



## Community Development

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

### NOTICE OF FILING

DATE OF NOTICE:	September 28, 2018
FILE:	SP-31-18
TYPE OF APPLICATION:	Site Plan Review for a Change of Use from a Restaurant to a Community Service Use, named CHANCE (Community Helping Addicts Negotiate Change Effectively)
REVIEW BODY:	Staff (Type I-L process)
PROPERTY OWNER:	Stark Group, LLC; 3621 NW Yeon, Portland, OR 97210
APPLICANT:	Jeff Blackford; 238 3 <sup>rd</sup> Avenue SE, Albany, OR 97321
ADDRESS/LOCATION:	231 Lyon Street SE
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-06CD; Tax Lot 1900
ZONING:	Historic Downtown (HD)

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 development. We invite your written comments on this application to be considered when staff decides on this application. 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. The deadline for submission of written comments is 5:00 p.m. on **October 12, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available 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 call **Melissa Anderson, Project Planner**, at 541-704-2319, ([melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net)). 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.

#### REVIEW CRITERIA FOR THIS REQUEST:

Albany Development Code (ADC)

#### SITE PLAN REVIEW

2.450 Review Criteria. Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all the following criteria that are applicable to the proposed development.

- (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, 9, AND 12.

