



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 – Accessory Structure

SP-15-20

September 14, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **September 28, 2020**.

Application Information

Proposal:	Construct a 720 square foot accessory structure.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Phillip Noe; 2960 Pinewood Drive, Albany, OR 97321
Address/Location	2963 Pineview Drive, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-26DB Tax Lot 2200
Zoning:	Residential Single Family (RS-10)
Overlay Districts:	Hillside
Total Land Area:	.75 acres
Existing Land Use:	Single Family Residence

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 **September 28, 2020**, 14 days from the date the City mails the Notice of Filing.

A location map and site plan are attached to this notice. All application materials are available by appointment at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Travis North, project planner**, at 541-791-0176 or travis.north@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, Oregon 97321. 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

cd.cityofalbany.net



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.

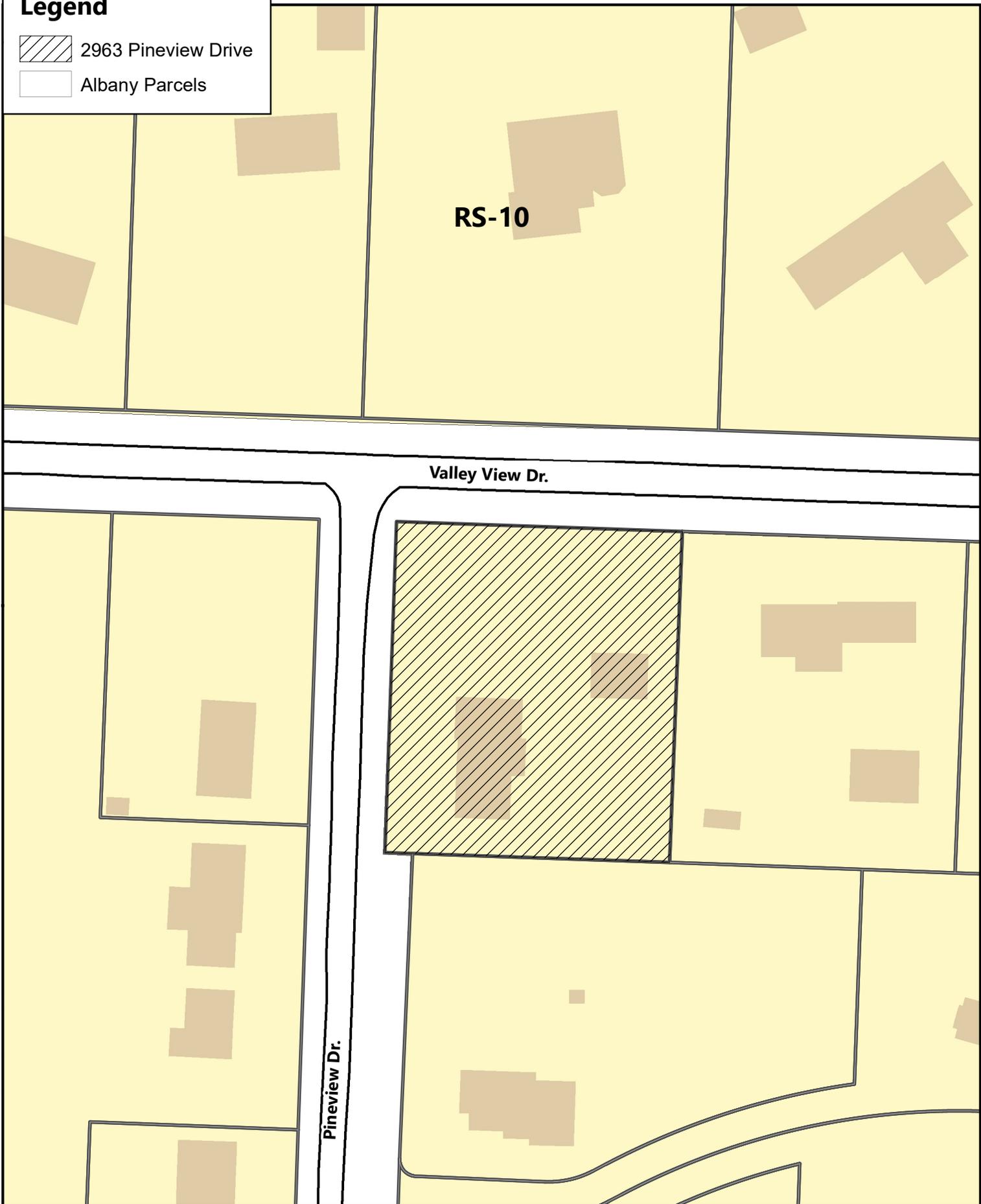
1. Public utilities can accommodate the proposed development.
2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
3. The transportation system can safely and adequately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

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 9, and 12.

Attachments: Location Map, Site Plan.

Legend

-  2963 Pineview Drive
-  Albany Parcels



\\con.cityofalbany.net\home\tronym\Desktop\locationmap_template.mxd



0 40 80 Feet

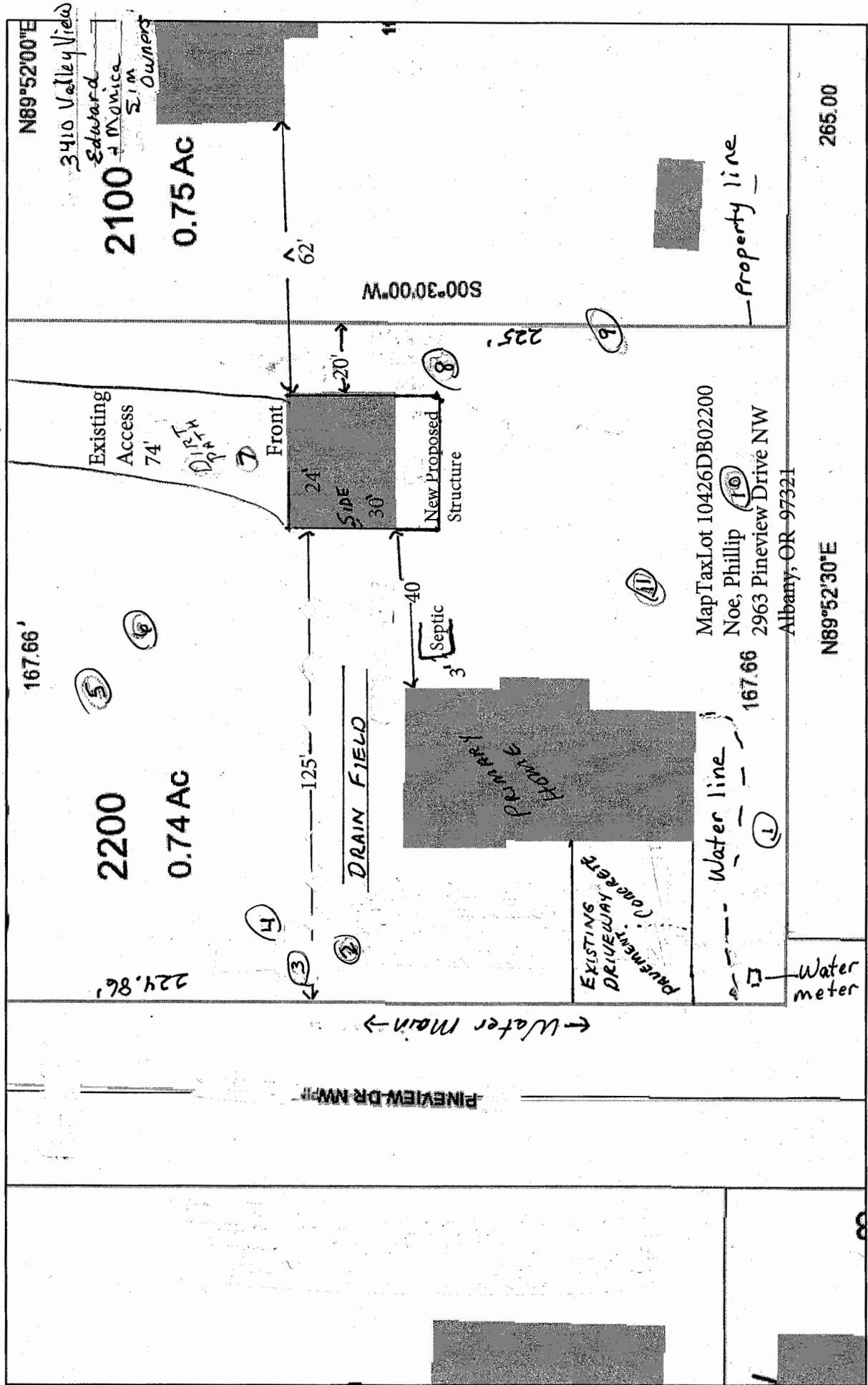
Date: 8/4/2020 Map Source: City of Albany

2963 Pineview Drive NW

Location / Zoning Map

Valley View Drive NW

N ↑ ← Water Main →



Trees on property

- 1) Thorn tree - 2'
- 2) Ornamental - 1'
- 3) Fir - 1'
- 4) Fir - 1'
- 5) Walnut - 1'
- 6) Plum - 1'
- 7) Apple stump - 1 1/2'
- 8) Filbert - 8"
- 9) Fir - 2 1/2'
- 10) Apple - 1'
- 11) Apple - 1 1/2'

6/29/2020, 1:38:20 PM

Taxlots
 Override 1
 Roads

Cities and Places
 Structure_AddressCorvallis
 Structure_AddressCorvallis
 Buildings

Driveways
 Road Names
 Road Surface

Scale: 1:564
 0 0.00475 0.0095 0.019 mi
 0 0.0075 0.015 0.03 km

Benton County, Oregon
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
 Benton County, Oregon
 This product is for informational purposes