



COMMUNITY DEVELOPMENT

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

Notice of Filing

Expedited Partition

PA-07-23

December 27, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **January 10, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide a 2.73-acre parcel into two parcels for rent to households below 120 percent of the median family income for Linn County
Property Owner/Applicant:	Linn Benton Housing Authority, Clayton Meadows LLC, C/O Donna Holt, 1250 Queen Ave SE, Albany, OR 97322
Applicant's Representative:	Udell Engineering & Land Surveying LLC, C/O Laura LaRoque, 63 E. Ash St, Lebanon, OR 97355
Address/Location:	2080 Queen Ave SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-08DB-06000
Zoning:	Residential Medium Density Attached (RMA)
Overlay Districts:	N/A

The City of Albany has received the partition application 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. This application is subject to the Tentative Plat Procedures for Expedited and Middle Housing Land Divisions identified in Section 11.620 of the Albany Development Code (ADC). Expedited Land Division decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to a referee 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 **January 10, 2024**, 14 days from the date the City mails the Notice of Filing.

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 contact **Alyssa Schrems, project planner**, at 541-791-0176 or alyssa.schrems@albanyoregon.gov. 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 decision.

Albanyoregon.gov/cd



Eligibility Standards for This Request

Expedited Land Divisions, Section 11.600 of the Albany Development Code (Code) includes the following eligibility criteria that must be met in order for an application to be reviewed using the expedited land division procedure.

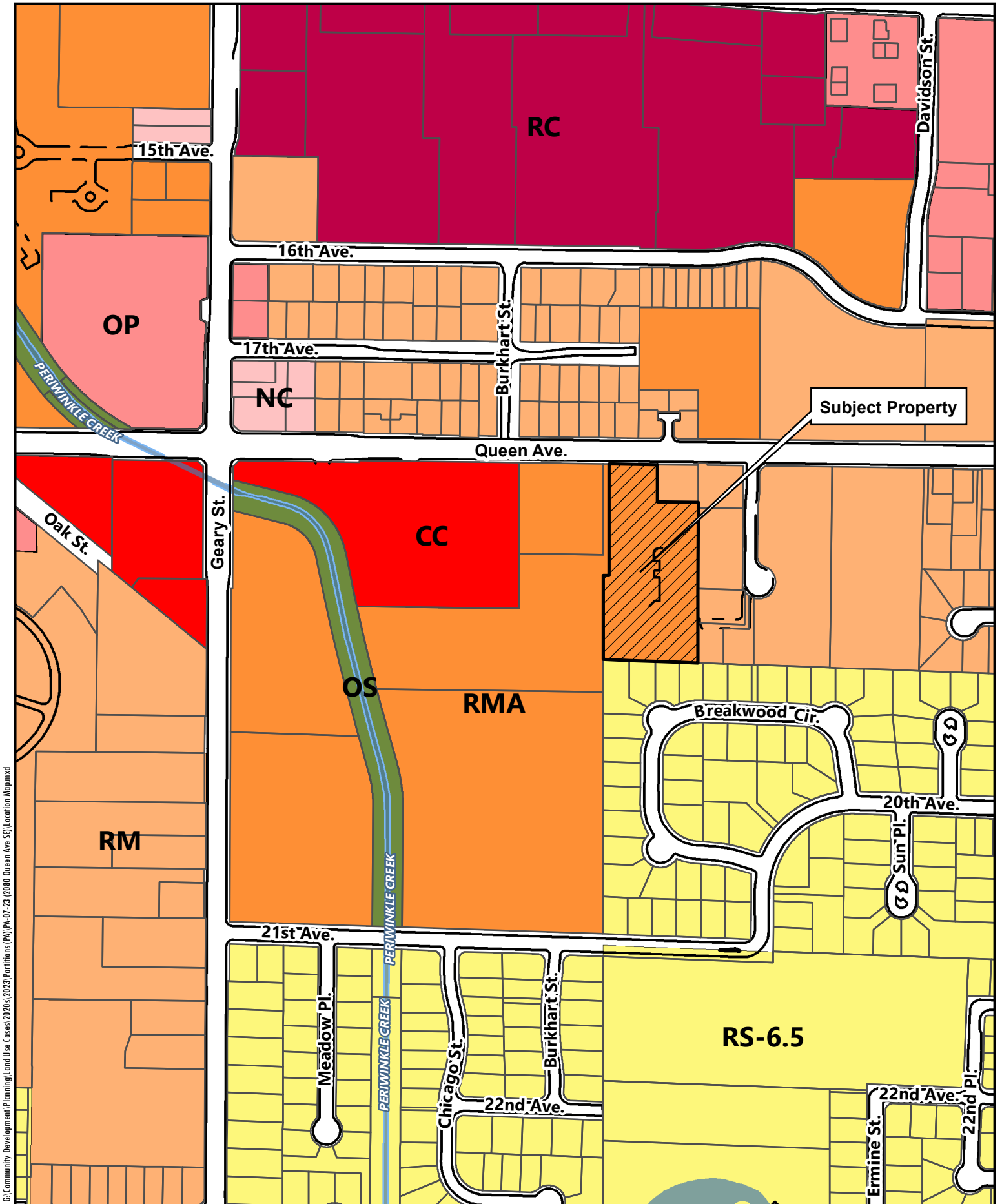
- (1) Eligibility Criteria. For an expedited land division application to be considered, the application must demonstrate how the proposed division complies with each of the following provisions:
 - (a) The land is zoned for residential use and is within the urban growth boundary.
 - (b) The land is solely for the purpose of residential use, including recreational or open space uses accessory to residential use.
 - (c) The land division will not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:
 - i. Open spaces, scenic and historic areas, and natural resources; or
 - ii. The Willamette River Greenway.
 - (d) The land division satisfies minimum street or other right-of-way connectivity standards established by the City's Transportation System Plan, Engineering Design Standards, Standard Construction Specifications, and Albany Development Code.
 - (e) The land division will result in development that either:
 - i. Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or
 - ii. Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

Approval Standards for This Request

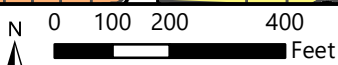
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
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 Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
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.

Attachments: Location Map, Applicant's Partition Site Plan



G:\Community Development\Planning\Land Use Cases\2020s\2023\Peritions (PA)\PA-07-23 (2080 Queen Ave SE)\Location Map.mxd

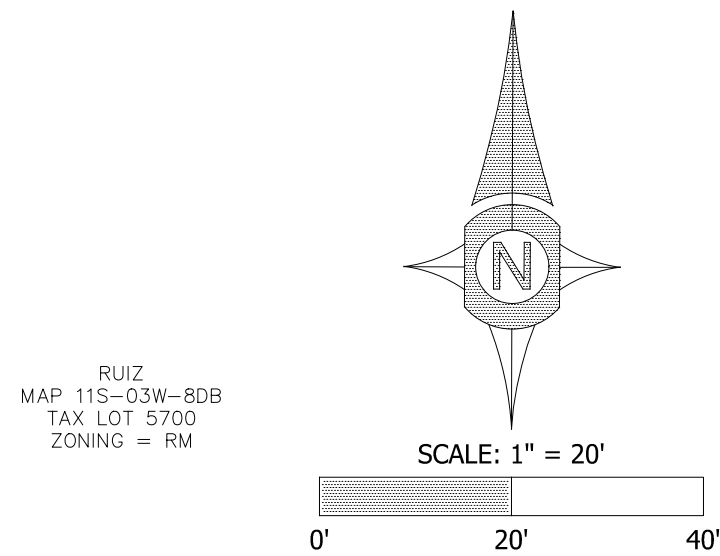
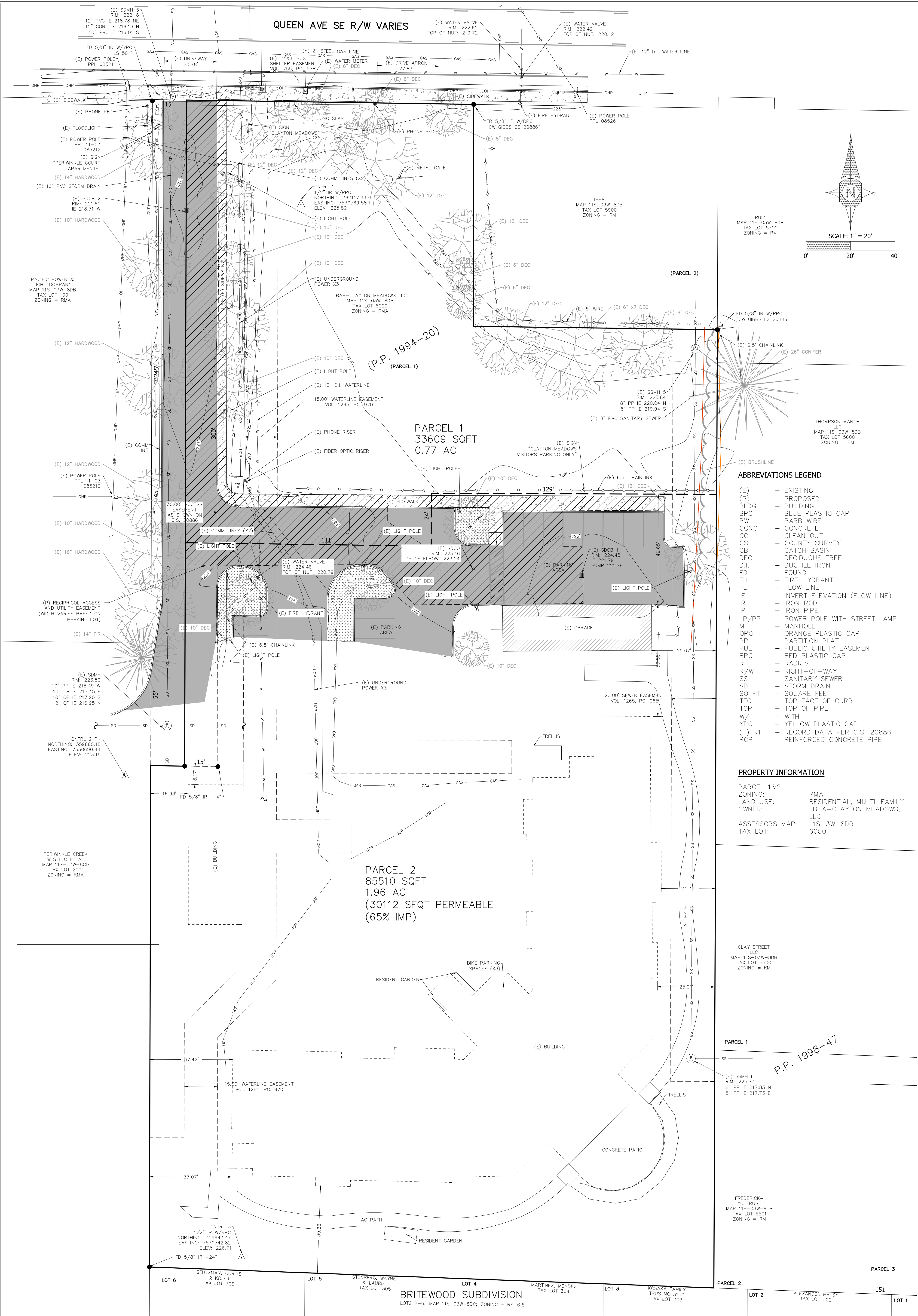


Date: 12/11/2023 Map Source: City of Albany

2080 Queen Avenue SE

Location Map

QUEEN AVE SE R/W VARIES



ABBREVIATIONS LEGEND

- (E) - EXISTING
- (P) - PROPOSED
- BLDG - BUILDING
- BPC - BLUE PLASTIC CAP
- BW - BARB WIRE
- CONC - CONCRETE
- CO - CLEAN OUT
- CS - COUNTY SURVEY
- CB - CATCH BASIN
- DEC - DECIDUOUS TREE
- D.I. - DUCTILE IRON
- FD - FOUND
- FH - FIRE HYDRANT
- FL - FLOW LINE
- IE - INVERT ELEVATION (FLOW LINE)
- IR - IRON ROD
- IP - IRON PIPE
- LP/PP - POWER POLE WITH STREET LAMP
- MH - MANHOLE
- OPC - ORANGE PLASTIC CAP
- PP - PARTITION PLAT
- PUE - PUBLIC UTILITY EASEMENT
- RPC - RED PLASTIC CAP
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SS - SANITARY SEWER
- SD - STORM DRAIN
- SQ FT - SQUARE FEET
- TFC - TOP FACE OF CURB
- TOP - TOP OF PIPE
- W - WITH
- YPC - YELLOW PLASTIC CAP
- () R1 - RECORD DATA PER C.S. 20886
- RCP - REINFORCED CONCRETE PIPE

PROPERTY INFORMATION

PARCEL 1&2
 ZONING: RMA
 LAND USE: RESIDENTIAL, MULTI-FAMILY
 OWNER: LBHA-CLAYTON MEADOWS, LLC
 ASSESSORS MAP: 11S-3W-8DB
 TAX LOT: 6000

PARCEL 1
 33609 SQFT
 0.77 AC

PARCEL 2
 85510 SQFT
 1.96 AC
 (30112 SFQFT PERMEABLE
 (65% IMP))

BRITWOOD SUBDIVISION
 LOTS 2-6: MAP 11S-03W-8DB; ZONING = RS-6.5

Sheet **1**
 of **1**
 SCALE: SEE BARS SCALE

DATE:
 APRIL 28, 2023
 PROJECT:
 23-078 LBHA QUEEN AVE
 DRAWN BY:
 MLM
 CHECKED BY:
 RSV

TENTATIVE PARTITION
 11S-03W-08DB LOT 6000
 2080 QUEEN AVE SE
 ALBANY, OREGON

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

CLIENT:
 LBHA - CLAYTON MEADOWS, LLC
 1250 QUEEN AVE SE
 ALBANY, OREGON 97322

