



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Partition

PA-01-19

February 4, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** (541-791-0176, [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net)). The deadline for submission of written comments is 5:00 p.m. on **February 18, 2019**.

### Application Information

Proposal:	Partition existing lot into two lots.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Jacob Martin; 7247 Park Terrace Drive NE, Keizer, OR 97303
Address/Location	2015 Jackson Street SE, Albany, OR 97322
Map/Tax Lot:	Benton County Assessor's Map No. 11S-03W-07DC; Tax Lot 3300
Zoning:	Residential Medium (RM) Density
Overlay Districts:	None
Total Land Area:	.23 acres
Existing Land Use:	Single Family Residence

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. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Land Use Board of Appeals 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 **February 18, 2019**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and a partition plan of the proposed development. 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 visit our office or call **Travis North, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net). Any person submitting written comments will receive a copy of the Notice of Decision on the application.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



## Approval Standards for This Request

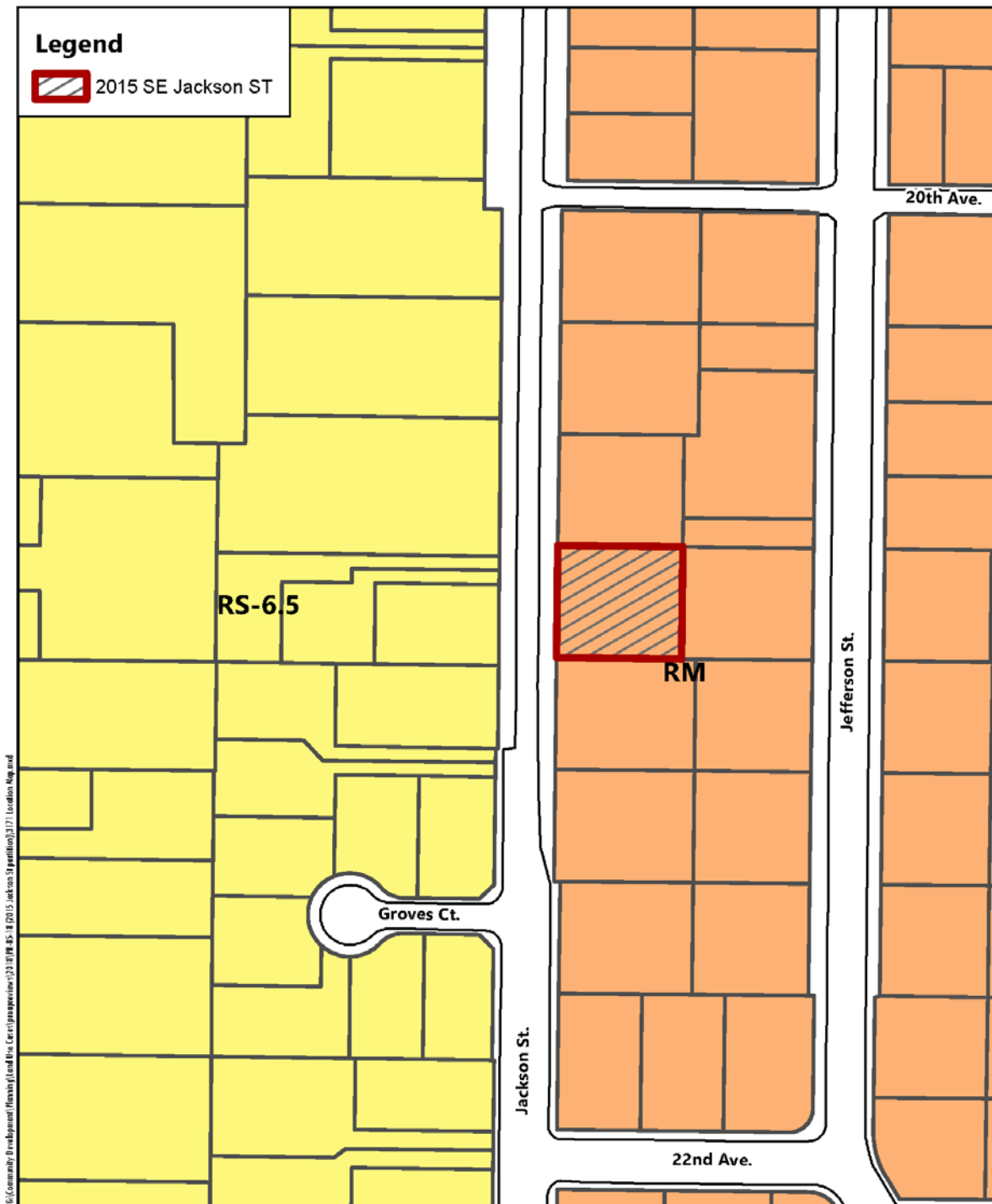
Section 11.180 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
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 proposed street plan affords the best economic, safe, and efficient circulation or traffic possible under the circumstances.
5. The location and design allow development to be conveniently served by various public utilities.
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 Site Plan Review application are found in ADC Articles 1, 2, 3, 6, 11 & 12.

Attachments: Location Map, Applicant's Partition Plan

# LOCATION MAP



© Community Development Planning (Land Use, Community Services) 212019-05-18 (2015 Jackson St partition) 2121 Location Map.mxd



Date: 11/8/2018 Map Source: City of Albany

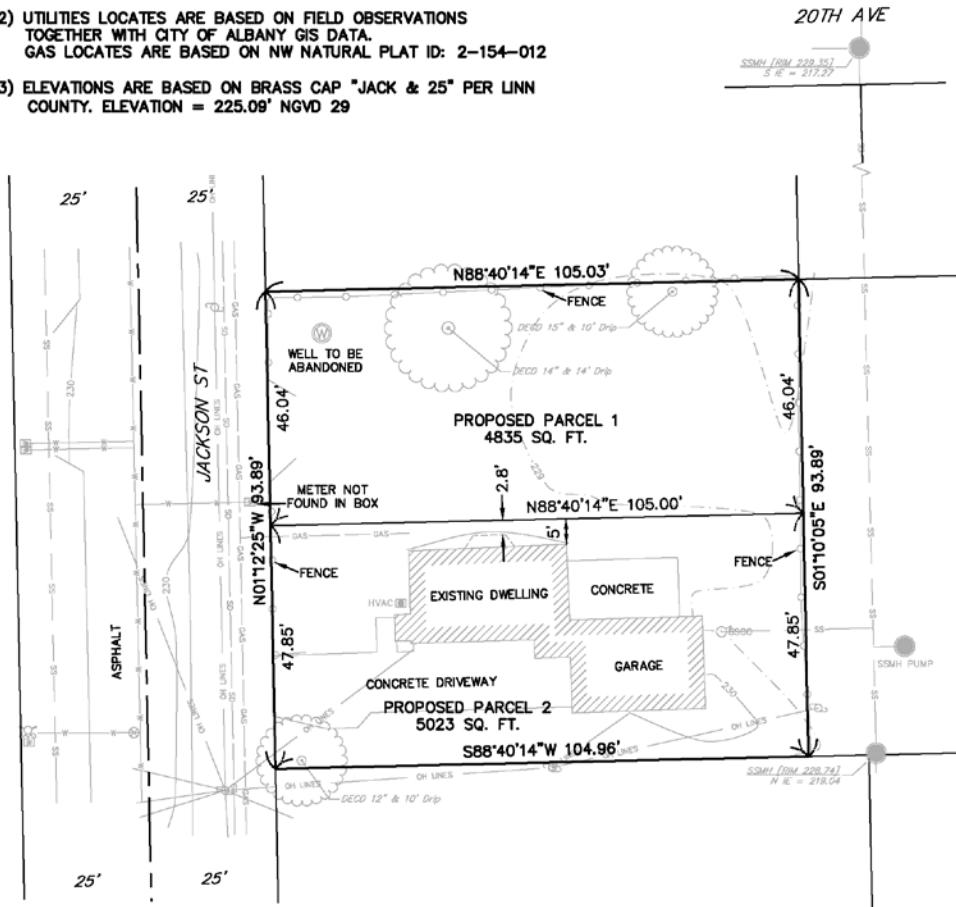
**2015 SE Jackson ST**  
Location / Zoning Map

**PROPOSED PARTITION PLAT**

**NOTE:**

- 1) SUBJECT PROPERTY IS WITHIN ZONE X PER FEMA FIRM MAP NUMBER 41043C0526G WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010
- 2) UTILITIES LOCATES ARE BASED ON FIELD OBSERVATIONS TOGETHER WITH CITY OF ALBANY GIS DATA. GAS LOCATES ARE BASED ON NW NATURAL PLAT ID: 2-154-012
- 3) ELEVATIONS ARE BASED ON BRASS CAP "JACK & 25" PER LINN COUNTY. ELEVATION = 225.09' NGVD 29

SCALE: 1" = 20'  
DATE: 01/04/2019



**OWNER:**  
JACOB MARTIN  
7247 PARK TERRACE DR NE  
KEIZER, OR 97303

**DEED REFERENCE:**  
DOC. # 2018-18845

**SITE ADDRESS:**  
2015 JACKSON ST  
ALBANY, OR 97322

**TAX LOT:**  
3300 115Q3W07DC

**ZONE:**  
RM (RESIDENTIAL MEDIUM DENSITY)

**TOTAL AREA:**  
9858 SQ. FT.

**SURVEYOR:**  
JAMISON BEST  
BARKER SURVEYING  
3657 KASHMIR WAY S.E.  
SALEM, OR 97317  
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