



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-16-20

September 21, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Tony Mills** at 541-917-7555 or tony.mills@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **October 5, 2020**.

Application Information

Proposal:	To construct a new 1,728 square foot residential accessory structure
Review Body:	Staff (Type I-L review)
Property Owner/ Applicant:	Zachary Pape; 2080 Ferry Street SW, Albany, OR 97322
Address/Location	2080 Ferry Street SW, Albany, OR 97322
Map/Tax Lot:	Linn Tax Assessor's Map No(s): 11S-04W-07CC Tax Lot 2500
Zoning:	Residential Medium Density (RM)
Overlay Districts:	N/A
Total Land Area:	.38 acres
Existing Land Use:	Residential Single-Family

The City of Albany has received the Site Plan Review 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 **October 5, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person by appointment only at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Tony Mills, project planner**, at 541-917-7555. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321, or by email to tony.mills@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

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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

Site Plan Review Criteria

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

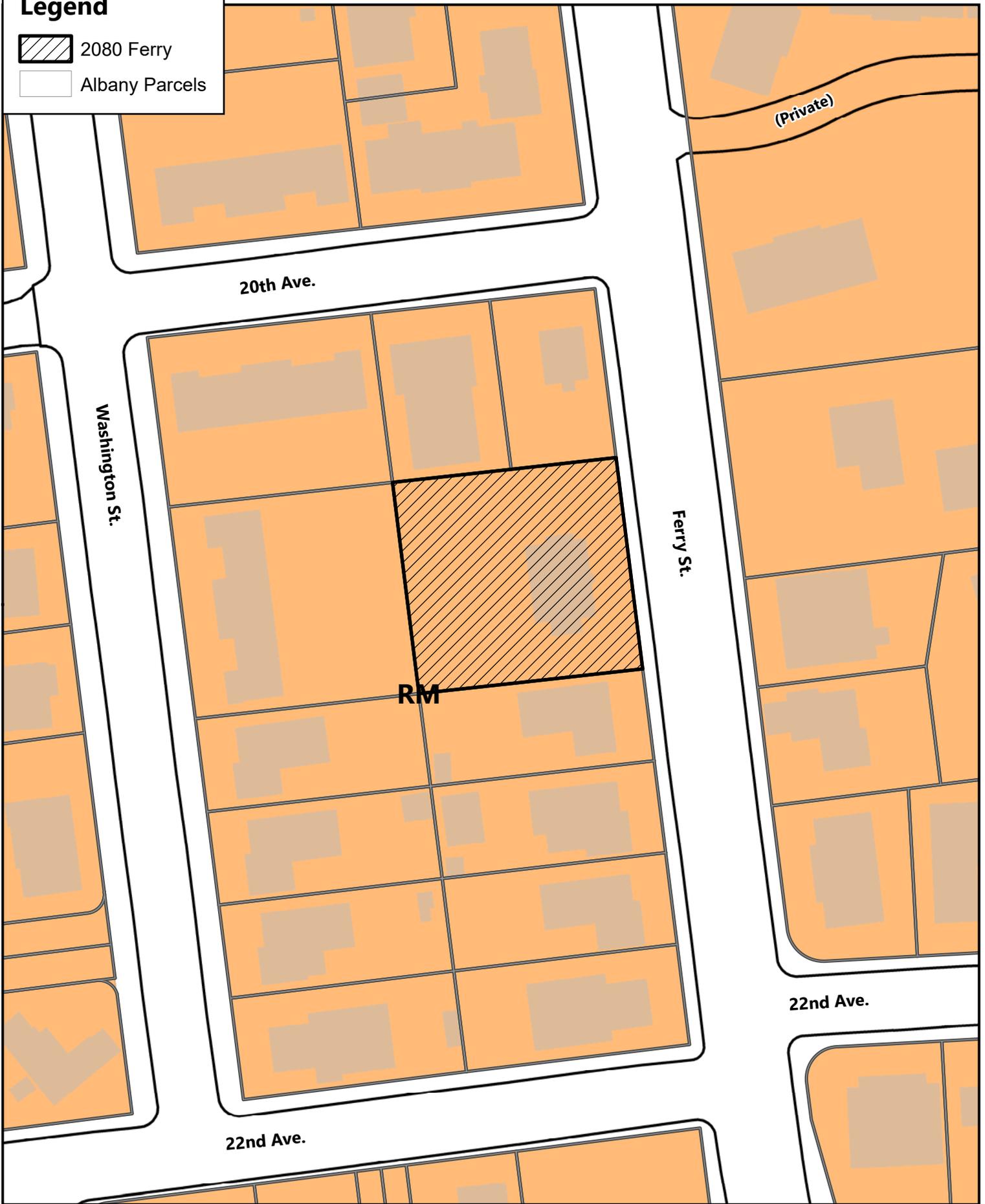
1. Public utilities can accommodate the proposed development.
2. The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
3. The transportation system can safely and adequately 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, 9, & 12.

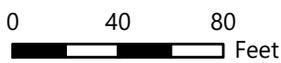
Attachments: Location Map, Site Plan, Elevations

Legend

-  2080 Ferry
-  Albany Parcels



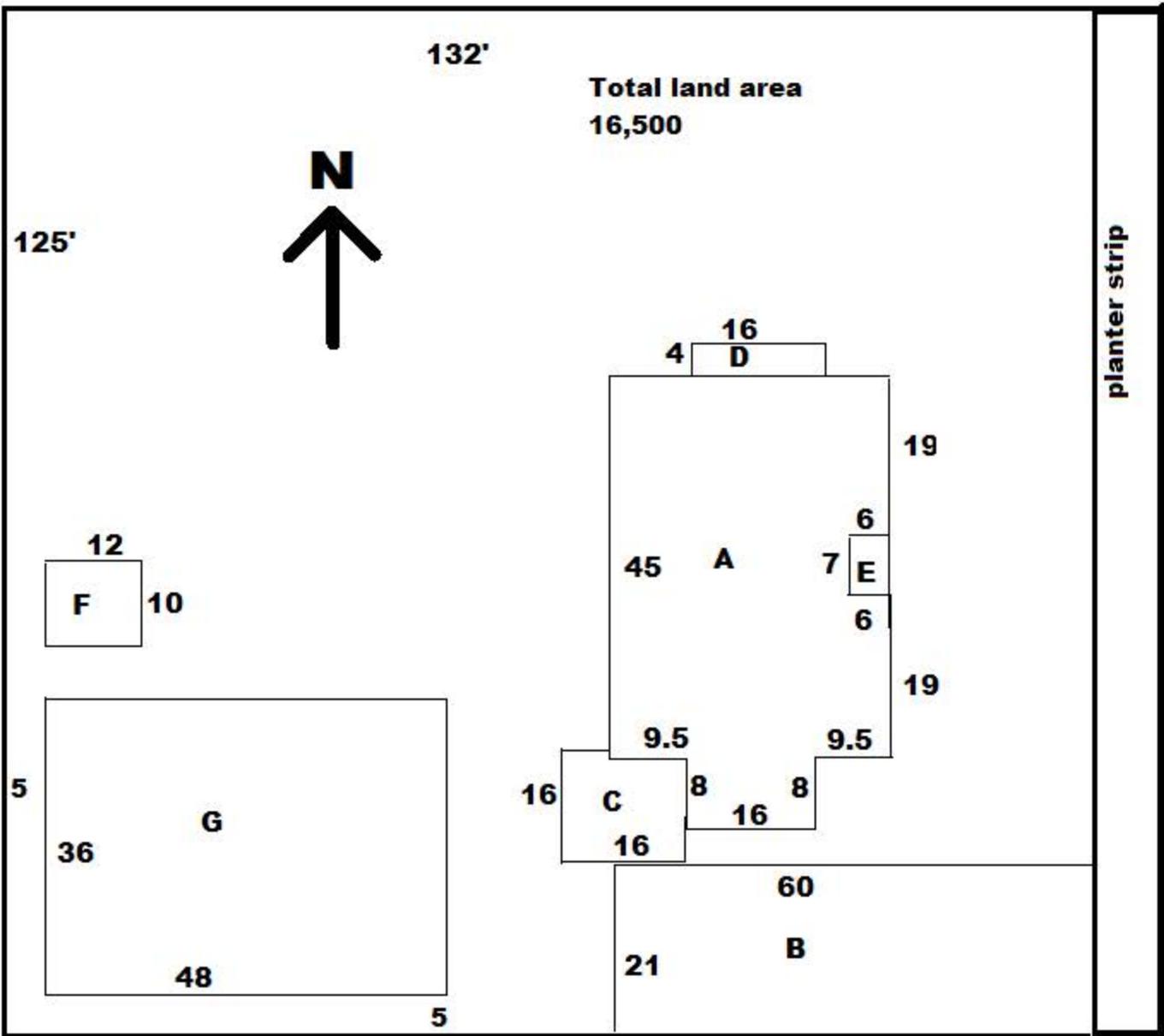
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Date: 7/27/2020 Map Source: City of Albany

2080 Ferry Street SW

Location / Zoning Map



- A-House**
- B-Driveway (gravel)**
- C-Patio**
- D-Enclosed porch**
- E-Porch**
- F-Shed**
- G-Pole building (Proposed)**
- N-North arrow**

**Zachary Pape &
Kimberly Trask
2080 FERRY ST SW
ALBANY,OR 97322**

**Date drawn: 7-22-2020
1"= 20'**

