

PLANNING COMMISSION

Wednesday, October 14, 2024

AD-01-24: Adjustment to Design Standards



Mailed Notice
September 23, 2024



Property Posted
October 1, 2024



Planning Commission
Decision

TYPE III – QUASI-JUDICIAL REVIEW PROCESS



240 2ND AVE SW



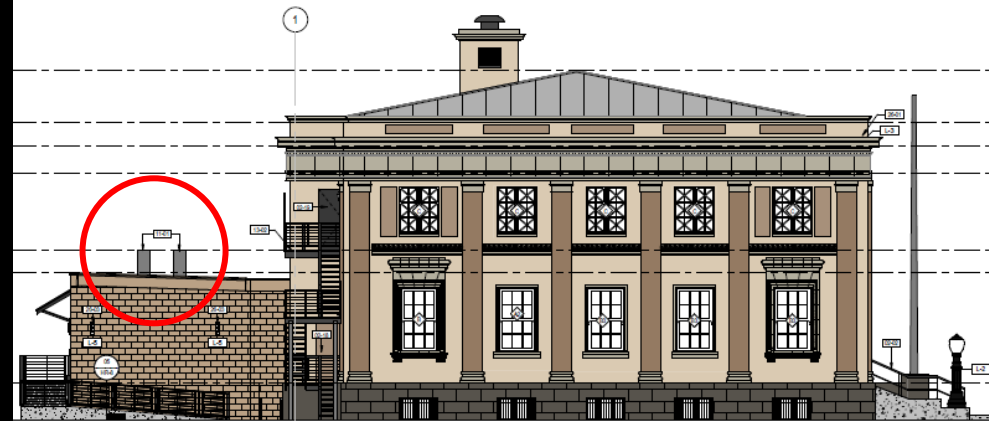
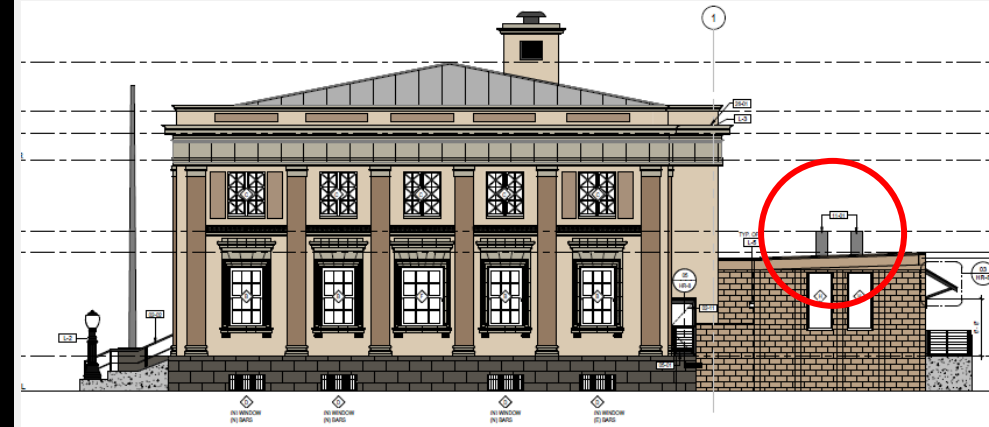
240 2ND AVE SW

ADJUSTMENT CRITERIA

Review Criteria (2.080):

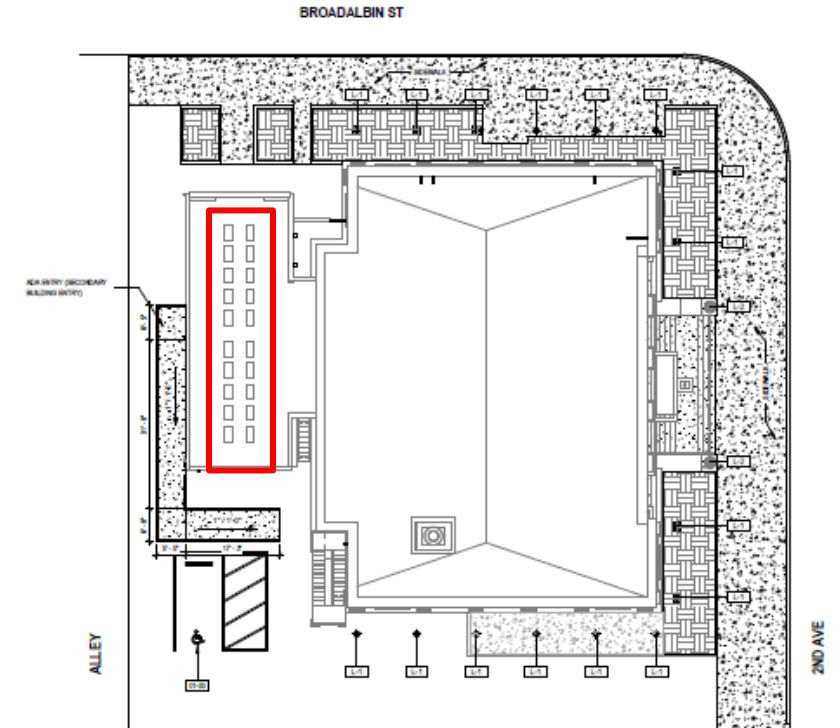
The Planning Commission must find that the request meets the following applicable criteria to approve the adjustment:

- (1) Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and
- (2) The proposal will be consistent with the desired character of the base zone; and
- (3) Any negative impacts resulting from the Adjustment are mitigated to the extent practical; and
- (4) The proposal will not significantly detract from the livability or appearance of the surrounding area; and
- (5) If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which still meets criteria (1) through (4), above.



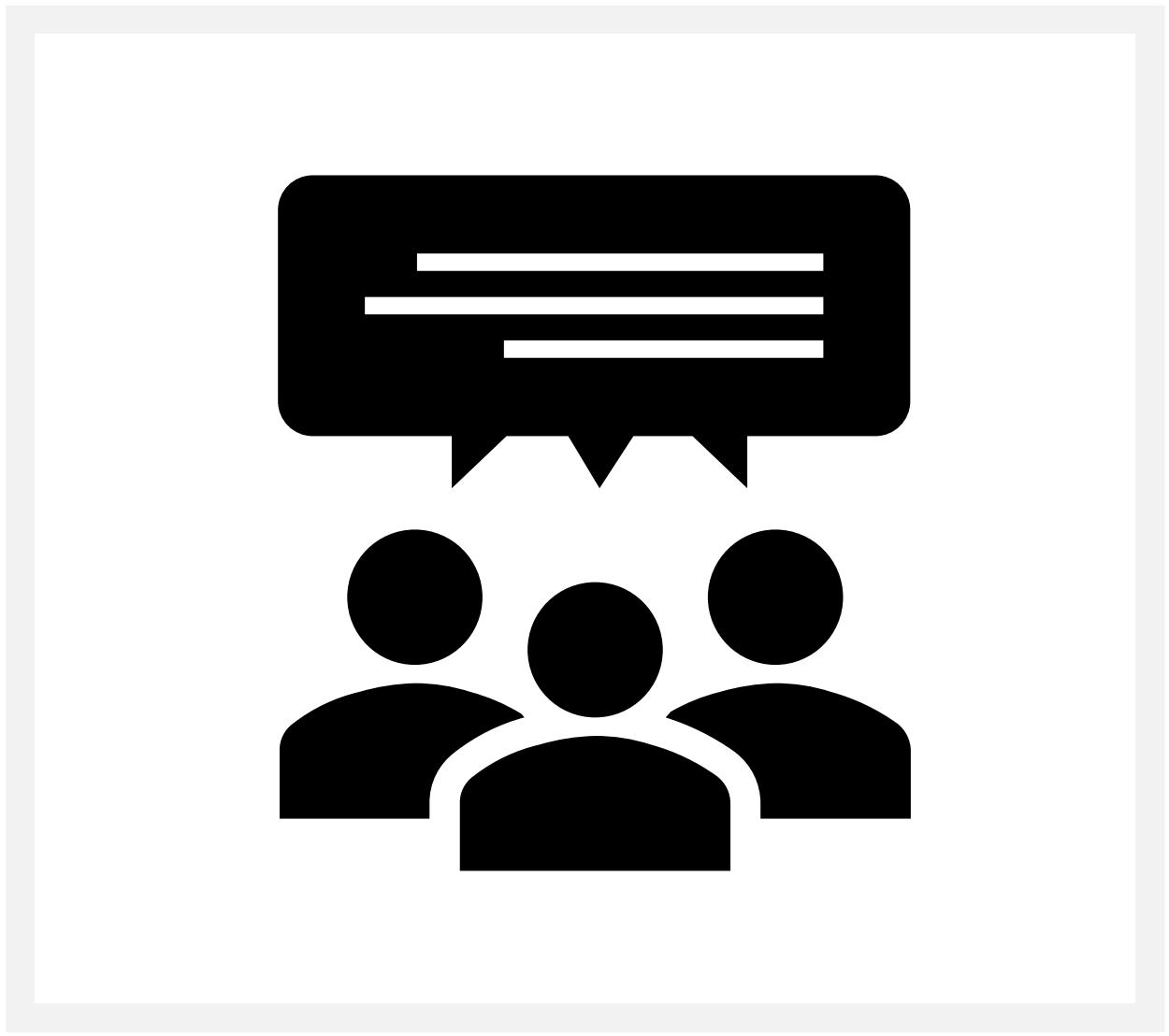
ADDITIONAL BACKGROUND

- The Landmarks Commission has approved the other exterior alterations mentioned in the application.
- Table I.100-1 lists the Decision Body for Adjustment applications as the Hearings Board or Planning Commission, does not mention allowing the Landmarks Commission to review when in conjunction with a historic file.



STAFF RECOMMENDED DECISION

- Option 1:** Approve the request as proposed; or
- Option 2:** Approve the request with amendments or conditions; or
- Option 3:** Deny the request.





Albany Planning Commission
Comprehensive Plan, Zoning Map Amendment, Partition,
And Natural Resource Impact Review.
(CP-01-24, ZC-01-24, PA-08-24, & NR-02-24)

Monday, October 14, 2024
5:15 p.m.

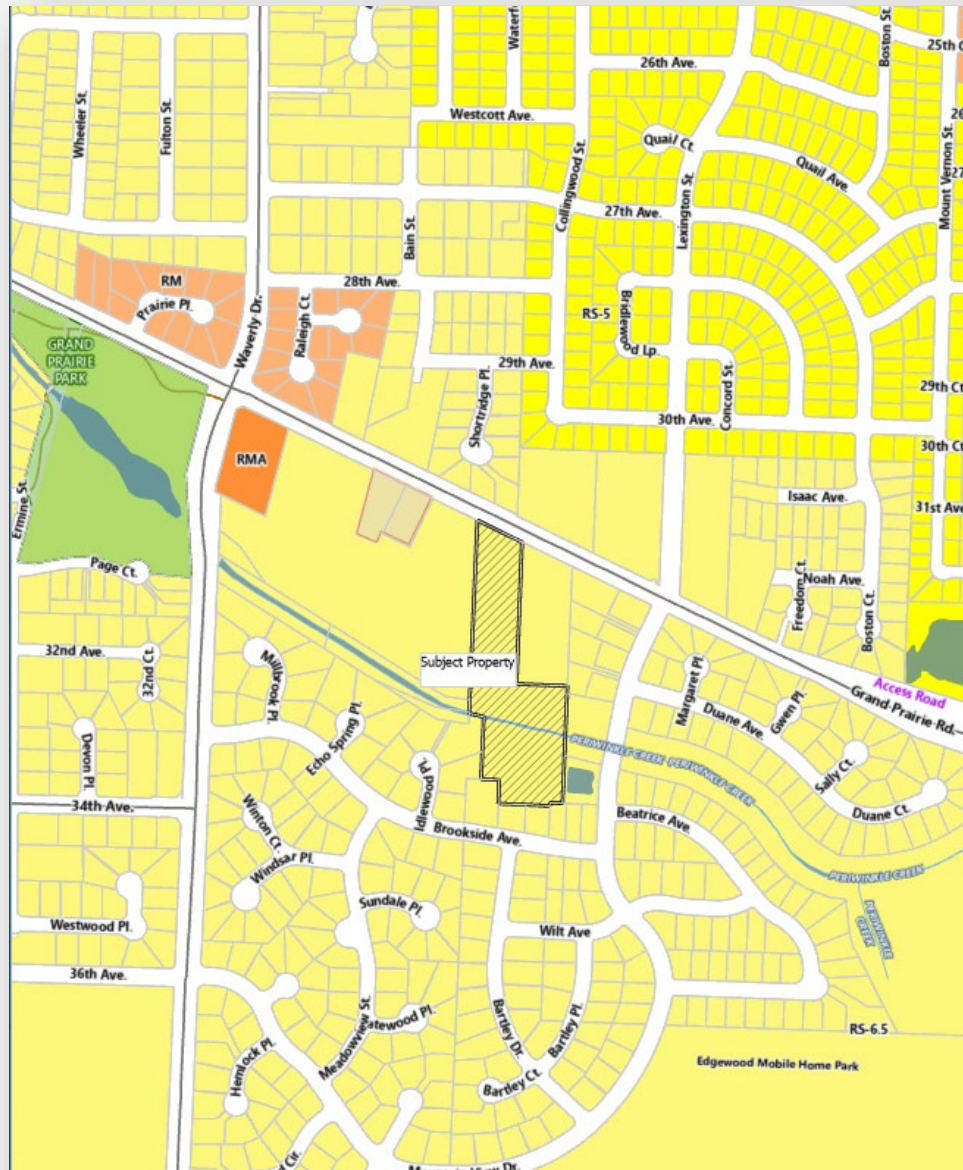
SUMMARY OF REQUEST



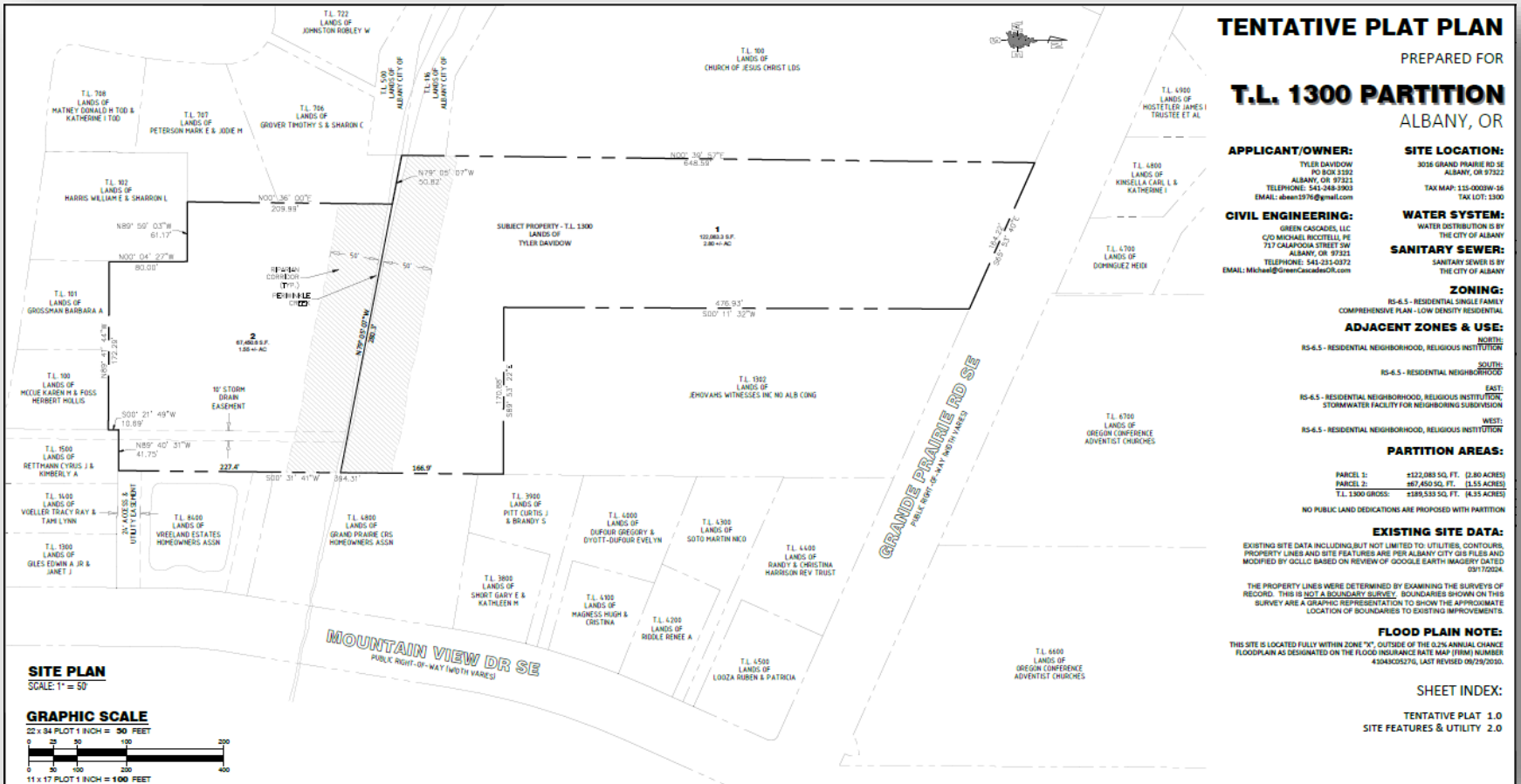
COMPREHENSIVE MAP AMENDMENT



ZONE MAP AMENDMENT



PARTITION



TENTATIVE PLAT PLAN

PREPARED FOR

T.L. 1300 PARTITION

ALBANY, OR

APPLICANT/OWNER:
 TYLER DAVIDOW
 PO BOX 3332
 ALBANY, OR 97321
 TELEPHONE: 541-248-3903
 EMAIL: tdaew1379@gmail.com

SITE LOCATION:
 3016 GRAND PRAIRIE RD SE
 ALBANY, OR 97322
 TAX MAP: 123-000W-36
 TAX LOT: 1300

CIVIL ENGINEERING:
 GREEN CASADEL LLC
 C/O MICHAEL BUCISTELLI, PE
 717 CALAPOOJA STREET SW
 ALBANY, OR 97321
 TELEPHONE: 541-231-0372
 EMAIL: Michael@GreenCasadesOR.com

WATER SYSTEM:
 WATER DISTRIBUTION IS BY
 THE CITY OF ALBANY

SANITARY SEWER:
 SANITARY SEWER IS BY
 THE CITY OF ALBANY

ZONING:
 RS-4.5 - RESIDENTIAL SINGLE FAMILY
 COMPREHENSIVE PLAN - LOW DENSITY RESIDENTIAL

ADJACENT ZONES & USE:

NORTH:
 RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION

SOUTH:
 RS-4.5 - RESIDENTIAL NEIGHBORHOOD

EAST:
 RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION,
 STORMWATER FACILITY FOR NEIGHBORING SUBDIVISION

WEST:
 RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION

PARTITION AREAS:

PARCEL 1:	1222,083 SQ. FT. (2.80 ACRES)
PARCEL 2:	167,450 SQ. FT. (3.55 ACRES)
T.L. 1300 GROSS:	1389,533 SQ. FT. (3.35 ACRES)

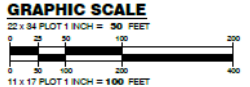
NO PUBLIC LAND DEDICATIONS ARE PROPOSED WITH PARTITION

EXISTING SITE DATA:
 EXISTING SITE DATA INCLUDING BUT NOT LIMITED TO: UTILITIES, CONTOURS, PROPERTY LINES AND SITE FEATURES ARE PER ALBANY CITY GIS FILES AND MODIFIED BY GCLLC BASED ON REVIEW OF GOOGLE EARTH IMAGERY DATED 03/17/2024.

THE PROPERTY LINES WERE DETERMINED BY EXAMINING THE SURVEYS OF RECORD. THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS SURVEY ARE A GRAPHIC REPRESENTATION TO SHOW THE APPROXIMATE LOCATION OF BOUNDARIES TO EXISTING IMPROVEMENTS.

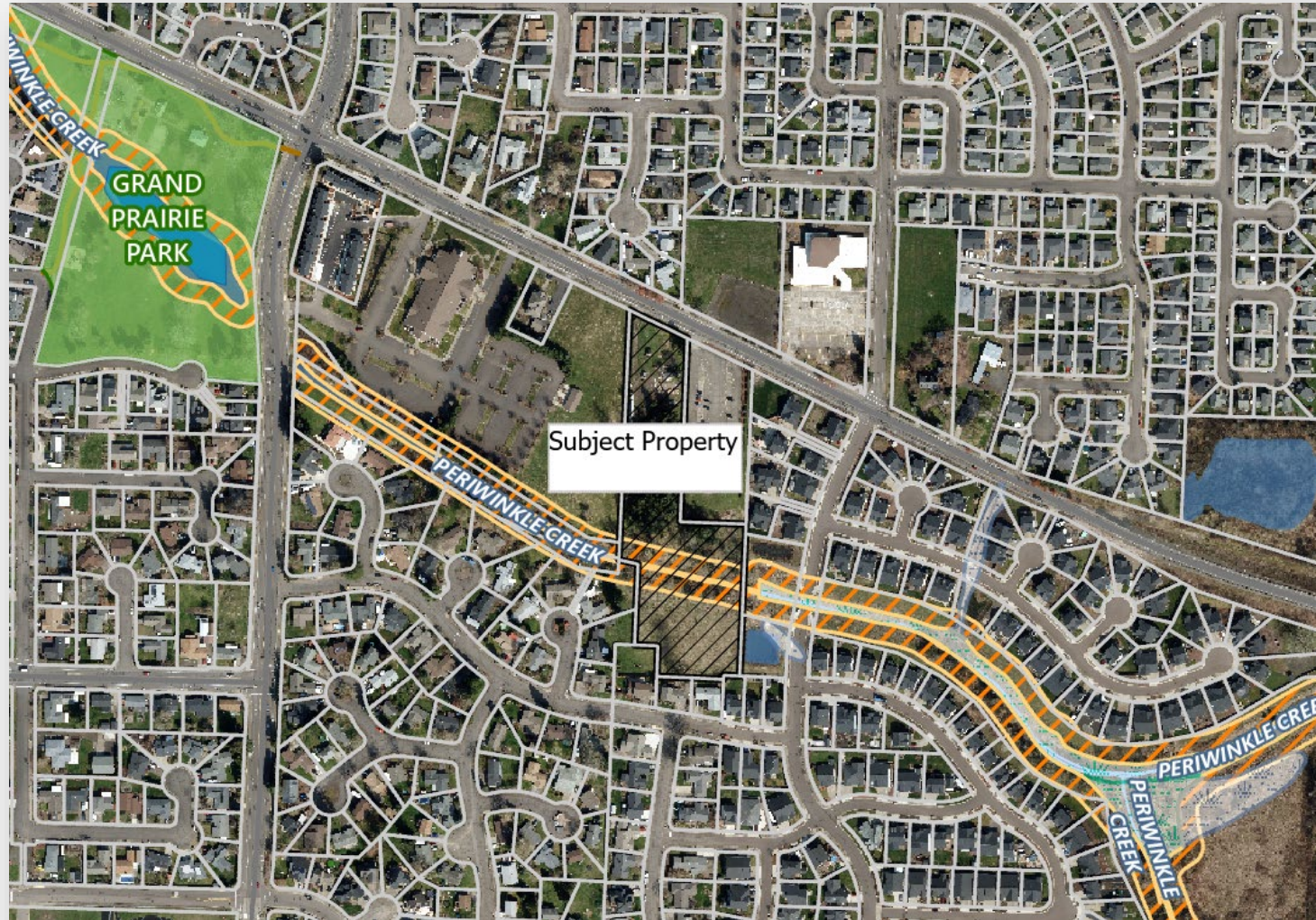
FLOOD PLAIN NOTE:
 THIS SITE IS LOCATED FULLY WITHIN ZONE "X", OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 43043C0270, LAST REVISED 06/29/2010.

SITE PLAN
 SCALE: 1" = 50'

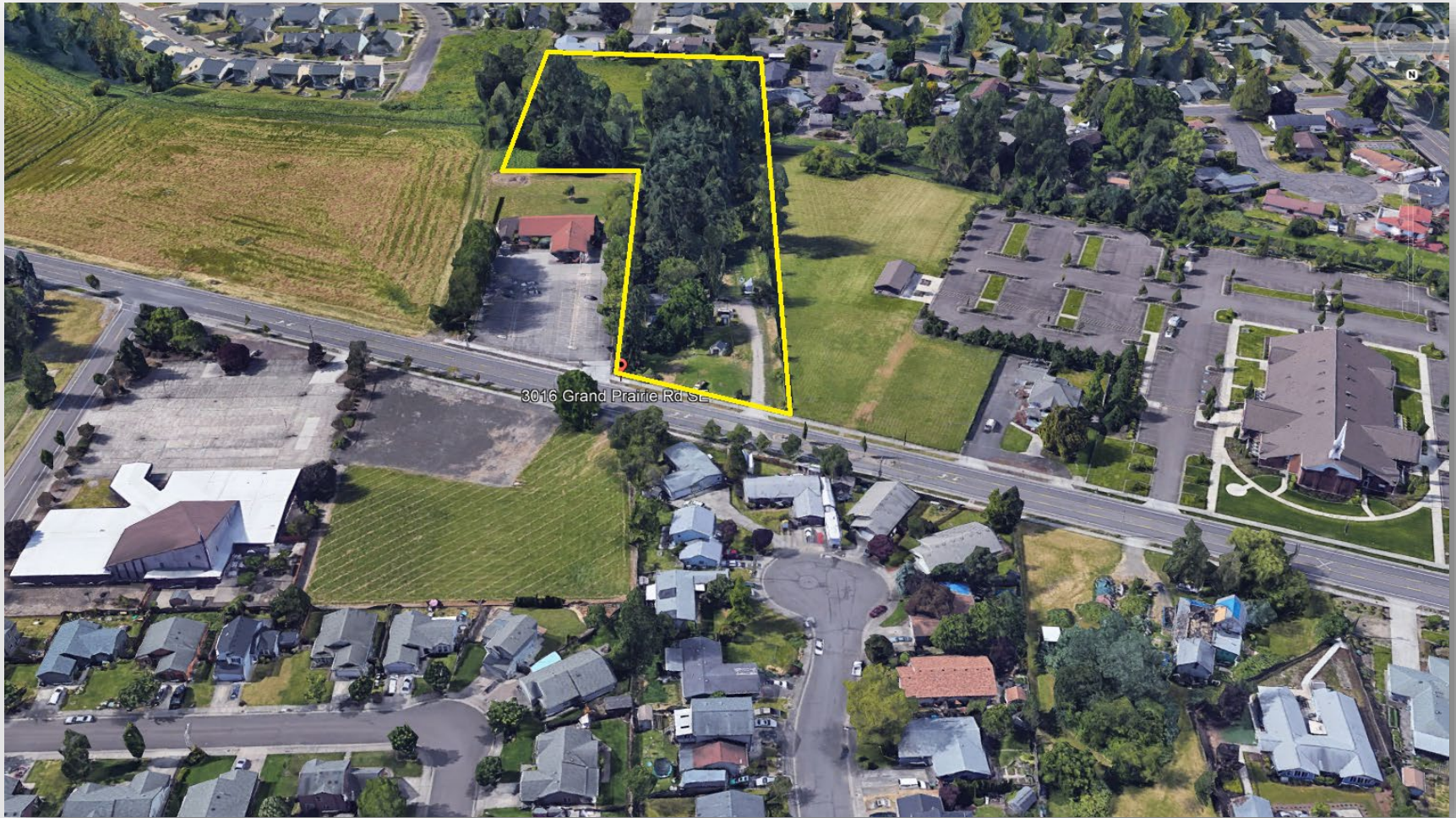


SHEET INDEX:
 TENTATIVE PLAT 1.0
 SITE FEATURES & UTILITY 2.0

NATURAL RESOURCE IMPACT REVIEW



SURROUNDING LAND USES



PROCESS: TYPE IV PROCESS

- **Decision-making Criteria:**
 - Comp. Plan Map Amendment, ADC 2.220(3)
 - Zoning Map Amendment, ADC 2.740
 - Partition, ADC 11.180
 - Natural Resource Impact Review ADC 6.
- **Agency Notice**
- **Public Notices**
- **Planning Commission Recommendation**
- **City Council Final Decision**



PUBLIC NOTICE

- **Notice of Public Hearing regarding this application was mailed to property owners within 300 feet on September 23, 2024;**
- **The staff report with exhibits was posted on the Planning Commission & Planning Projects home page since October 7, 2024;**
- **The site was posted October 1st, 2024 centrally located along Grand Prairie Road.**



CONCLUSION

