



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 8, 2018
FILES:	SP-19-18
TYPE OF APPLICATION:	Site Plan Review of an interior renovation to convert second-story storage space into five new apartment units ((1) three-bedroom unit; (2) two bedrooms unit; (2) one bedrooms unit).
REVIEW BODY:	Staff (Type I-L process)
PROPERTY OWNER:	Sunset Village Apartments, LLC; 306 Fourth Street Way, Fond du Lac, WI 54937
APPLICANT/PROPERTY OWNER:	Andrea Hampl; AH & K Investments; P.O. Box 3339, Albany, OR 97321; 541-928-0755; ahampl@akcarpet.com
ARCHITECT/REPRESENTATIVE:	Varitone Architecture; Christina Knowles; P.O. Box 3420, Albany, OR 97321; 541-497-2954; christina@varitonearchitecture.com
ADDRESS:	140 1 st Avenue SE, Albany, OR 97321
MAP/TAX LOT:	Linn Tax Assessor's Map No(s): 11S-03W-06CD Tax Lot 800
ZONING:	Historic Downtown (HD)
OVERLAY	/HD Overlay (Local landmark not listed on National Register of Historic Places individually or as part of a historic district)

The City of Albany has received the 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 which 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 22, 2018**.

A location map and floor plan of the proposed development are attached to this notice. 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 the Planning Division office in City Hall, 333 Broadalbin Street, or call **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO 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 (ADC), the proposed use is allowed on this property subject to approval of a Site Plan Review. The proposed application will be evaluated for consistency with the review criteria contained in ADC 2.450. The use must also meet applicable City development standards found in the ADC. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.

APPROVAL CRITERIA AND STANDARDS FOR THIS REQUEST:

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.



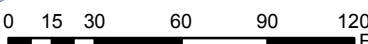
ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 8, 9, AND 12

Attachments: Location Map, Floor Plan

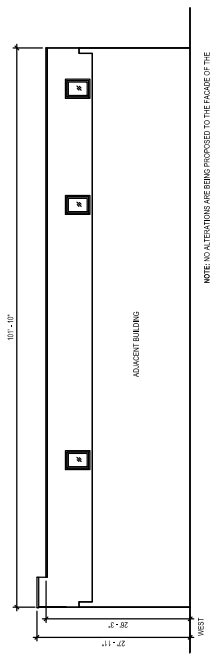
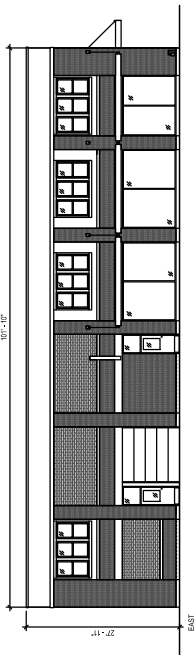


Location Map: 140 SE 1st Avenue
Linn County Tax Assessor's Map No. 11S-03W-06CD Tax Lot 800

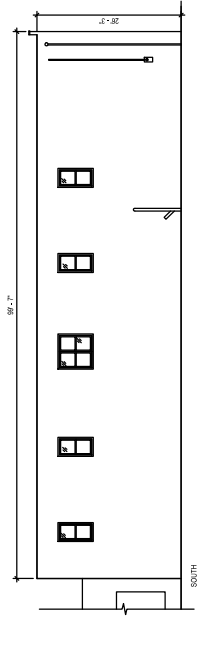
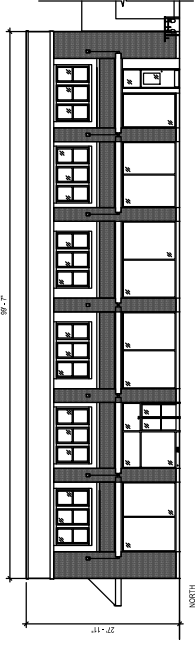
The City of Albany's infrastructure records, drawings and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided 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 field verify the

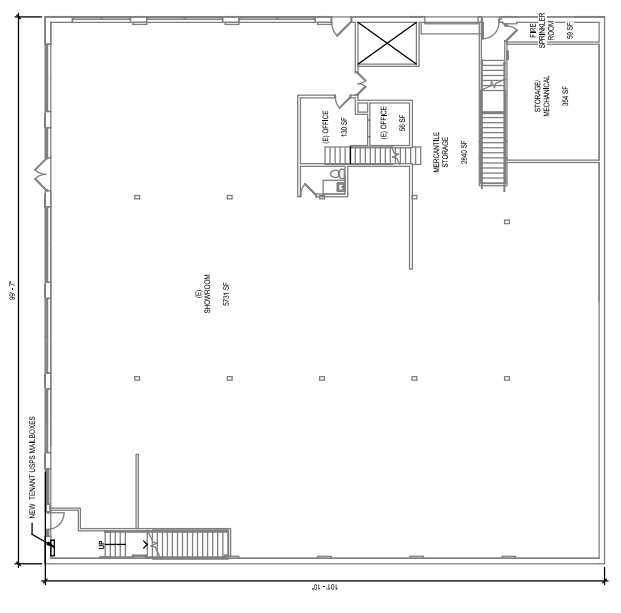
May 7, 2018
Planning Division
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550



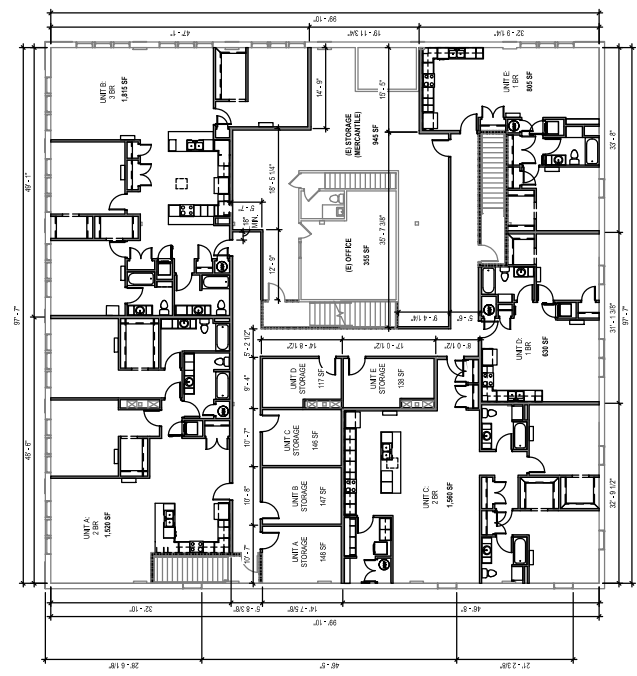
NOTE: NO ALTERATIONS ARE BEING PROPOSED TO THE FACADE OF THE BUILDING.



① EXISTING ELEVATIONS
 SCALE = 1/4"=1'-0"



② LEVEL 1 - NEW CONSTRUCTION
 SCALE = 1/8"=1'-0"



③ LEVEL 2 - NEW CONSTRUCTION
 SCALE = 1/8"=1'-0"