



## 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

SP-05-19

May 3, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque** (541-917-7640, [laura.laroque@cityofalbany.net](mailto:laura.laroque@cityofalbany.net)). The deadline for submission of written comments is 5:00 p.m. on **May 17, 2019**.

## Application Information

Proposal:	Site Plan Review to construct a 64-unit apartment complex (Queen Avenue Apartments) with associated parking and common open space.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Mubeen Aliniyazee; Anjum Inc. 13699 N 97 <sup>th</sup> Way, Scottsdale, AZ 85260
Engineer:	Grant Beem; K & D Engineering, Inc. 276 NW Hickory Street Albany, OR 97321
Representative:	Geoffrey C. James, AIA 4676 Commercial Street SE, Suite 8, Salem, OR 97302
Address/Location	Unassigned; east of 2135 Queen Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08DB Tax Lot 100
Zoning:	RMA (Residential Medium Density Attached)
Overlay:	Significant Wetland Overlay (/SW)

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 300 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 May 17, 2019, 14 days from the date the City mails the Notice of Filing.***

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 **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; P.O.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



Box 490; Albany, OR 97321 or by email to [laura.laroque@cityofalbany.net](mailto:laura.laroque@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

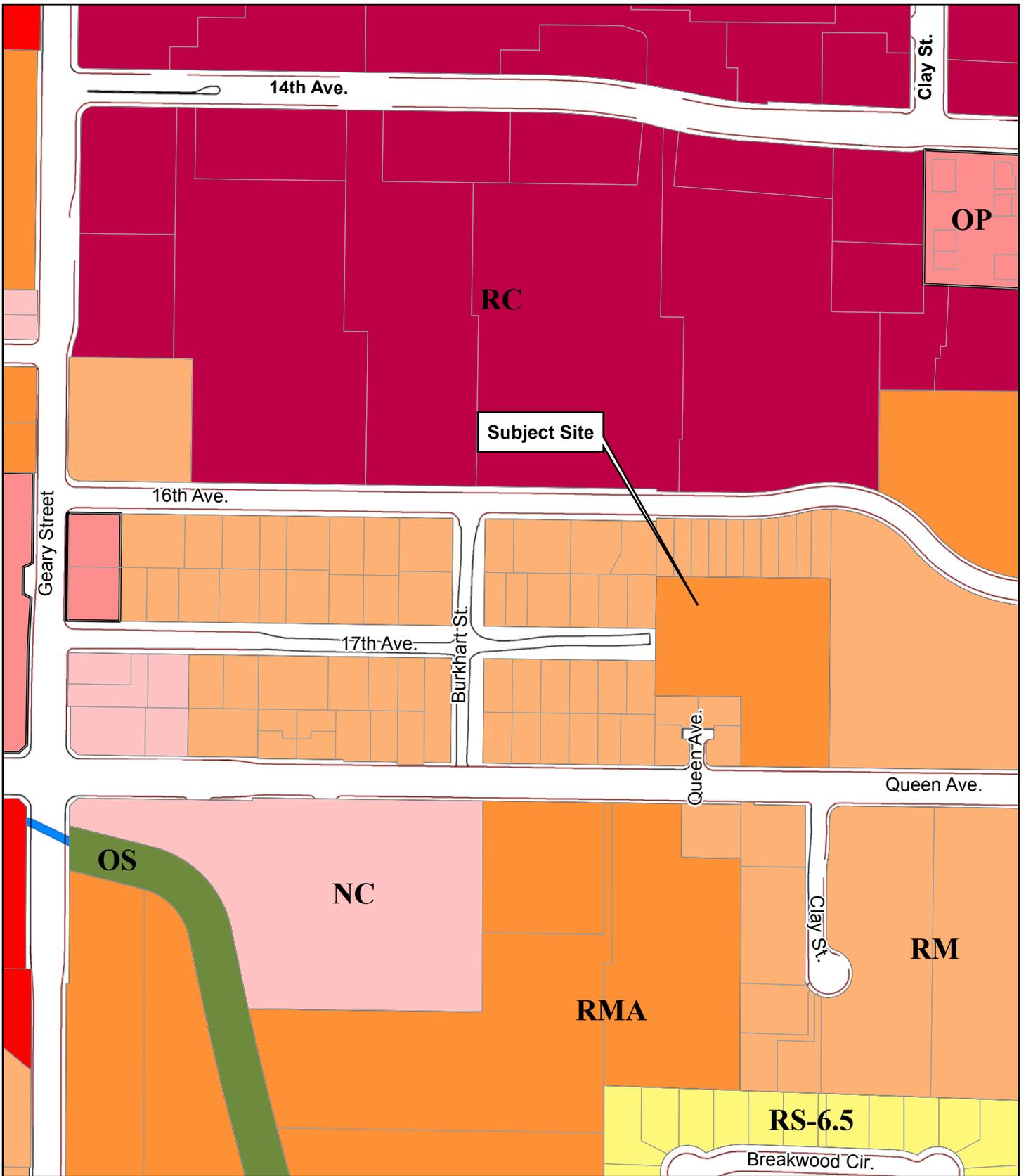
Section 2.450 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

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.

### **Design Standards, Multiple-Family Development, ADC 8.200-8.305**

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 8, 9, & 12.

Attachments: Location Map, Applicant's Site Plan



**Unassigned Address; East of 2135 Queen Ave.  
Linn County 11S-03W-08DB Tax Lot 100**



The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

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May 3, 2019

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

