



COMMUNITY DEVELOPMENT

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

Notice of Filing

Conditional Use

CU-02-20

June 23, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **July 7, 2020**.

APPLICATION INFORMATION

Proposal:	Conditional Use to locate a three-classroom modular building and associated parking lot improvements.
Property Owner/Applicant:	Russ Allen; Greater Albany Public School District 718 SW Seventh Avenue, Albany, OR 97321-2320
Representative:	GLAS Architects, LLC; Trace A. Ward 115 W Eighth Avenue, Suite 285, Eugene, OR 97401
Address/Location:	425 SE Columbus Avenue, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-05DC; Tax Lot 8300
Zoning:	RS-6.5 (Residential Single Family) 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 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 Planning Commission or Hearings Board 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 July 7, 2020, 14 days from the date the City mails the Notice of Filing.***

A location map, site plan, and elevation drawings are attached to this notice. All application materials are available by appointment at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Travis North, Project Planner**, at 541-791-0176 or travis.north@cityofalbany.net. 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 Tentative Decision.

According to the Albany Development Code (ADC), the proposal is allowed on this property subject to approval of a Conditional Use. The proposed application will be evaluated for consistency with the review criteria contained in ADC



2.250. 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 STANDARDS FOR THIS APPLICATION


Conditional Use (ADC 2.250)

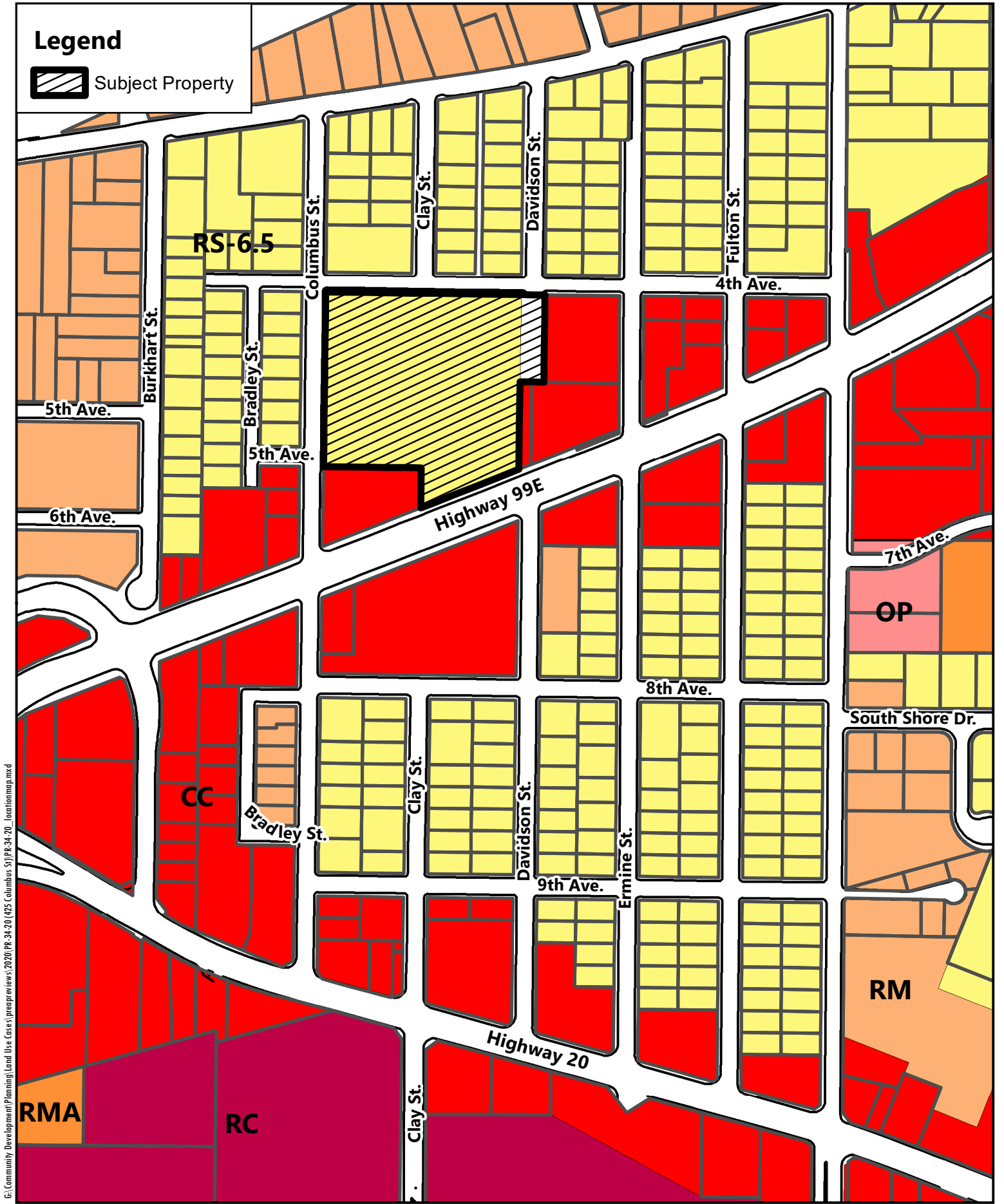
- 1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- 2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping, or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
- 3) The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.
- 4) Public services for water, sanitary and storm sewer, water management, and for fire and police protection are capable of servicing the proposed use.
- 5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to (a) noise, glare, odor, litter, or hours of operation or (b) privacy and safety issues.
- 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 application are found in ADC Articles 1, 2, 3, 9, & 12.

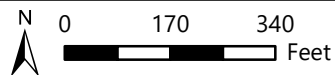
Attachments: Location Map, Site Plan, Elevation Drawings

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\prepreviews\2020\Pr_34-20 (425 Columbus St)\PR-34-20_Locationmap.mxd

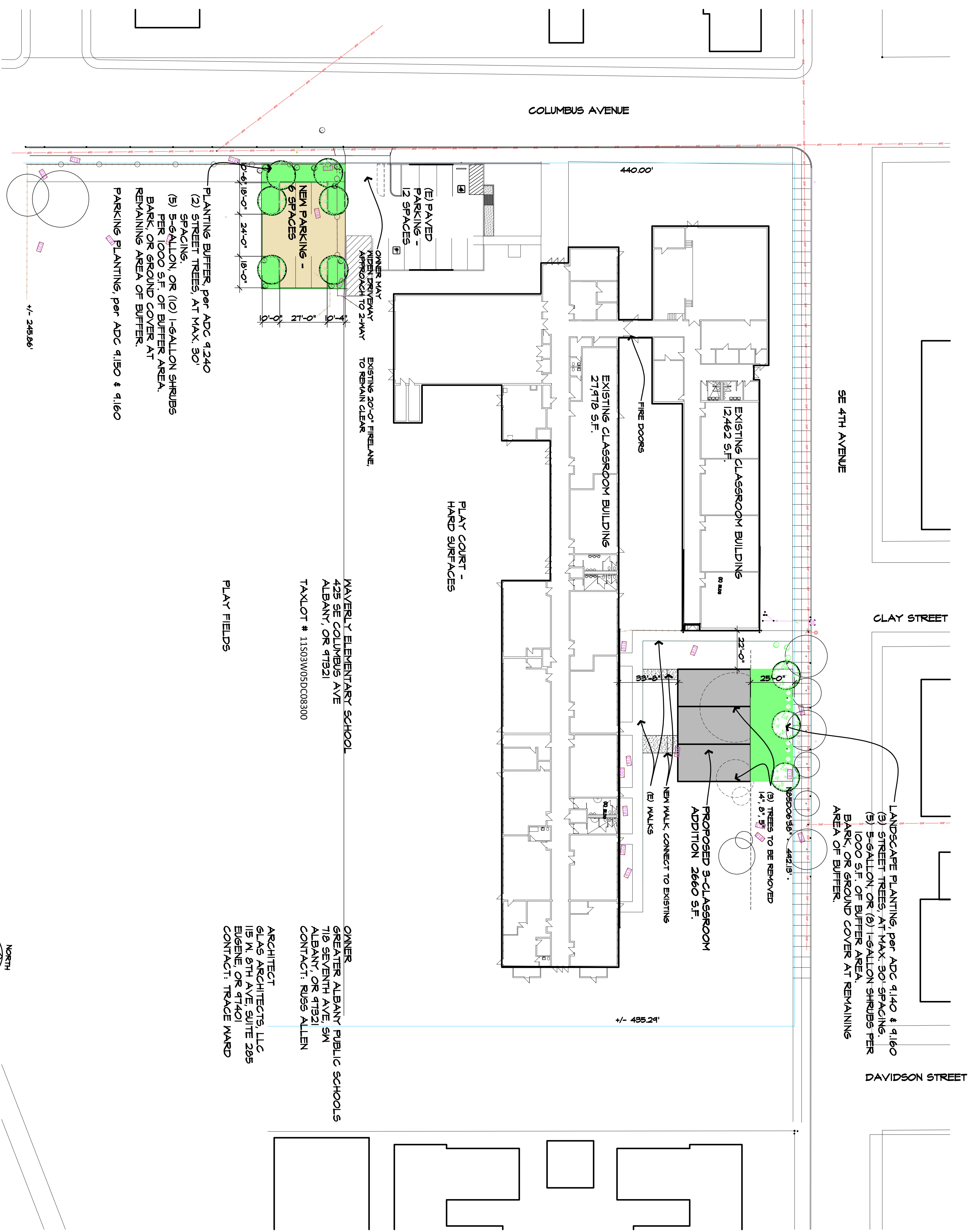


Date: 4/17/2020 Map Source: City of Albany

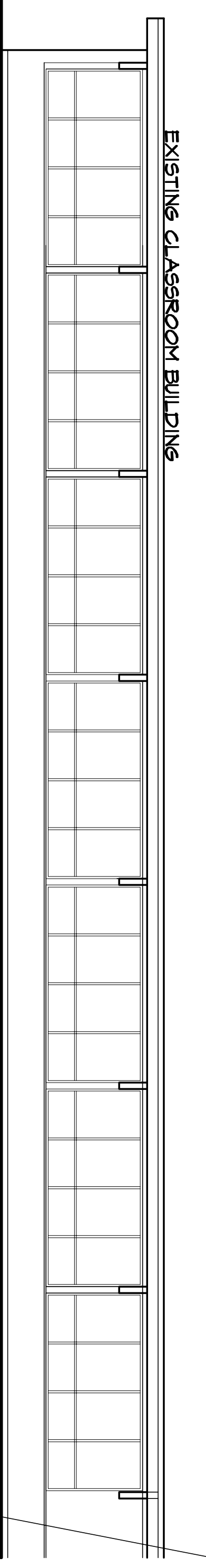
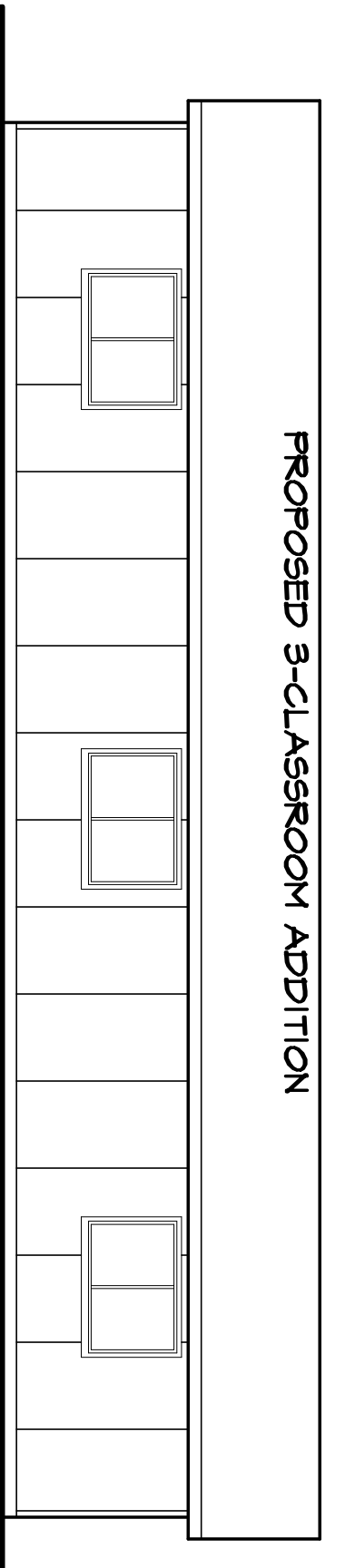
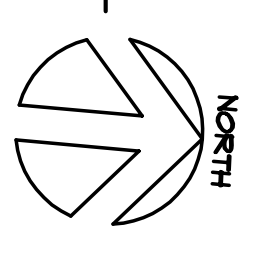
425 Columbus Street SE

Location / Zoning Map

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1 MAVERLY ELEMENTARY SCHOOL SITE PLAN
SCALE: 1" = 30' - 0"



2 MAVERLY ELEMENTARY NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

GREATER ALBANY PUBLIC SCHOOLS
WAVERLY ELEMENTARY SCHOOL
MODULAR CLASSROOM BUILDING
CONDITIONAL USE PERMIT
425 SE COLUMBUS STREET
ALBANY, OREGON 97321

GLAS ARCHITECTS, LLC
COPYRIGHT 2020

REVISION	DATE

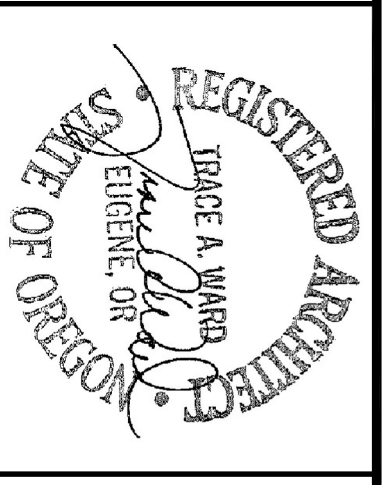
SITE PLAN

PROJECT NO. 18012
DATE 4/15/2020

A-1

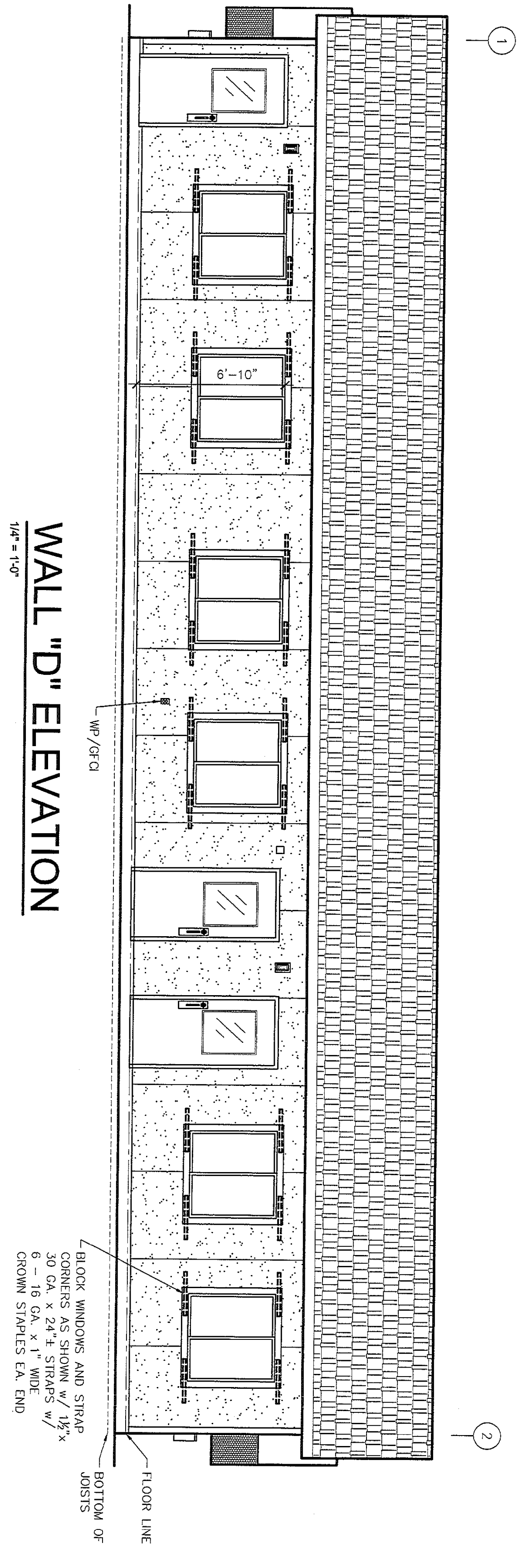


115 W. 8th, Suite 205
Eugene, Oregon 97401
541.686-2014
www.glas-arch.com

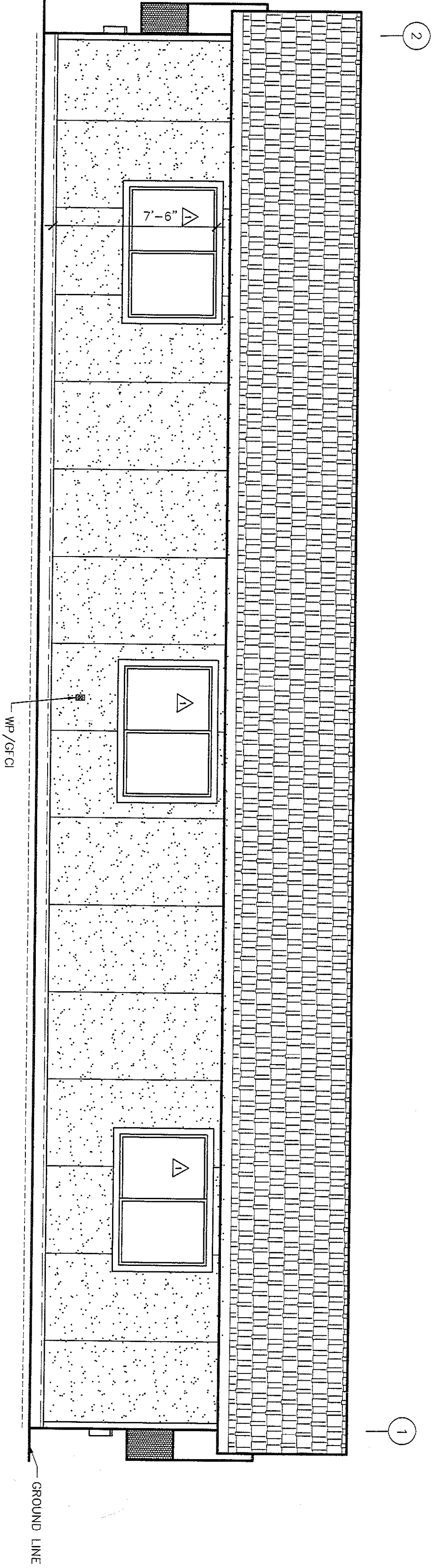


CONSULTANTS

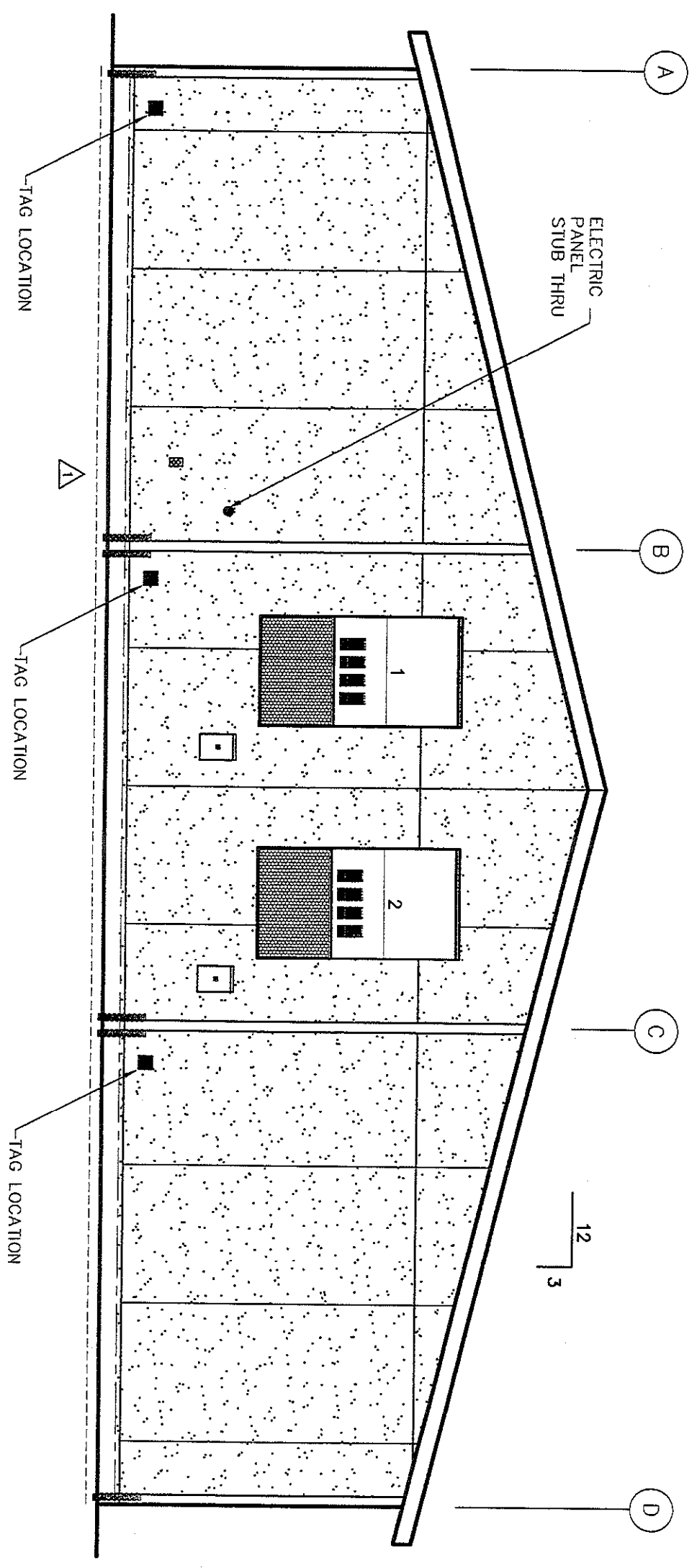
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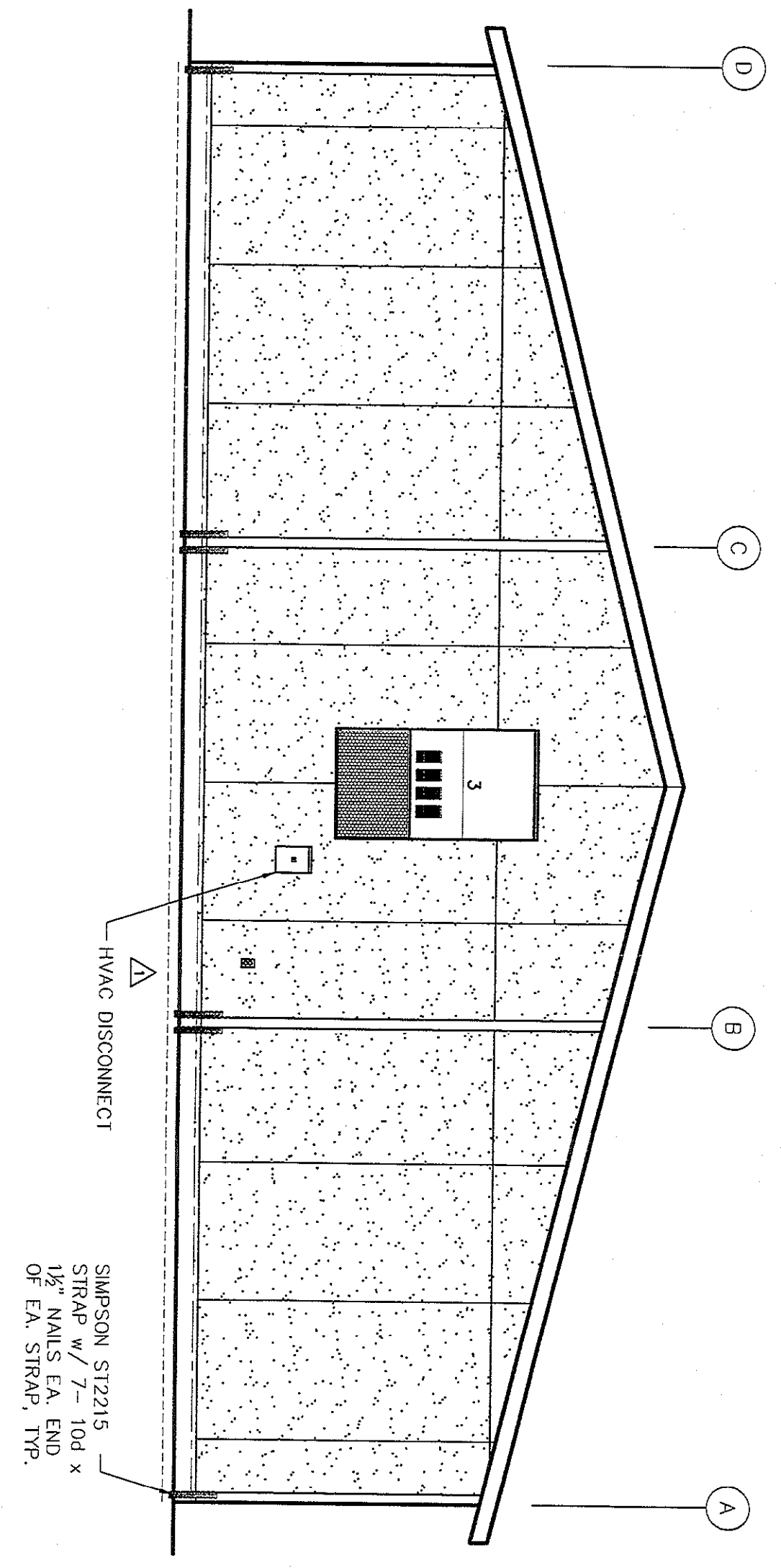
WALL "D" ELEVATION
1/4" = 1'-0"



WALL "A" ELEVATION
1/4" = 1'-0"



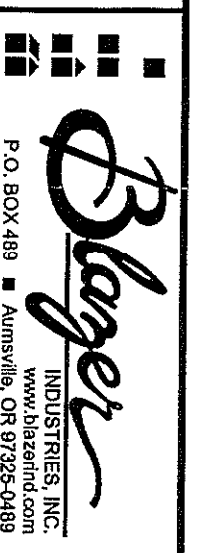
WALL "1" ELEVATION
1/4" = 1'-0"



WALL "2" ELEVATION
1/4" = 1'-0"

7-4-15	✓	B WINDOW HDR. BELT RAIL HT. OUTLETS MOVED	AJB		
DATE	REVISION	BY	DATE	REVISION	BY

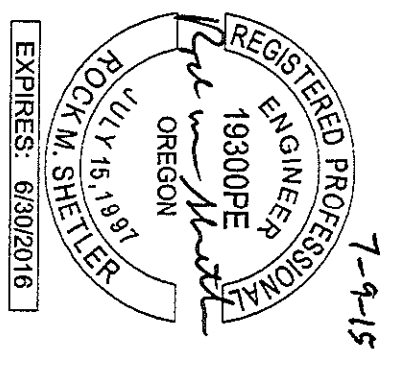
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MODULAR
42X64
OR GOLD

Classroom building for:
KCDA Albany School Dist.
Pacific Mobile
Albany, OR

Approval for Construction
Date: 7-9-15
Job No: 18415
Blazer Industries, Inc.
7-7-15



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