



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: May 30, 2018

FILE: SP-18-18

TYPE OF APPLICATION: Site Plan Review for a residential accessory structure (30-foot by 36-foot work shop with 14-foot walls)

REVIEW BODY: Staff (Type I-L review)

PROPERTY OWNER/
APPLICANT: Adam and Kathleen Leisinger; 130 Onyx Street NE; Albany, OR 97322

ADDRESS/LOCATION: 130 Onyx Street NE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-03B; Tax Lot 1700

ZONING: Residential Medium Density (RM) 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 makes a decision 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 **June 13, 2018**.

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 telephone **David Martineau, Lead Planner**, at 541-917-7550. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. 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:

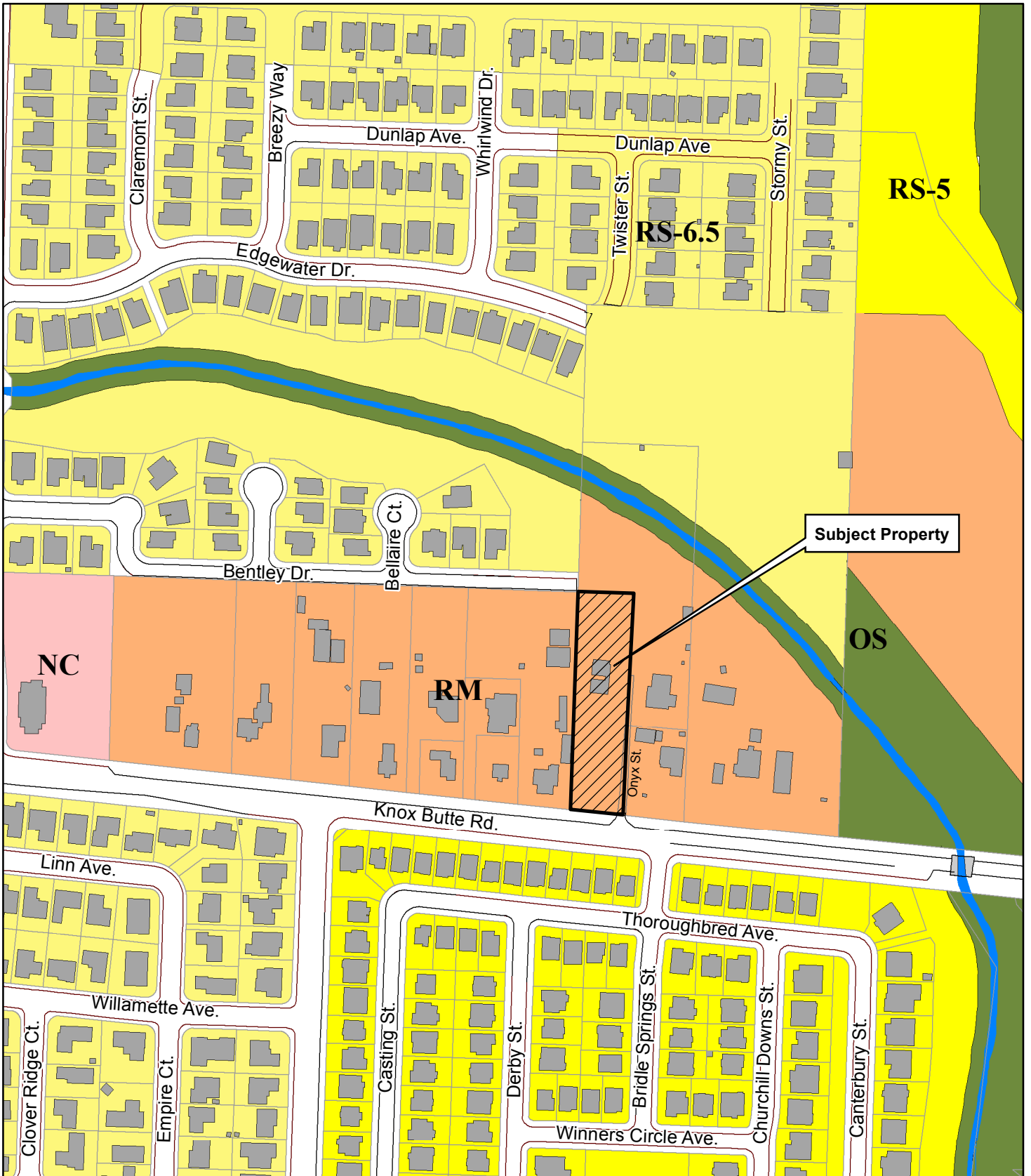
Albany Development Code

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 & 4

Attachments: Location Map, Applicant's Site Plan



Subject Property

Location Map: 130 Onyx Street NE

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 verify the

0 55 110 220 330 440 Feet

May 8, 2018

Planning Division

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

4/18/18

RECEIVED
MAY 1 2018
BY:

ey Dr.

Neighbor Property has
16' tall RV cover
located here

16' from back property line

40,075 sq ft total lot size

57' from property line

4137

36'
30'
20' from existing house

Proposed Access

130

well location

13

Front Property line

302' from front property line

ONYX ST

4135

Knox Butte Dr

Adam + Kathy Leisinger
130 Onyx St NE

Albany OR 97322

(541) 990-6682