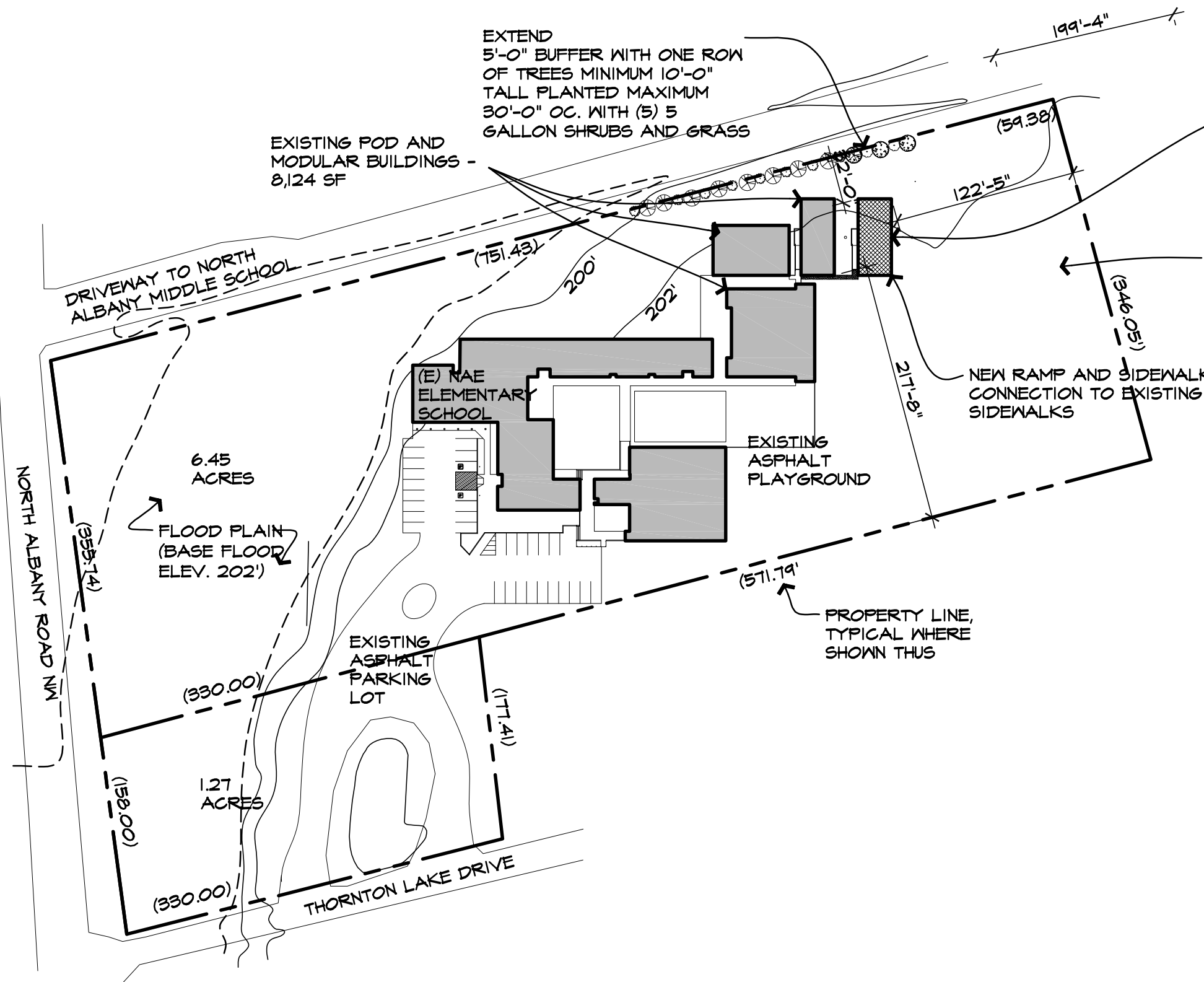
Section 2.250 of the ADC includes the following review criteria that must be met for this application to be approved.

- (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, can serve 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 application are found in ADC Articles 1, 2, 3, 9, & 12.**

Attachments: Location Map, Site Plan





EXISTING POD AND MODULAR BUILDINGS - 8,124 SF

EXTEND 5'-0" BUFFER WITH ONE ROW OF TREES MINIMUM 10'-0" TALL PLANTED MAXIMUM 30'-0" OC. WITH (5) 5 GALLON SHRUBS AND GRASS

PROPOSED TWO CLASSROOM MODULAR 28' X 64' - APPROXIMATE F.F.E. OF 204'

EXISTING SCHOOL PLAY FIELDS

**GENERAL NOTES:**

1. NO NEW PARKING IS BEING PROVIDED. PARKING REQUIRED BASED ON 18 TEACHING STATIONS (16 EXISTING AND 2 NEW) AND 18 STAFF TOTAL = 27 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.
4. FLOOD PLAIN INFORMATION BASED ON NFIP MAP NUMBER 41043C0213H DATED 12.08.2016. TOPOGRAPHIC INFORMATION BASED ON CITY OF ALBANY, OREGON PUBLIC WORKS DEPARTMENT SHEET NUMBER 370-1319.



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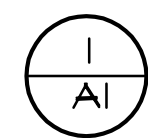
CONSULTANTS

GREATER ALBANY PUBLIC SCHOOL DISTRICT  
**TEMPORARY MODULAR NORTH ALBANY ELEMENTARY**  
 815 THORNTON LAKE DRIVE NW, ALBANY OREGON

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SITE PLAN

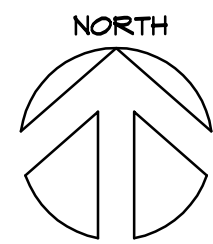
PROJECT NUMBER 21018	DATE 03/01/18
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**NORTH ALBANY ELEMENTARY SCHOOL SITE PLAN**

SCALE: 1" = 80' - 0"

815 THORNTON LAKE DRIVE NW  
TAX LOT 10504W36DD00700



**A-1**