



COMMUNITY DEVELOPMENT

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

Notice of Filing

Middle Housing Land Division

SD-02-24

April 2, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **David Martineau**, 541-917-7555 or david.martineau@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **April 16, 2024**.

Application Information

Proposal:	The application is for Middle Housing Land Division to divide 22 parent lots into 80 child lots* for future townhouse construction.
Review Body:	Staff (Review Type N/A)
Property Owner/Applicant:	Serge Serdsev; Pacific National Development; PO Box 3550; Salem, OR 97302; 503-990-7003; pndi@comcast.net
Representative:	Brian Grenz, Multi/Tech Engineering; 1155 SE 13th Street; Salem, OR 97302; 503-363-9227; bgrenz@mtengineering.net
Land Use Consultant:	Brandie Dalton, Multi/Tech Engineering; 1155 SE 13th Street; Salem, OR 97302; 503-363-1155; bdalton@mtengineering.net
Address/Location:	3118 NW Gibson Hill Road; Albany, OR 97321
Map/Tax Lot:	Benton County Assessor: 10S-04W-35DB Tax Lot 200
Zoning:	RS-10 (Residential Single-Dwelling Unit District)
Comprehensive Plan:	Residential - Low Density
Overlay Districts:	None
Total Land Area:	7.44 acres

*The applicant has proposed to divide the property under SB458 rules adopted by the Oregon Legislature in 2021 and codified in Oregon Revised Statute 92.031. Each resulting lot will contain one dwelling unit of the townhouse development.

The City of Albany has received the application for Tentative Middle Housing Land Division 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 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 11.610 of the Albany Development Code (ADC). Middle Housing 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 **April 16, 2024**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map, existing conditions and tentative subdivision plat. 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 contact **David Martineau, project planner**, at 541-917-7555. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to david.martineau@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision of the application.

The proposed subdivision must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 11.610 outlined below. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria.

Approval Standards for This Request

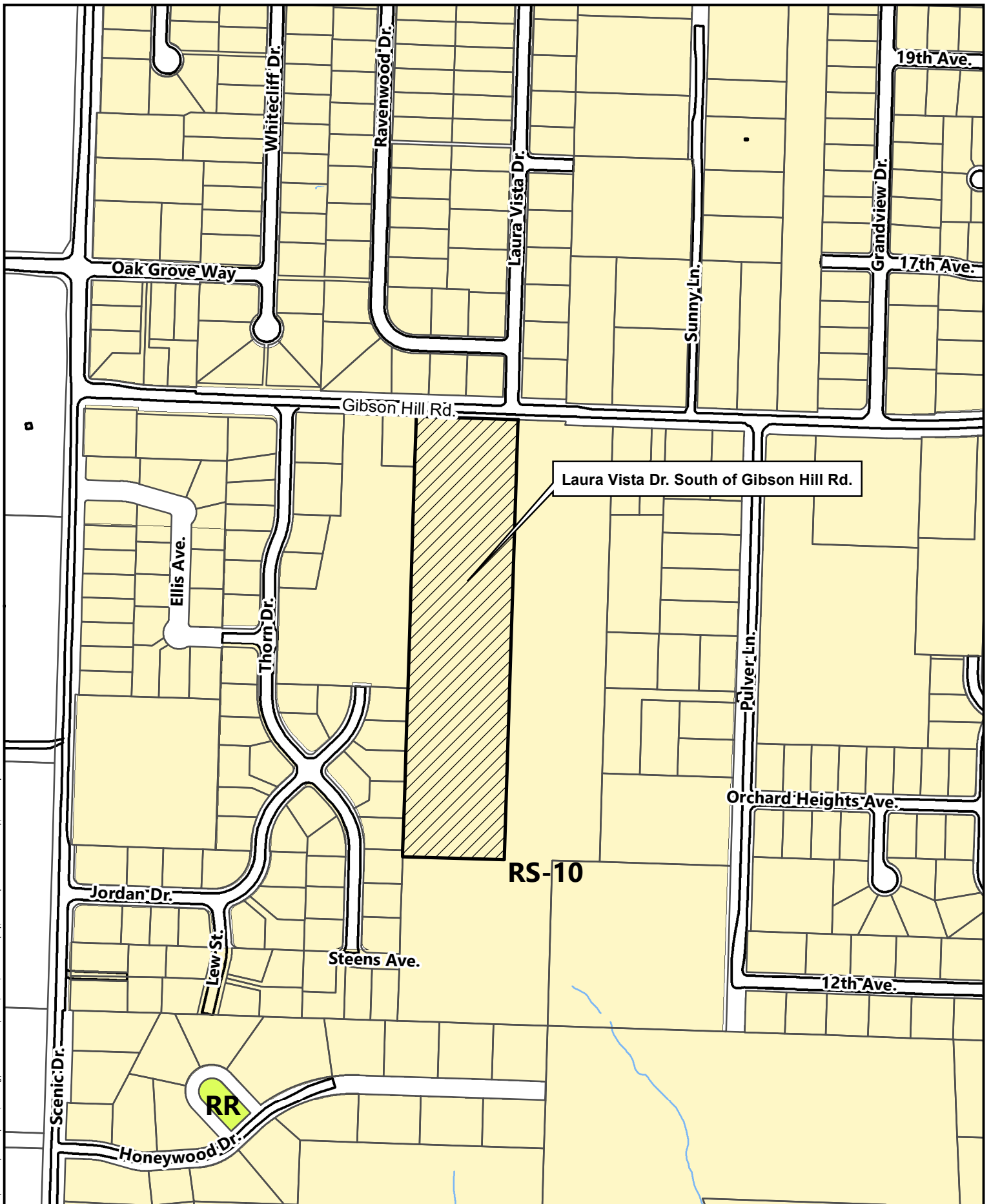
Middle Housing Land Division Review Criteria (ADC) 11.610:

Approval of a Middle Housing Land Division, will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

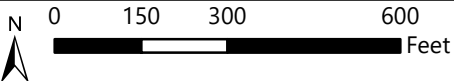
- (1) Review Criteria. Approval of a tentative plat for a middle housing land division will be granted if the Director finds that the applicant has met all of the following criteria:
 - (a) The middle housing development complies with the Oregon residential specialty code and the applicable ADC middle housing regulations, including but not limited to, the provisions in the base zone and in Sections 8.110-8.175. To demonstrate compliance with this criterion, the applicant shall submit approved building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and ADC middle housing regulations.
 - (b) Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit.
 - (c) Easements will be provided as necessary for each dwelling unit on the site for:
 - i. Locating, accessing, replacing, and servicing all utilities;
 - ii. Pedestrian access from each dwelling unit to a private or public road;
 - iii. Any common use areas or shared building elements;
 - iv. Any dedicated driveways or parking; and
 - v. Any dedicated common area.
 - (d) Exactly one dwelling unit will be located on each resulting lot (referred to as middle housing child lots), except for lots or tracts used as common areas, on which no dwelling units will be permitted.
 - (e) Buildings or structures on a resulting child lot will comply with applicable building codes provisions relating to new property lines.
 - (f) Notwithstanding the creation of new child lots, structures or buildings located on the newly created lots will comply with the Oregon Residential Specialty Code.
 - (g) Where a resulting child lot abuts a street that does not meet City standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to ADC 12.140 and 12.200.

Additional review standards for this Land Use Review application are found in ADC Articles 1, 2, 3, 8, 9, 11 & 12.

Attachments: Location Map, Existing Conditions, Proposed Tentative Plat



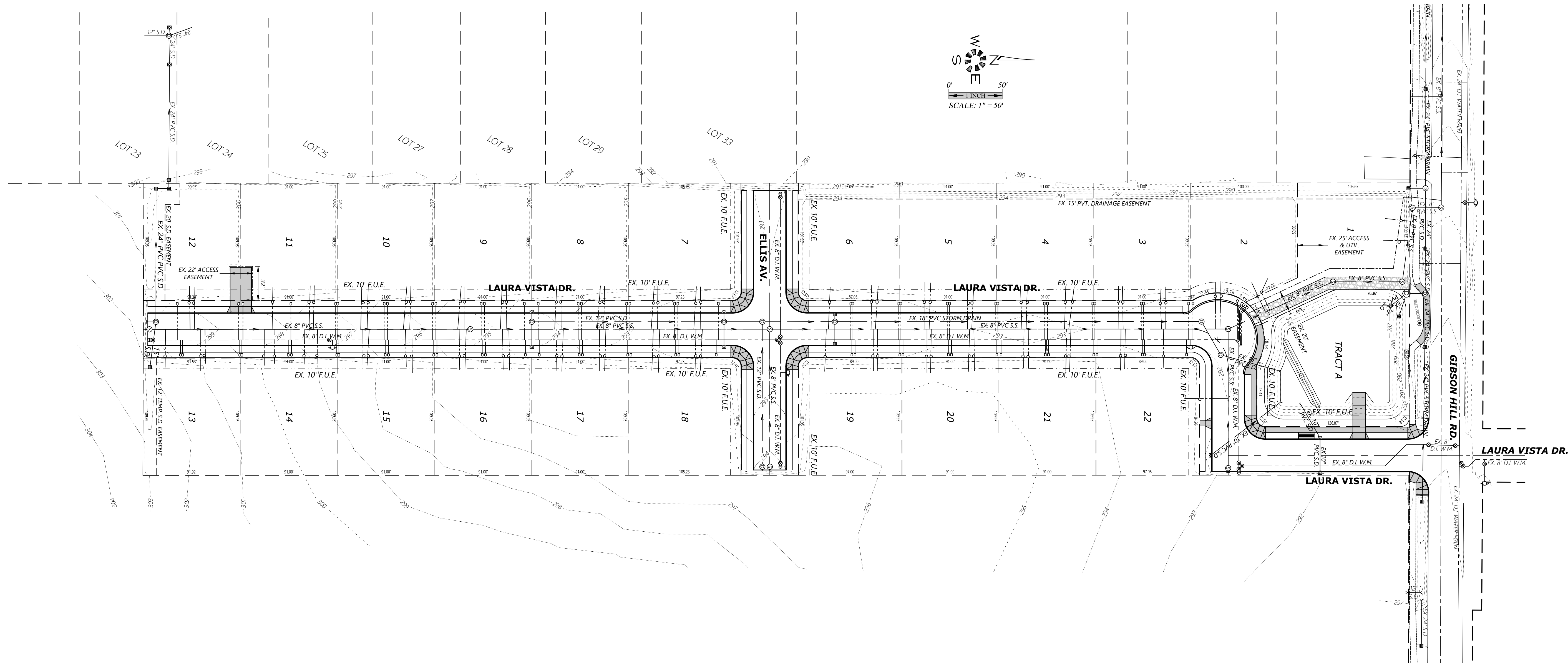
RS-10



Riverwood Crossing Subdivision

Date: 3/28/2024 Map Source: City of Albany

Location Map



**EXISTING CONDITIONS
 PLAN**

**RIVERWOOD CROSSING
 PHASE II**

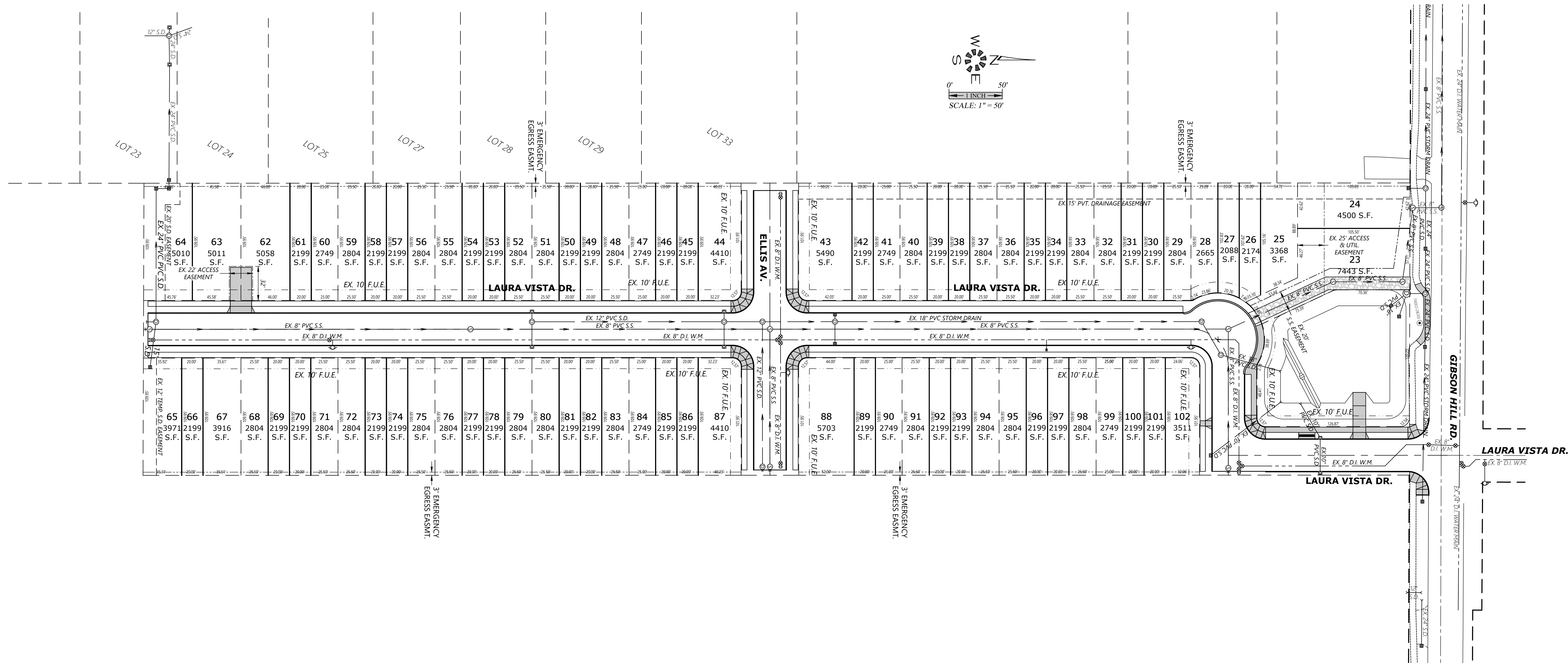
NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
 MADE TO THESE DRAWINGS
 WITHOUT WRITTEN
 AUTHORIZATION FROM THE
 DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER
 GRAPHICAL REPRESENTATION.

7416BPH2 102-EX
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: B.M.G.
 Date: MARCH 2024
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025
 JOB # 7416

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TENTATIVE PLAT

**RIVERWOOD CROSSING
 PHASE II**

NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
 MADE TO THESE DRAWINGS
 WITHOUT WRITTEN
 AUTHORIZATION FROM THE
 DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER
 GRAPHICAL REPRESENTATION.

7416PH2 103-TENT
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: B.M.G.
 Date: MARCH 2024
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2025
 JOB # 7416