



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-32-19 & PA-08-19

February 25, 2019

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 **March 10, 2020**.

Application Information

Proposal:	Divide an existing lot into three lots leaving an existing single-family residence on one and constructing two new attached single-family residences on the other two parcels.
Review Body:	Staff (Type I-L review)
Property Owner:	Richard Hall; 22265 SW Taylors Drive Tualatin; OR 97062
Applicant:	David Dodson – Willamette Valley Planning LLC 545 NW Elizabeth Drive, Corvallis, OR 97330
Address/Location	908 Water Avenue NE, Albany, Oregon 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06DA Tax Lot 200
Zoning:	Waterfront (WF)
Overlay Districts:	None
Total Land Area:	.17 acres
Existing Land Use:	Single-family residence

The City of Albany has received Site Plan Review and Tentative Partition applications 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 **March 6, 2020**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and parking plan. 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 call **Tony Mills, project planner**, at 541-917-7555. Submit any written comments to the

cd.cityofalbany.net



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 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.

Tentative Partition Review Criteria

11.180 Tentative Plat Review Criteria. Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
5. The location and design allow development to be conveniently served by various public utilities.
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.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 9, 12, & 13.

Legend

-  908 Water Ave
-  Albany Parcels



0 65 130 Feet

Date: 1/8/2020 Map Source: City of Albany

908 Water Ave

Location / Zoning Map

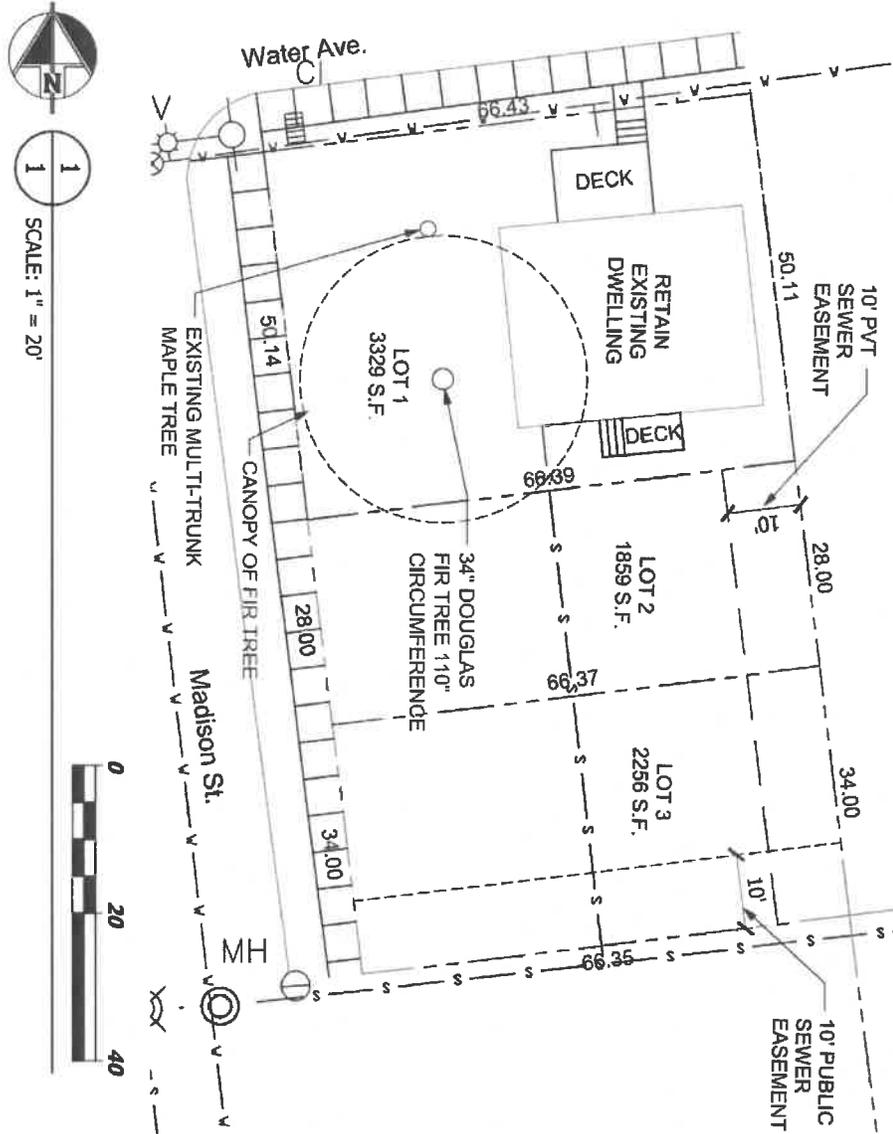
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ATTACHMENT D

Owner of 908 Water Avenue NE:
 Richard B. Hall
 22265 SW Taylors Drive
 Tualatin, OR 97062

Land Use Planning Consultant:
 David Dodson, AICP
 Willamette Valley Planning LLC
 545 NW Elizabeth Drive
 Corvallis, OR 97330

Surveyor:
 Jason Cota
 K & D Engineering
 276 Hickory Street NW
 Albany, OR 97321



WILLAMETTE VALLEY PLANNING, LLC
 545 N.W. ELIZABETH DRIVE
 CORVALLIS, OR 97330
 541-251-6111

Proposed Tentative Subdivision Replat

908 Water Avenue NE
 Map 11S-3W-6DA, Tax Lot 200

Designed: DD
Drafted: GCB
Checked: DD
Date: November 11, 2015
Revised: