



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

# Notice of Filing

## Site Plan Review

SP-05-24

May 13, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Vitsi Orman** at 541-791-0073 or [vitsi.orman@albanyoregon.gov](mailto:vitsi.orman@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **May 27, 2024**.

### Application Information

Proposal:	To construct a new 3,000-square-foot accessory structure.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Brian Sanchez Garcia; 3521 Bernard Avenue NE, Albany, OR 97322
Address/Location:	3521 Bernard Avenue NE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 10S-03W-33DB Tax Lot 00500
Zoning:	Residential Single Dwelling Unit (RS-6.5)
Overlay Districts:	None
Total Land Area:	23,760 square feet
Existing Land Use:	Residential

The City of Albany has received the application for a Site Plan Review as 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 Planning Commission 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 27, 2024**, 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 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 **Vitsi Orman**, project planner, at 541-791-0073. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [vitsi.orman@albanyoregon.gov](mailto:vitsi.orman@albanyoregon.gov). 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

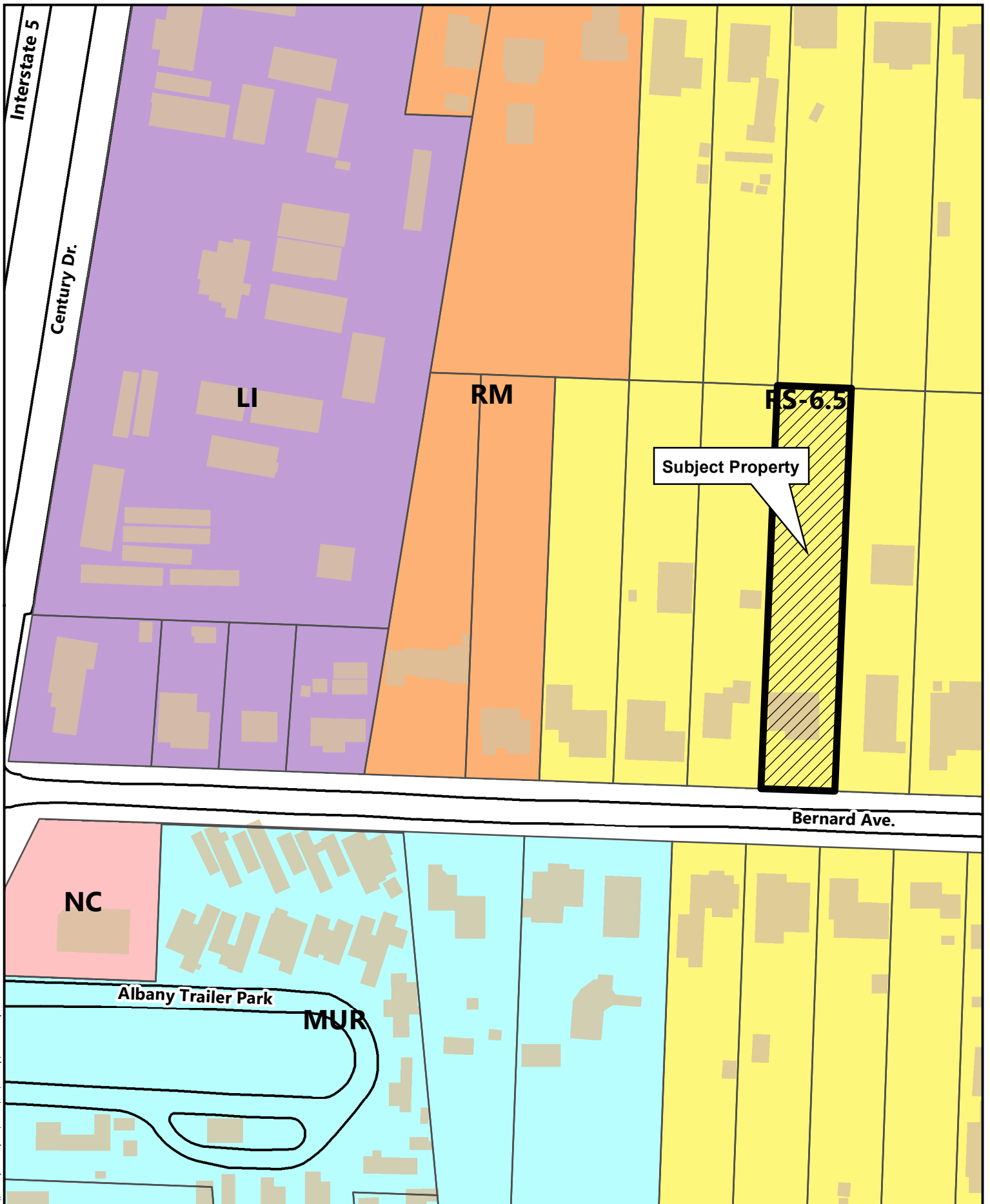
### Site Plan Review Criteria

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

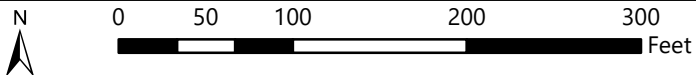
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) 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.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) 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, 8, 9, and 12.**

Attachments: Location Map, Site Plan, Elevations



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Date: 3/20/2024 Map Source: City of Albany

**3521 Bernard Ave NE**

Location / Zoning Map

# Site Plan

\*New gravel area would be 60'x60'



