



COMMUNITY DEVELOPMENT DEPARTMENT

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

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cd.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: November 13, 2018

FILE: CU-09-18

TYPE OF APPLICATION: Request to modify a Conditional Use Approval (file CU-05-18) for West Albany High School to relocate the location of the tennis courts to the southeast corner of the site, at the corner of the lot along Elm Street and 24th Street

REVIEW BODY: Staff (Type I-L process)

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

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

ADDRESS/LOCATION: 1130 Queen Avenue SW

MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-12D Tax Lot 200

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 Land Use Board of Appeals 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 **November 27, 2018**, 14 days from the date the City mails the Notice of Filing.

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 call **Melissa Anderson, Project Planner**, at 541-704-2319, (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.

REVIEW CRITERIA FOR THIS REQUEST:

CONDITIONAL USE (Albany Development Code 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.

MODIFICATION OF APPROVED CONDITIONAL USE APPLICATION (ADC 1.226)

ADDITIONAL REVIEW STANDARDS FOR THIS CONDITIONAL USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3 & 9

WEST ALBANY HIGH SCHOOL

