



COMMUNITY DEVELOPMENT DEPARTMENT

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 for a 1,750 square foot residential accessory structure
(44-foot by 28-foot storage shop with 16-foot walls)

SP-09-19

April 25, 2019

The Planning Division has received the following APPLICATION. Please provide any written comments you may have on this project to **Anne Catlin** (541-917-7560, anne.catlin@cityofalbany.net) **before 5:00 p.m. on May 9, 2019**, so we may take your comments into account

Application Information

Proposal:	Site Plan Review for a 1,750 square foot residential accessory structure (44-foot by 28-foot storage shop with 16-foot walls)
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Jeff Oneida, 2766 43rd Avenue SE; Albany, OR 97322
Address/Location	2766 43rd Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-20AA; Tax Lot 0611
Zoning:	Residential Single Family (RS-6.5) District

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 May 9, 2019.***

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 contact **Anne Catlin, Project Planner**, at 541-917-7560. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to anne.catlin@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, 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

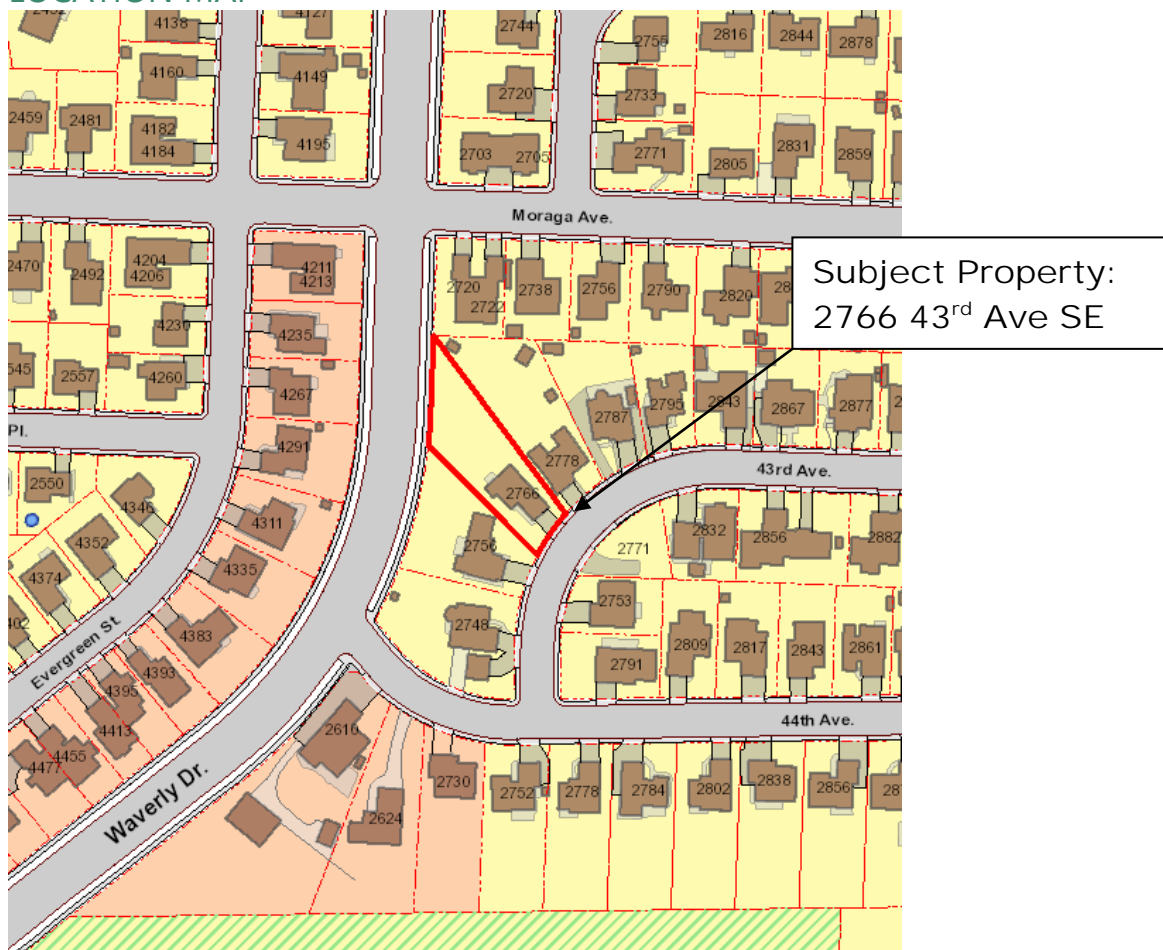
SITE PLAN REVIEW (ADC 2.450)

- (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.

Attachments: Location Map, Applicant's Site Plan and Elevations

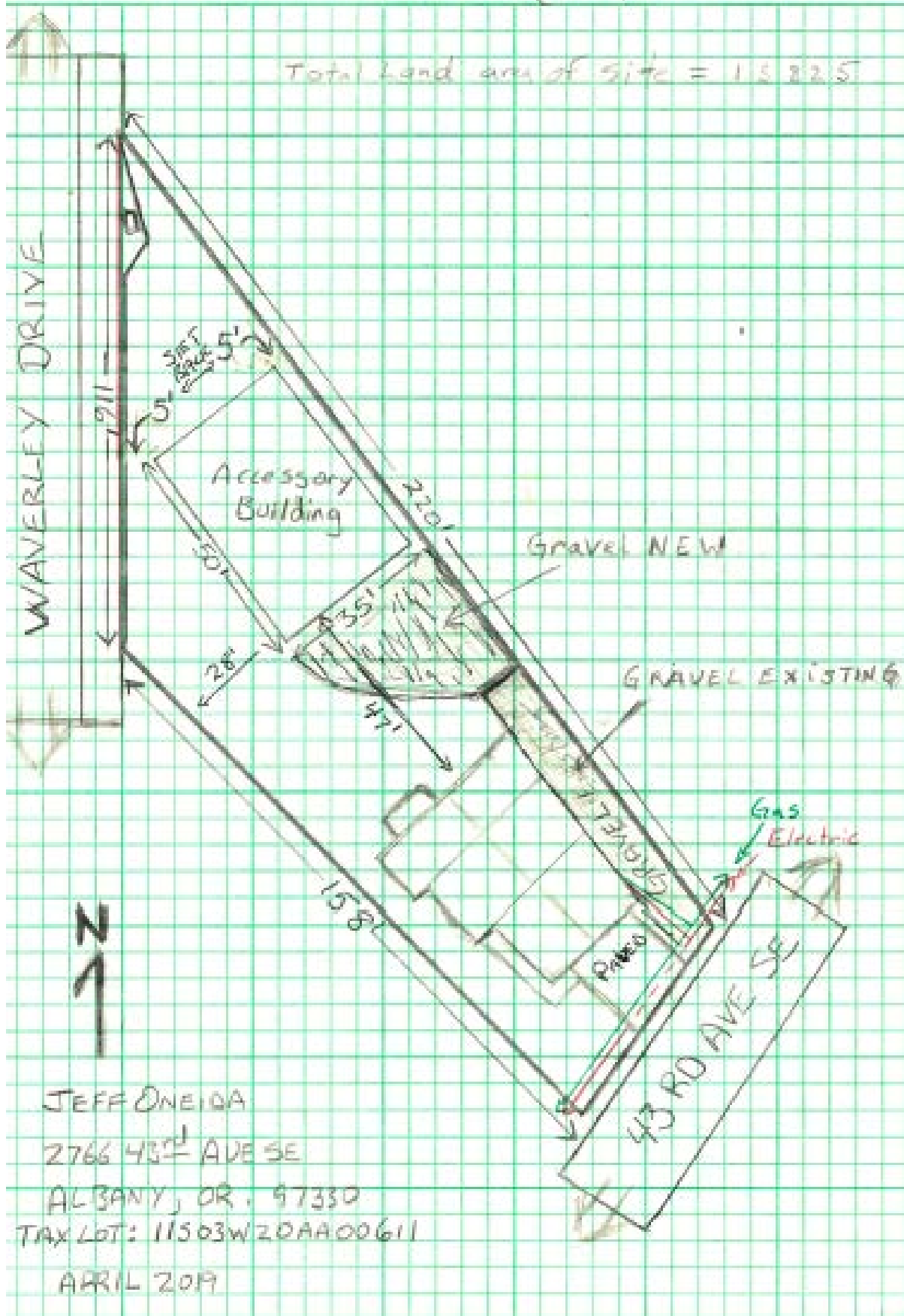
LOCATION MAP



SITE PLAN

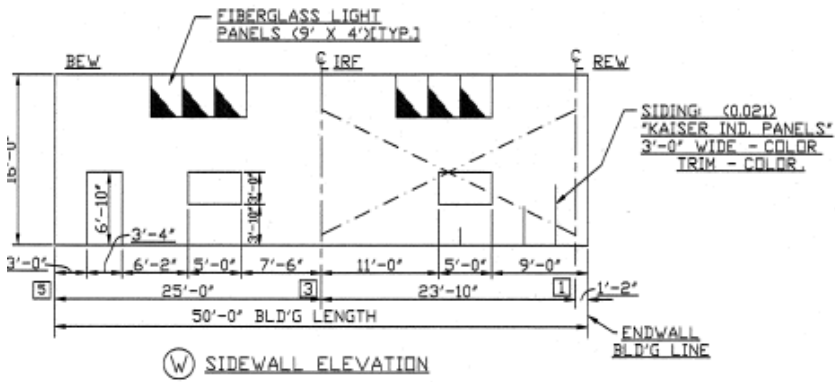
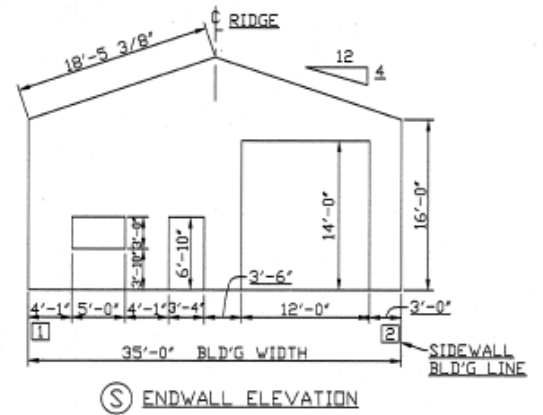
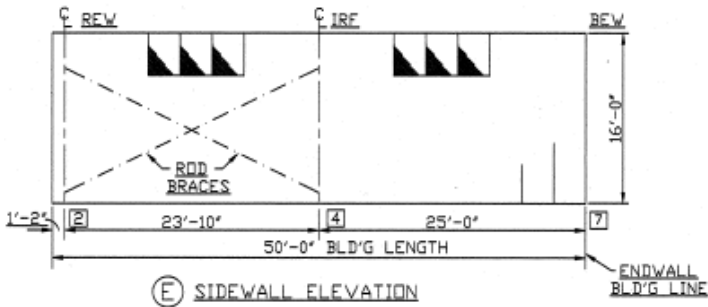
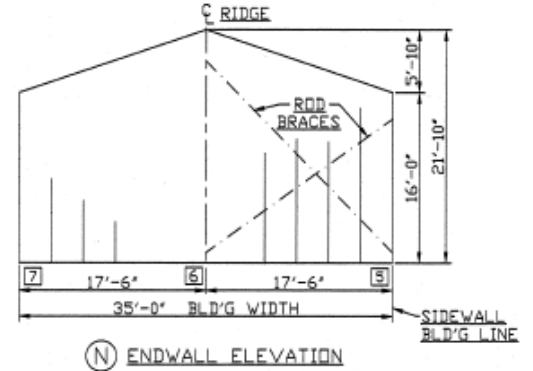
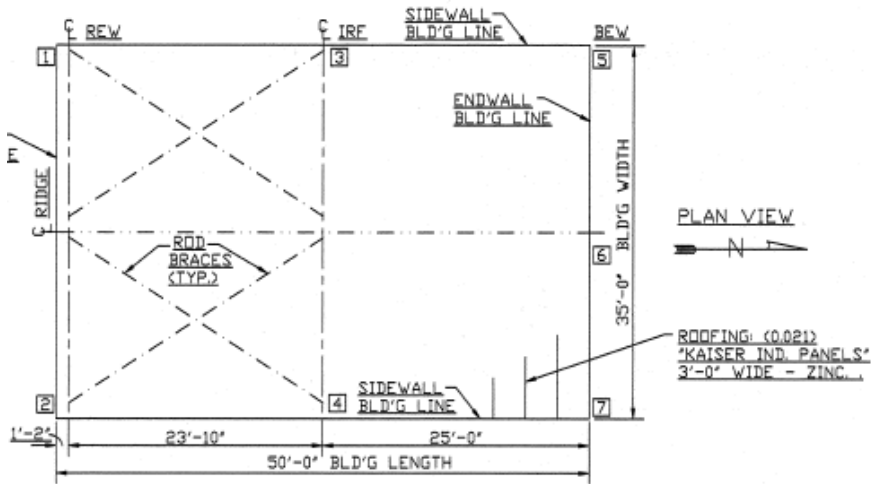
← 30' → (1" = 30')

Total Land area of site = 1.5825



JEFF ONEIDA
2766 43rd AVE SE
ALBANY, OR. 97330
TAX LOT: 11503W20AA00611
APRIL 2019

ELEVATIONS



BUILDER

SCALE: _____ APPROV: _____