



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: August 10, 2016

FILE: SP-11-16

TYPE OF APPLICATION: Site Plan Review (Type I-L application) for new construction of a 576-square foot residential accessory building

REVIEW BODY: Staff

PROPERTY OWNER/
APPLICANT: Brandon Hayes; 3385 Echo Springs Place SE, Albany, OR 97322

ADDRESS/LOCATION: 3385 Echo Springs Place SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17DA; Tax Lot 717

ZONING: RS-6.5 (Residential Single Family) District

The City of Albany has received the Site Plan Review application referenced above. We are mailing this notice to property owners within 100 feet of the proposed development. We invite your written comments on this application, to be considered when staff makes a decision 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **August 24, 2016**.

We have attached a location map and a site plan of the proposed development. 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 telephone **Mike Leopard**, at 541-917-7641. 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 on the application.

According to the Albany Development 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:
Albany Development Code (ADC)

SITE PLAN REVIEW (ADC 2.450)

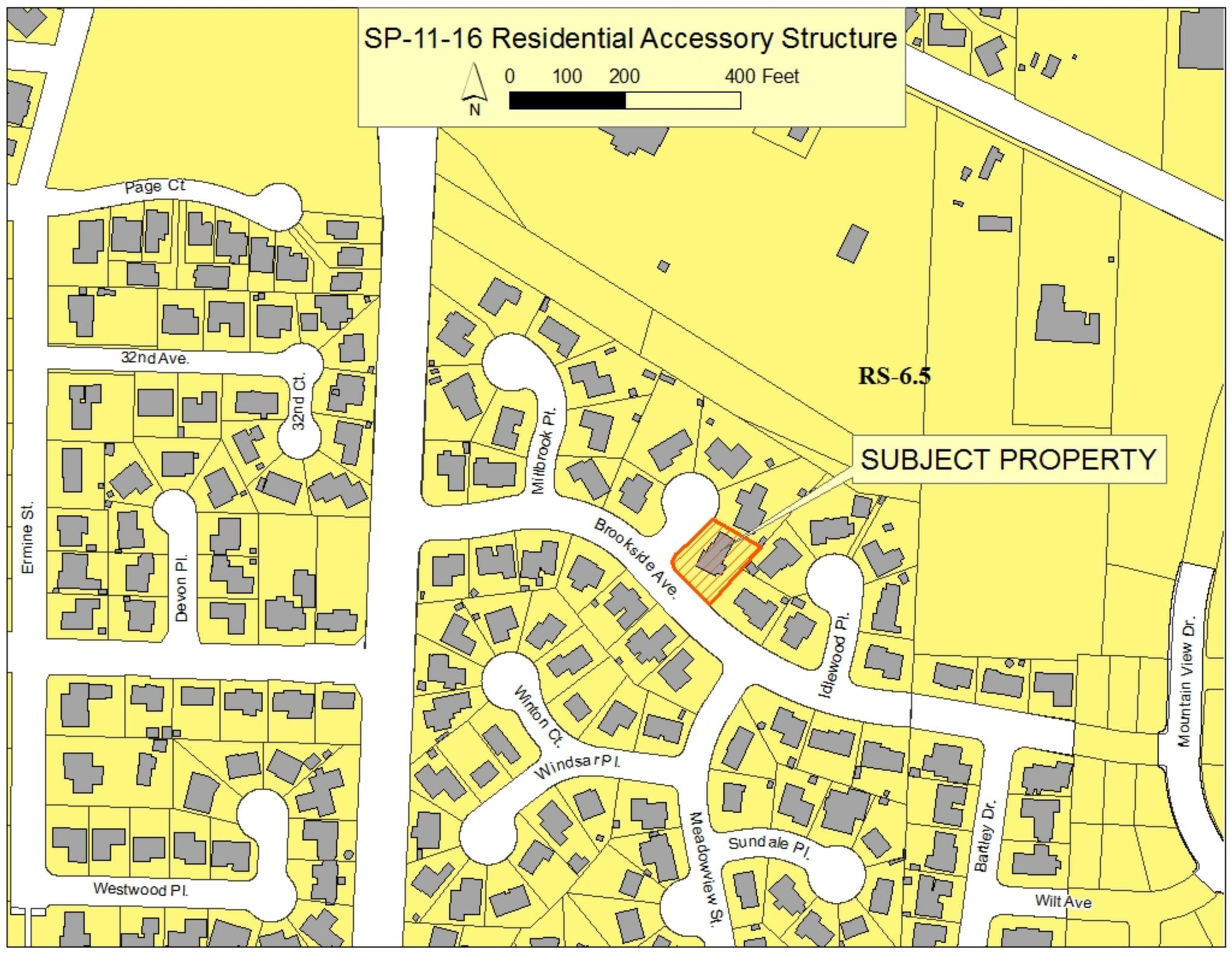
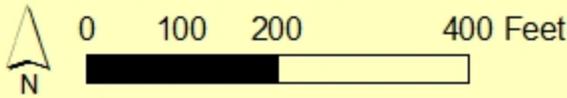
- 1) Public utilities can accommodate the proposed development.
- 2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

- 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 ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, AND 9.

Attachments: Location Map, Applicant's Submittal

SP-11-16 Residential Accessory Structure



RS-6.5

SUBJECT PROPERTY

Page Ct

32nd Ave.

32nd Ct.

Ermine St.

Devon Pl.

Mitbrook Pl.

Brookside Ave.

Idlewood Pl.

Mountain View Dr.

Winton Ct.

Windsar Pl.

Meadowview St.

Sundale Pl.

Bartley Dr.

Wilt Ave

Westwood Pl.

