Planning Commission
Notice of Decision
Modification to a Previously Approved Site Plan Review
with Floodplain Development Review

Files: SP-10-20 and FP-01-20

September 29, 2020

Application Information

Application Description: Appeal of a staff decision regarding an application for a modification to a previously approved Site Plan Review with Floodplain Development Review for construction of a multi-family housing project with associated site improvements (parking, landscaping, common open space areas)

Files: SP-10-20 and FP-01-20
(Related Files: RL-11-18, SP-01-19, WG-01-19, and FP-01-19)

Review Body: Planning Commission (Appeal of Type I-L review)

Property Owner/Applicant: Willamette River View Holdings, LLC; 3545 Deerfield Drive South, Salem, OR 97302

Applicant’s Representative: Zach Pelz, AICP, Planning Consultant; AKS Engineering & Forestry, LLC; 3700 River Road N, Suite 1, Keizer, OR 97303

Representative’s Assistant: Paige Luehrs, Project Assistant; AKS Engineering & Forestry, LLC; 3700 River Road N, Suite 1, Keizer, OR 97303

Address/Location: 595 Geary Street NE; 1905, 1925, 1935, and 2275 Linn Avenue NE and 533 Alco Street NE

Map/Tax Lot: Linn County Assessor’s Map No. 11S-03W-05BD Tax Lot 300

Zoning: RM (Residential Medium Density)

On September 28, 2020, the City of Albany Planning Commission DENIED the application referenced above. The original project continues to be valid and subject to the original conditions of approval and timelines, as presented in the original Notice of Decision for Site Plan Review, Willamette River Greenway Review and Floodplain Development Review, under planning files SP-01-19, WG-01-19 and FP-01-19, issued on July 5, 2019 (per ADC 1.226(10)).

cd.cityofalbany.net
The Planning Commission based its decision on the project’s conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact Melissa Anderson, Project Planner, at 541-704-2319, or David Martineau, Planning Manager, at 541-917-7561.

The City’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director’s Notice of Decision is mailed [ADC 1.330(5)(d)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Signature on File
Planning Commission Chair

LUBA Appeal Deadline: October 20, 2020
Expiration Date of Original Notice of Decision: July 1, 2022 (Files SP-01-19, WG-01-19, and FP-01-19)

Attachments
1. Location Map
2. Site Plan
Location Map: 595 Geary Street NE

City of Albany, OR

Date: 5/5/2020   Map Source: City of Albany