



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review – Accessory Structure

SP-01-20

February 4, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **February 18, 2020**.

Application Information

Proposal:	Site plan review for a 1,200 square foot accessory structure. The structure is 30 feet x 40 feet and approximately 14 feet tall with white metal siding and blue metal roofing.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Heidi Nessen Haworth; 3551 David Avenue NE., Albany, OR 97322
Address/Location	3551 David Avenue NE
Map/Tax Lot:	Linn County Assessor's Map No. 10S-03W-33D; Tax Lot 400
Zoning:	Residential Single Family (RS-6.5)
Overlay Districts:	Airport Approach
Total Land Area:	.27 acres
Existing Land Use:	Single-family residence

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 100 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 that 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 **February 18, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map, site plan, and elevation drawings of the proposed structure. 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 **Travis North, project planner**, at 541-791-0176. Submit any written comments to the Planning Division;

cd.cityofalbany.net



PO Box 490; Albany, OR 97321 or by email to travis.north@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 or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the Review Criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

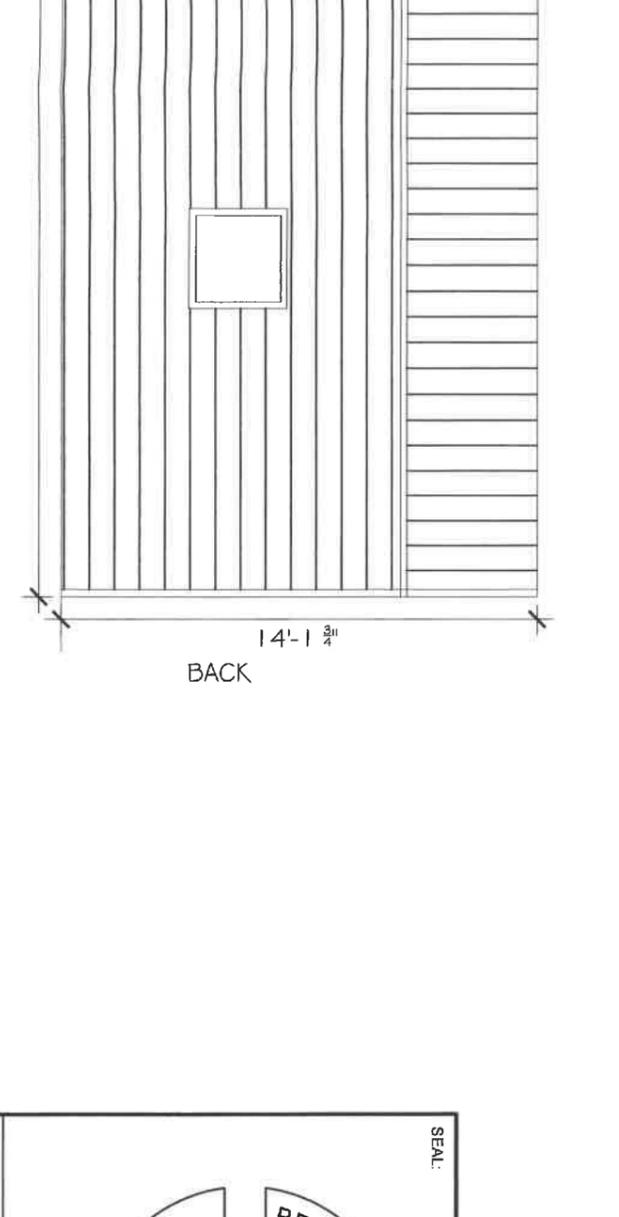
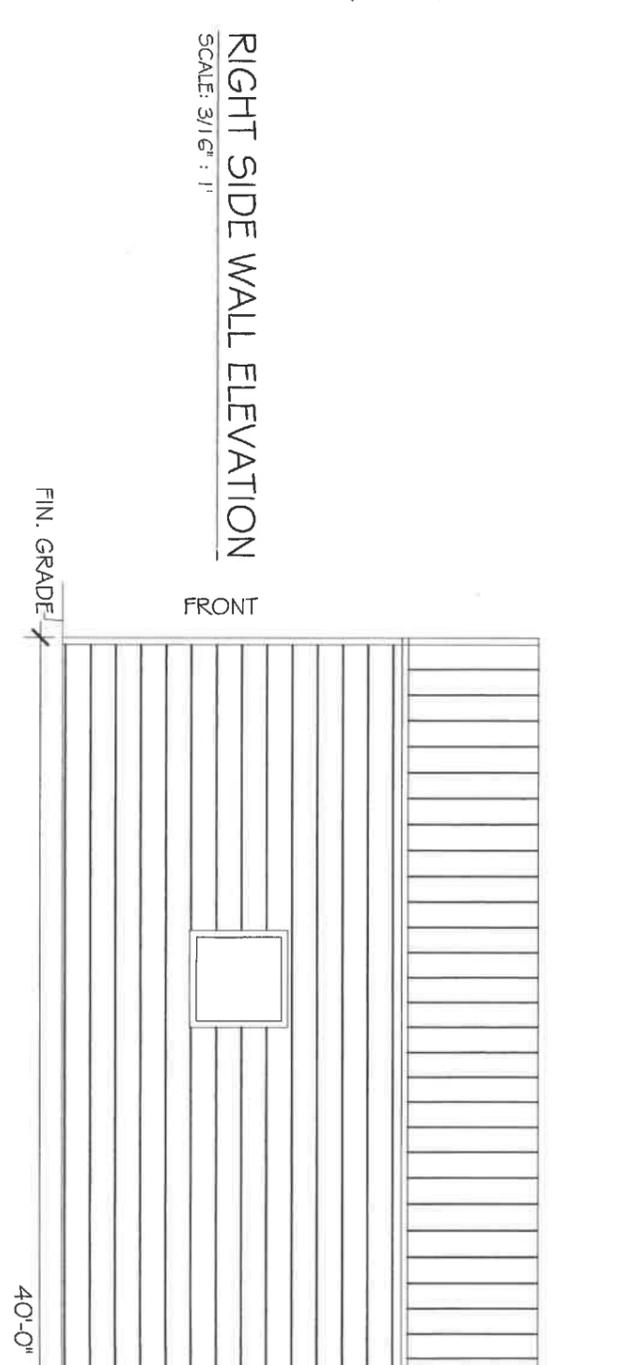
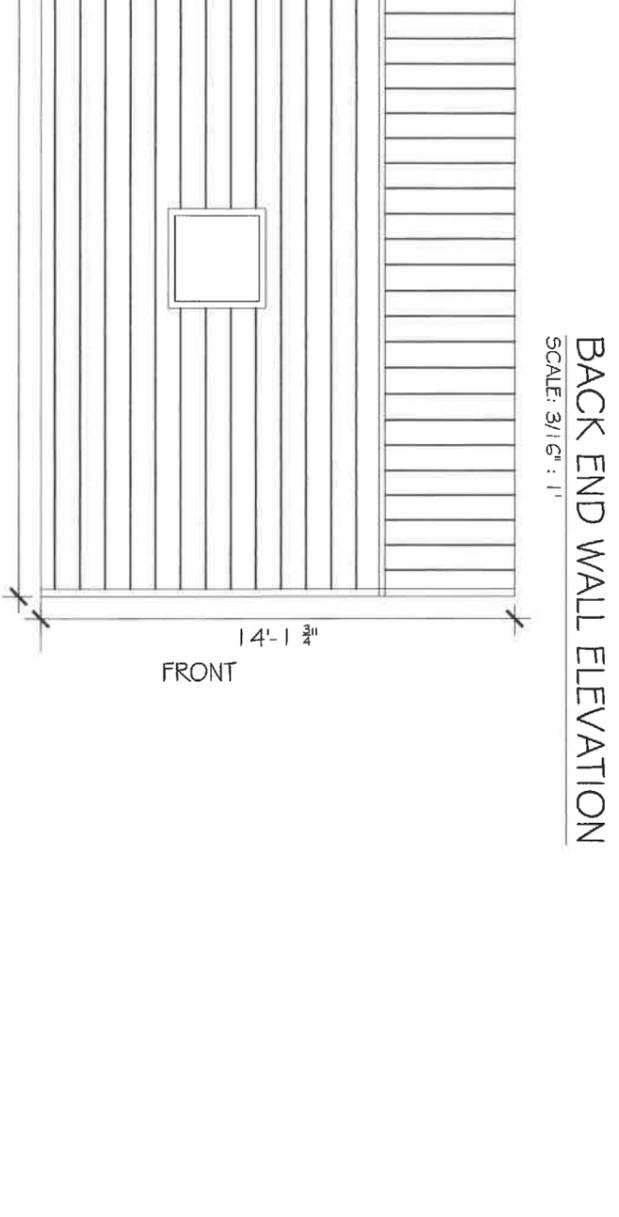
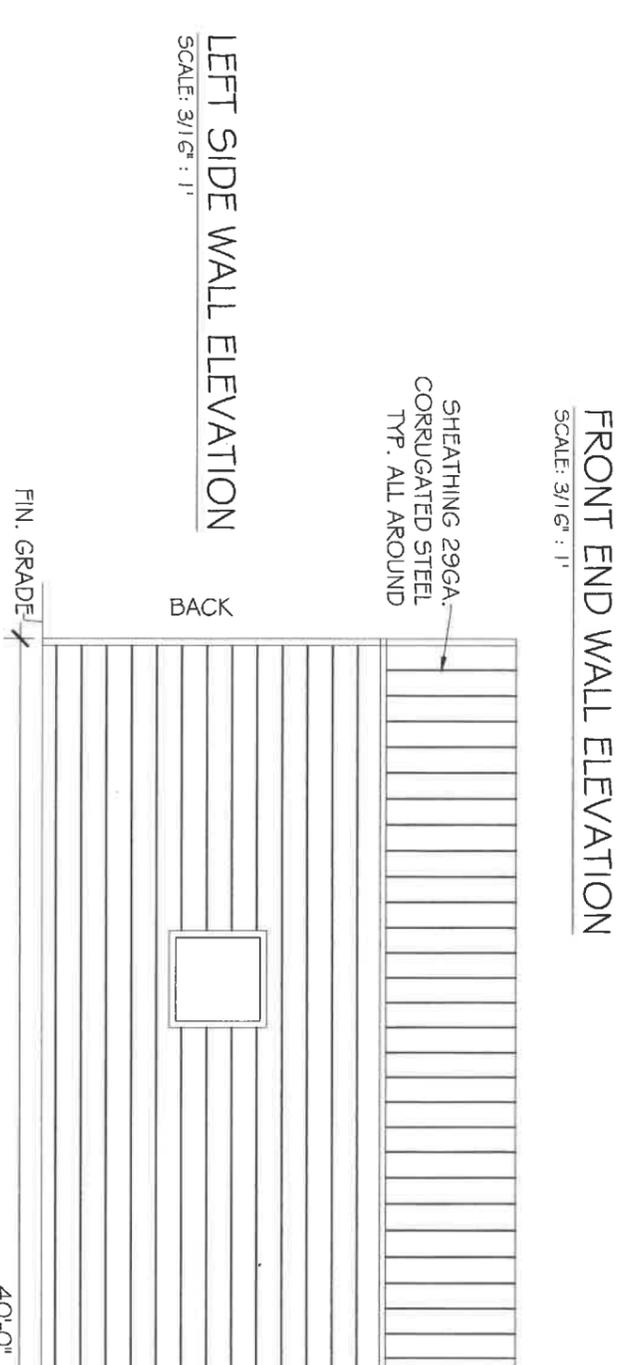
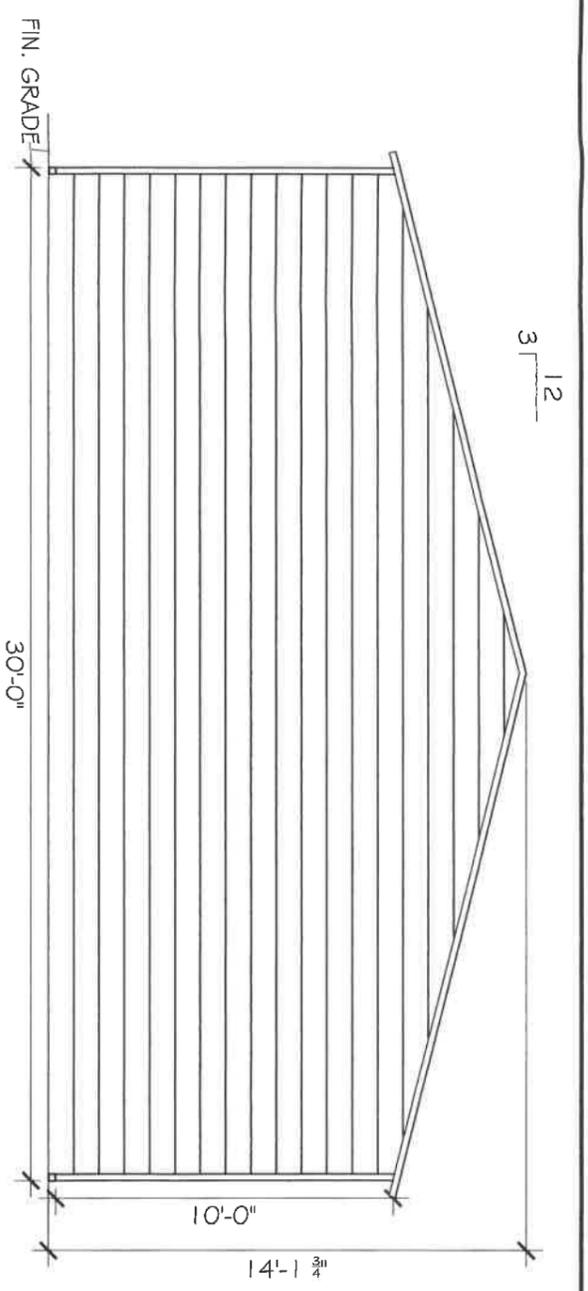
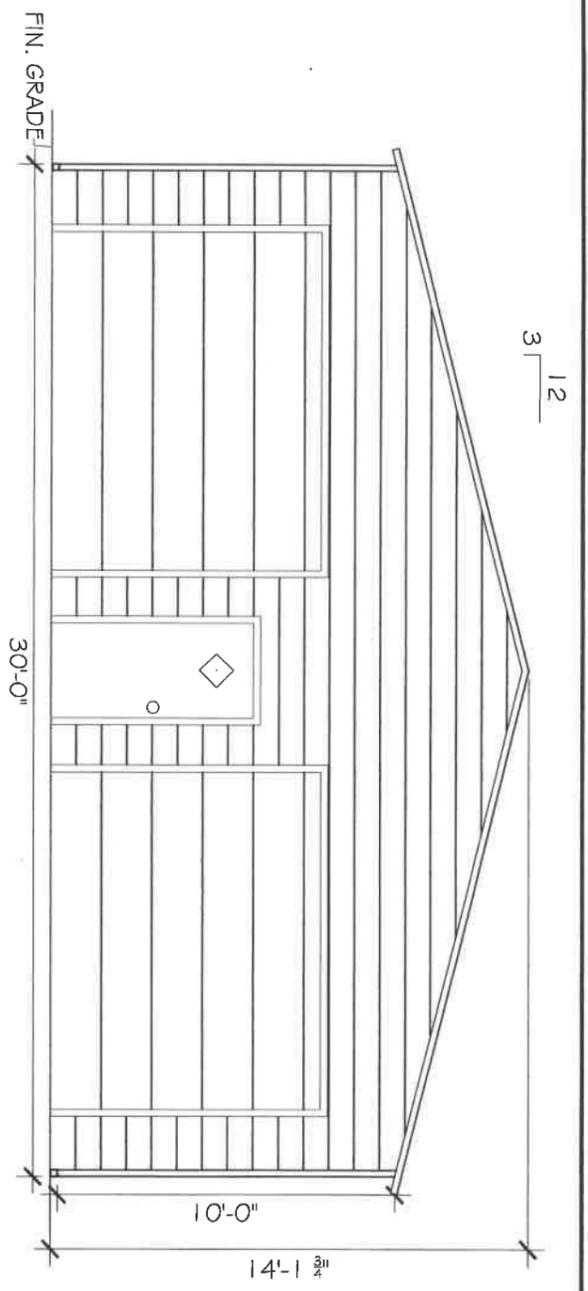
Approval Standards for This Request

Section 2.450 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

1. Public utilities can accommodate the proposed development.
2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
3. The transportation system can safely and adequately accommodate the proposed development.
4. Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
5. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
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.
7. The site is in compliance with prior land use approvals.
8. Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

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

Attachments: Location Map, Applicant's Site Plan, Elevation Drawings.



SEAL:

REGISTERED PROFESSIONAL ENGINEER
 OREGON
 93310
 MAR. 13, 2018
 SAADY AMIN

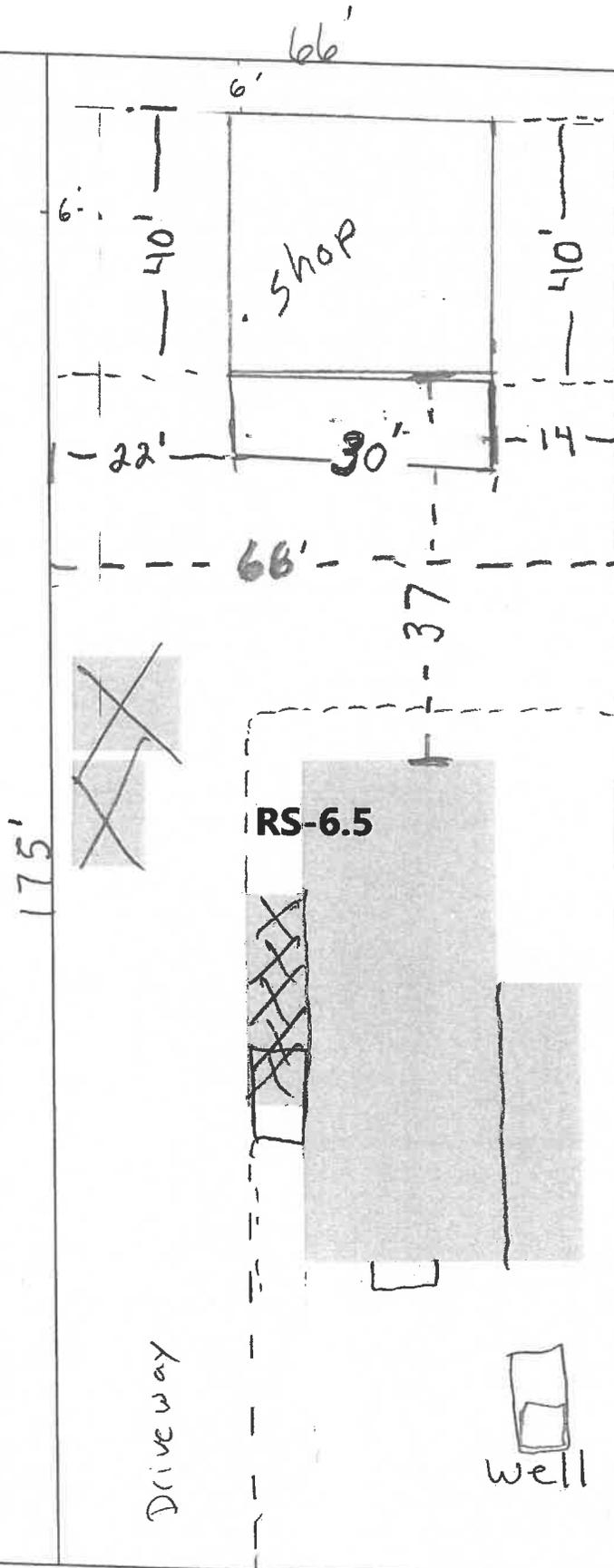
EXPIRES: 12/31/2021
 DATE SIGNED: JAN 06 2020

PREPARED FOR: WEST COAST

 5232 Salem Dallas Hwy NW
 Salem, OR. 97304

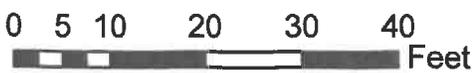
OWNER: HEIDI AND JOHN HAWORTH	LOCATION: 3551 DAVID AVENUE NE ALBANY, OR 97322
SHEET TITLE: ELEVATIONS	
DRAWING NO.: MBD30AA5B56	PROJECT NO.: 037-19-2720
DRAWN BY: AW	CHECKED BY:

Demintions
are correct



Haworth

1.5 inch x
2 inch



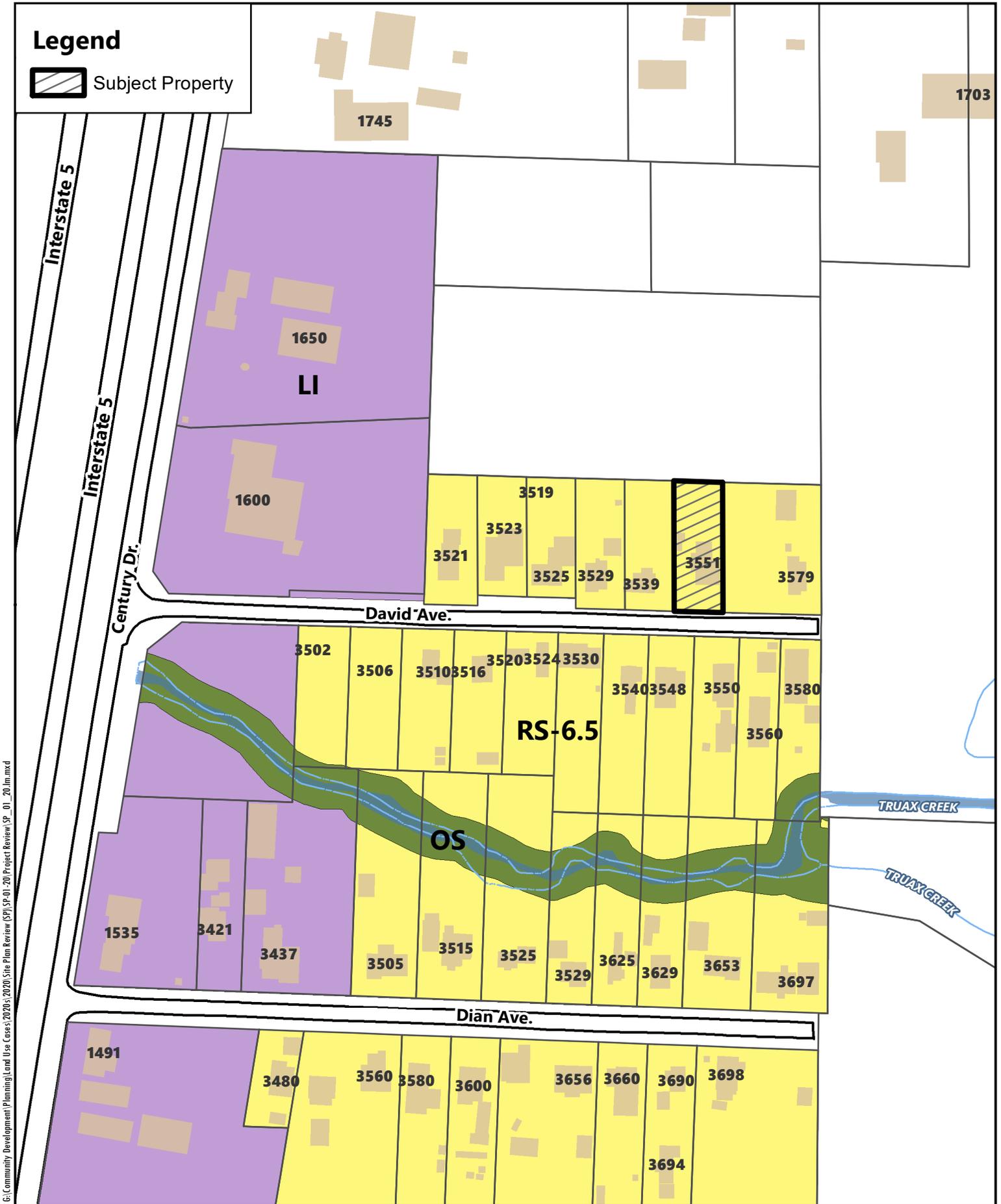
3551
David Ave.

6/6/19 n↑

John Haworth

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\2020s\2020s_Site Plan Review (SP)\SP_01_20\Project Review\SP_01_20_1m.mxd



3551 David Avenue NE

Date: 1/16/2020 Map Source: City of Albany

Location / Zoning Map