



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Replat

RL-03-23

July 5, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at **541-917-7640** or liz.olmstead@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **July 19, 2023**.

APPLICATION INFORMATION

Proposal:	Replat to adjust a common property line between two properties
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Gary Hodgson, Hodgie Construction, LLC; 4730 San Felicia Ave SE; Albany, OR 97322
Address/Location	467 Denver Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05CC Tax Lot 12900
Zoning:	Residential Medium Density (RM)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 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 February 19, 2023, 14 days from the date the City mails the Notice of Filing.

A location map and tentative plat are attached to this notice. All application materials are available 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 **Liz Olmstead, project planner**, at **541-917-7640** or liz.olmstead@cityofalbany.net. Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by July 19, 2023, by 5:00 pm. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS APPLICATION

Tentative Replat (ADC 11.180)

Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

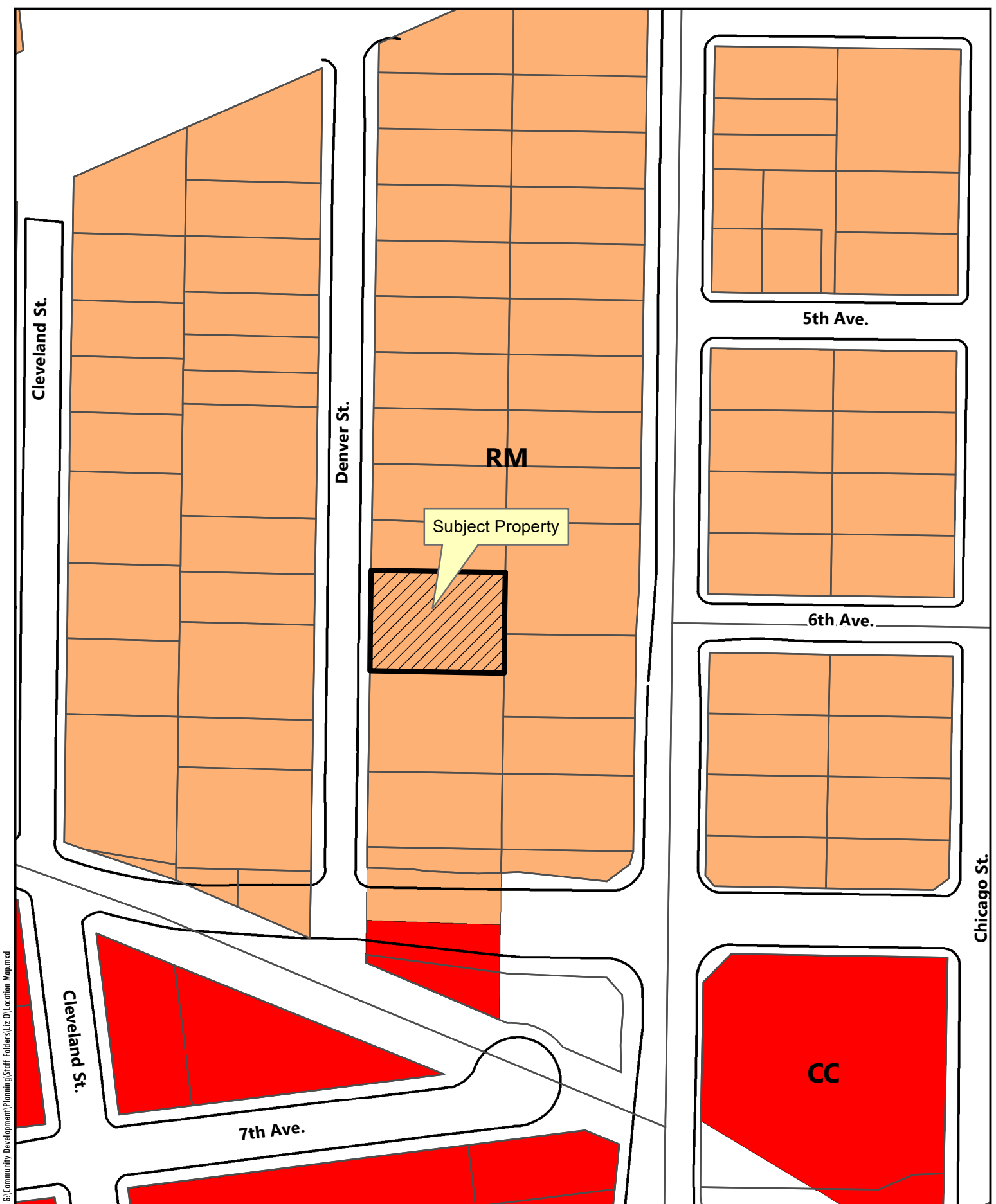
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided 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.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 11, 12, and 22.

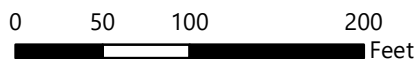
Attachments: Location Map, Tentative Plat



G:\Community Development\Planning\Staff Folders\Liz O\Location Map.mxd



Date: 6/15/2023 Map Source: City of Albany



467 Denver Street SE

Location Map

TENTATIVE REPLAT
 FOR
HODGIE CONSTRUCTION LLC
 LOCATED IN
 TAX LOT 12900, MAP 115-3W-05CC,
 LOTS 29 + 30, BLOCK 11 OF BRYANT'S ADDITION
 TO ALBANY
 467 DENVER STREET
 SW 1/4 SEC. 5, T. 11 S., R. 3 W., W.M.
 IN THE
 CITY OF ALBANY, LINN COUNTY, OREGON
 JUNE 1, 2023

APPLICANT: GARY HODGSON
 4730 SAN FELICIA AVE SE
 ALBANY, OR 97322

SURVEYOR: K+D ENGINEERING, INC.
 276 NW HICKORY ST.
 ALBANY, OR 97321

SUBJECT PROPERTIES

PROPERTY 1
 TAX LOT 12900 (MAP 115-03W-05CC)
 467 DENVER STREET
 ALBANY, OR 97321
 ZONE: RM - RESIDENTIAL MEDIUM DENSITY

OWNER:
 HODGIE CONSTRUCTION LLC
 4730 SAN FELICIA AVE SE
 ALBANY, OR 97322

ADJUSTMENT STATS:

PROPERTY 1
 ORIGINAL AREA: 5,403 SF
 ADJUSTMENT: -453 SF
 NEW AREA: 4,950 SF

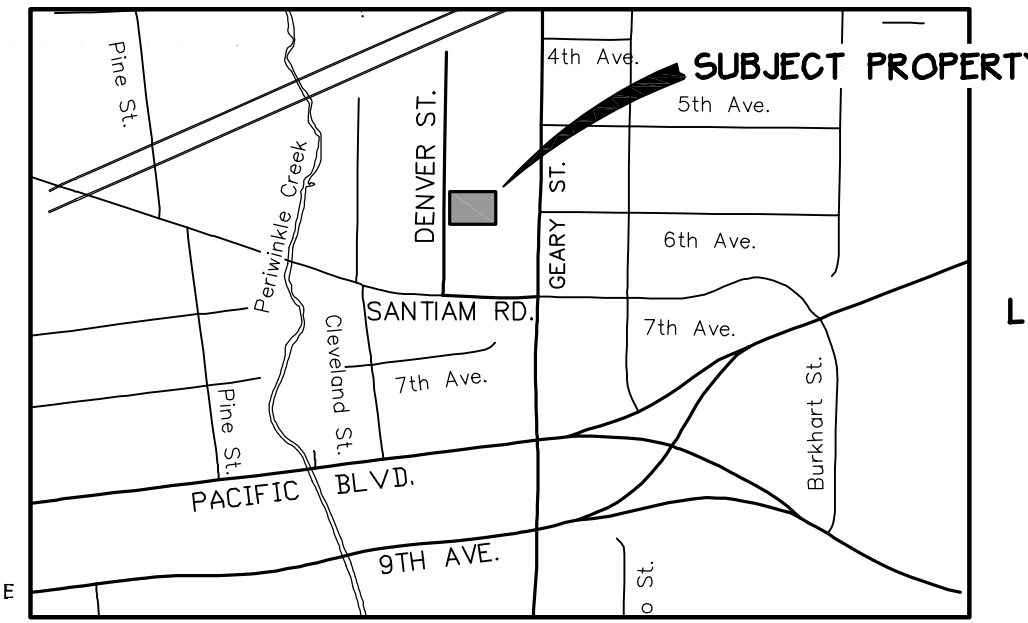
PROPERTY 2
 ORIGINAL AREA: 5,403 SF
 ADJUSTMENT: +453 SF
 NEW AREA: 5,856 SF

LEGEND:

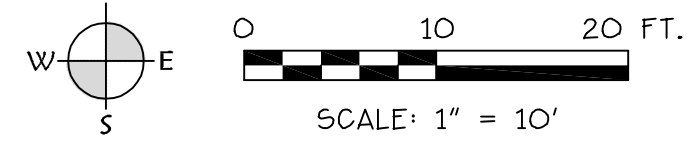
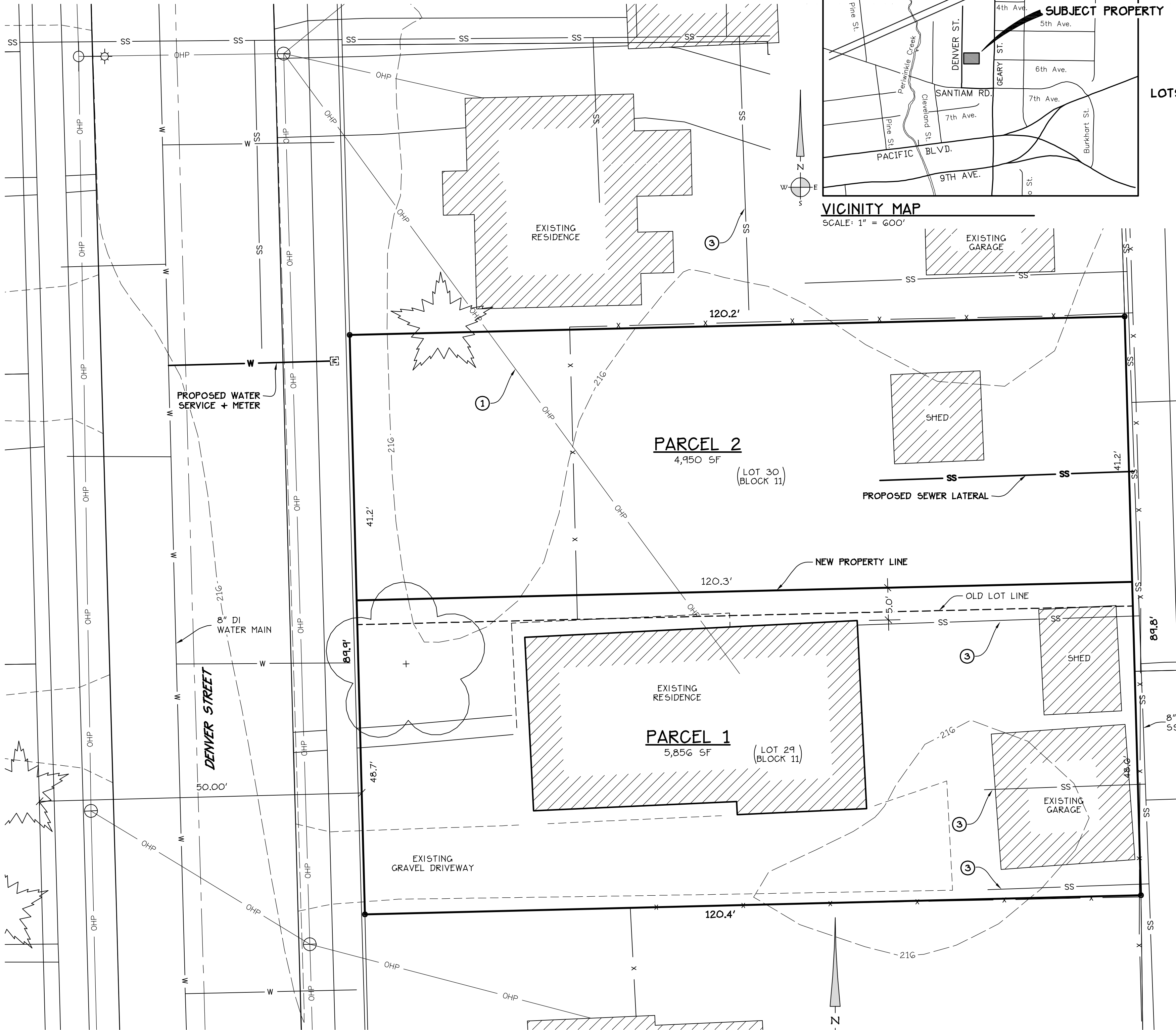
- SURVEY MONUMENT
- ⊙ EXIST. UTILITY POLE
- ⊙ EXIST. UTILITY/LIGHT POLE
- ⊙ FIR TREE / DECIDUOUS TREE
- - - EXIST. GRAVEL DRIVEWAYS
- X - EXIST. FENCE
- OHP - EXIST. OVERHEAD POWER
- SS - EXIST. SEWER LINES
- W - EXISTING WATER MAINS
- - - EXIST. UTILITY EASEMENT LINE
- - - OLD LOT LINE TO BE REMOVED

NOTES:

- ① OVERHEAD POWER SERVICE TO BE RELOCATED
- ② DATA SHOWN ON THIS MAP IS FROM THE CITY OF ALBANY GIS DATABASE, AERIAL PHOTOGRAPHS, ASSESSOR RECORDS, RECORD DEED INFORMATION AND SURVEY INFORMATION.
- ③ GIS LOCATION OF EXISTING SANITARY SEWER LATERAL.



VICINITY MAP
 SCALE: 1" = 600'



K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583