



COMMUNITY DEVELOPMENT DEPARTMENT

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

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www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: March 2, 2018

FILE: SP-03-18 and RL-01-18

TYPE OF APPLICATION: Site Plan Review to remodel a building from a church into a six-bedroom residential care facility for women and a Tentative Replat to combine two tax lots.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER(S)/
APPLICANT(S): Chris Erickson; Albany Helping Hands; 619 9th Avenue SE; Albany, OR 97322

ADDRESS/LOCATION: 103 Main Street SE

MAP/TAX LOT: Linn County Assessor's Map No.: 11S03W06DD; Tax Lots 7000 & 7001

ZONING: MS – Main Street

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 **March 13, 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 contact **Anne Catlin, Project Planner**, at 541-917-7560 or anne.catlin@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:

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.

TENTATIVE PLAT REVIEW CRITERIA (ADC 11.180)

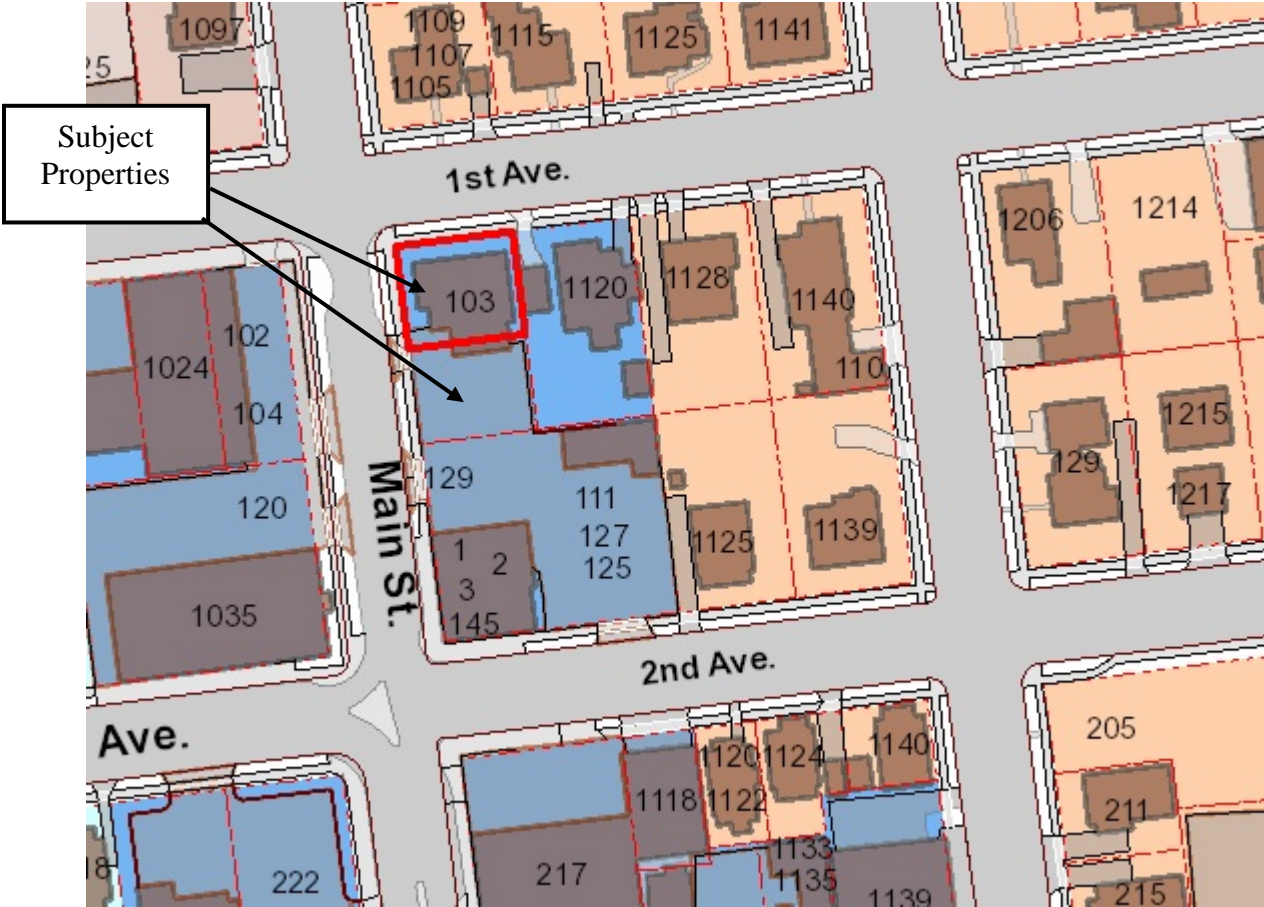
The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section. [Ord. 5886, 1/6/17]

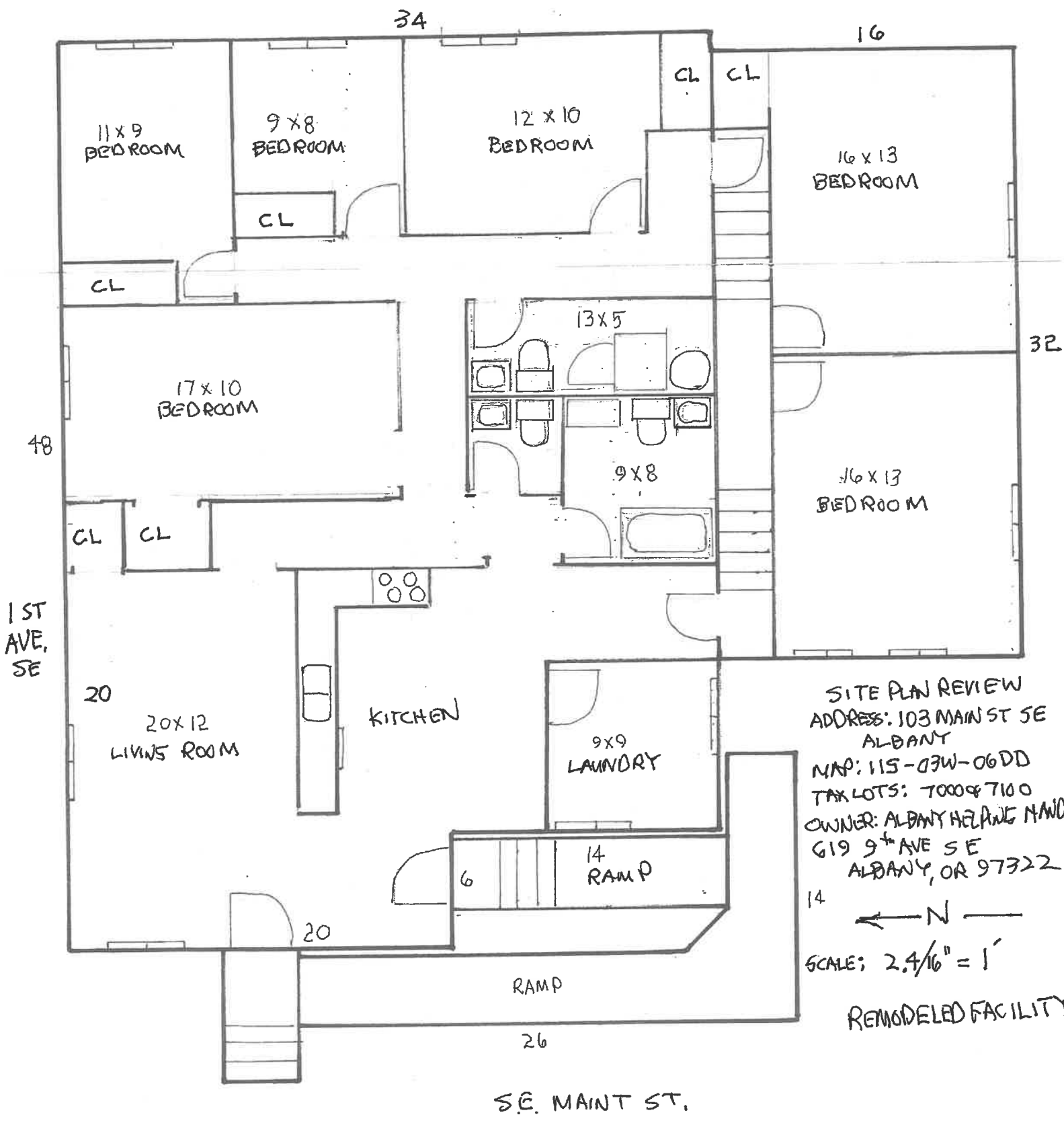
Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

- (1) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (2) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (3) The location and design allow development to be conveniently served by various public utilities.
- (4) 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 LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 9, & 11.

Attachment: Location Map and Site Plan





SITE PLAN REVIEW
 ADDRESS: 103 MAIN ST SE
 ALBANY
 MAP: 115-03W-06DD
 TAX LOTS: 7000 & 7100
 OWNER: ALBANY HELIUM MAND.
 619 9th AVE SE
 ALBANY, OR 97322

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SCALE: 2.4/16" = 1'

REMODELED FACILITY