



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-01-20

February 11, 2020

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **February 25, 2020**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three
Property Owner:	Norma Harris Trust; 3394 Hillwood Road, Jefferson, OR 97352
Applicant:	Jeanine Howell; 1434 Jefferson Street SE, Albany, OR 97322
Representative:	Jason Cota; K&D Engineering, PO Box 725, Albany, OR 97321
Address/Location:	2440 Queen Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn Tax Assessor's Map No(s): 11S-03W-08DB; Tax Lot 5000
Zoning:	Residential Medium (RM) District
Overlay Districts:	Airport Approach

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. Comments must relate to the approval standards listed below. Issues which 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. The deadline for submission of written comments is 5:00 p.m. on **February 25, 2020**, 14 days from the date the City mails the Notice of Filing. Any person submitting written comments will receive a copy of the Notice of Decision.

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 contact **Laura LaRoque** at 541-917-7640 or laura.laroque@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321.

Approval Standards for This Request

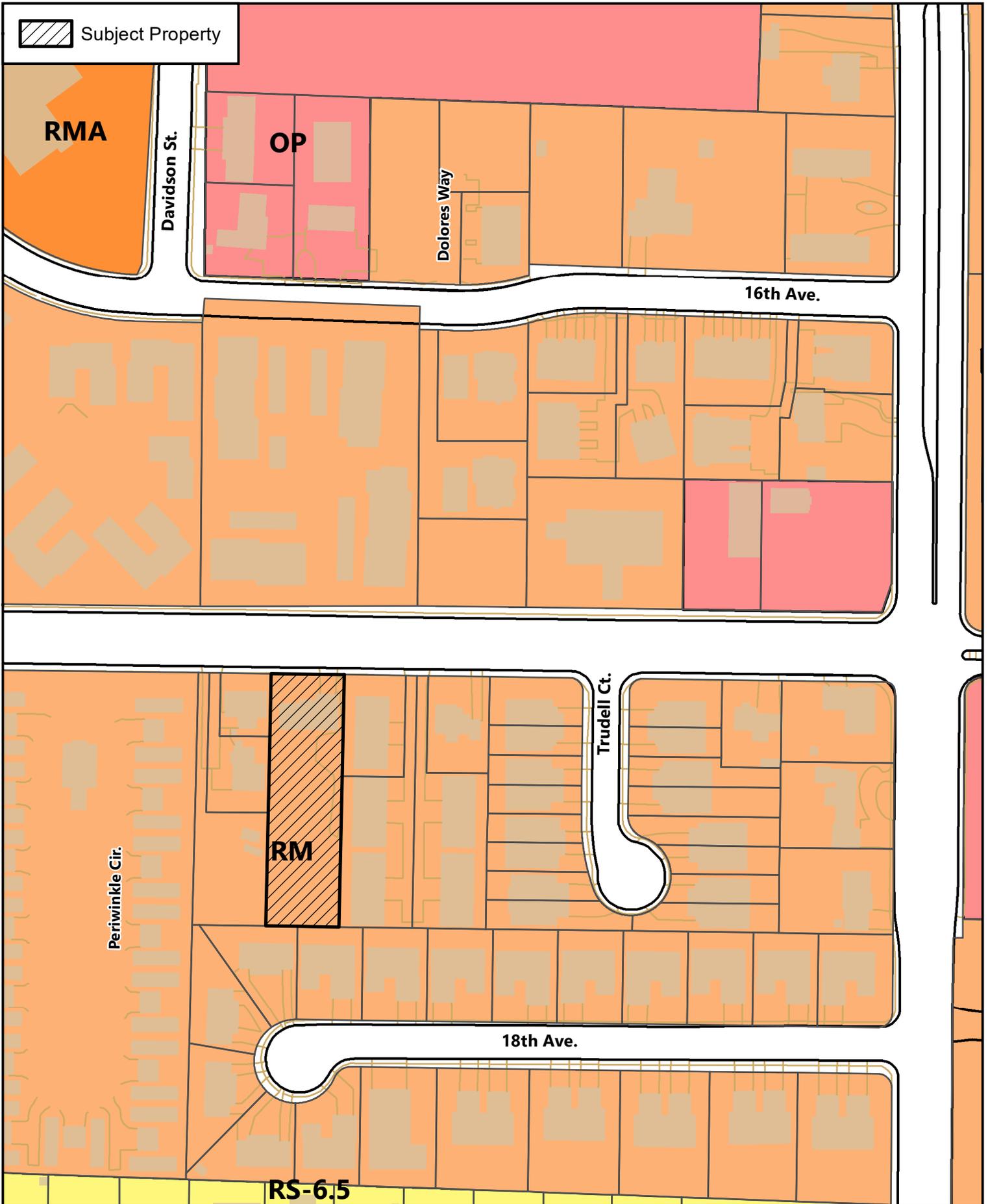
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this 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 of 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 application are found in ADC Articles 1, 2, 3, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan

 Subject Property



G:\Community Development\Planning\Land Use Cases\2020s\2020\Periwinkle (PA)\PA-01-20\Location Map_PA-01-20.mxd



0 125 250 500 Feet

Date: 1/27/2020 Map Source: City of Albany

2440 Queen Ave. SE

Location / Zoning Map

PROPOSED EASEMENTS:
 A 24.00' WIDE RECIPROCAL ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1, 2 AND 3 AS SHOWN.

TENTATIVE PARTITION PLAT
 FOR
JEANINE HOWELL
 LOCATED IN

SE 1/4 SEC. 8, T. 11 S., R. 3 W., W.M.
 CITY OF ALBANY, LINN COUNTY, OREGON

JANUARY 23, 2020

OWNER / APPLICANT:
 JEANINE HOWELL
 3394 HILLWOOD RD.
 JEFFERSON, OREGON 97352

ENGINEER:
 K&D ENGINEERING INC.
 276 HICKORY ST. NW
 ALBANY, OR 97321
 541-928-2583

SITE DATA:
 TAX LOT 5000
 MAP 115-03W-8DB

SITE ADDRESS:
 2440 QUEEN AVENUE SE
 ALBANY, OREGON 97322

TOTAL LOT AREA: 0.49 ACRES

CURRENT USE:
 TAX LOT 5000: VACANT LOT

TOTAL NUMBER OF LOTS:
 1. TAX LOT WILL BE RECONFIGURED INTO 3 TAX LOTS

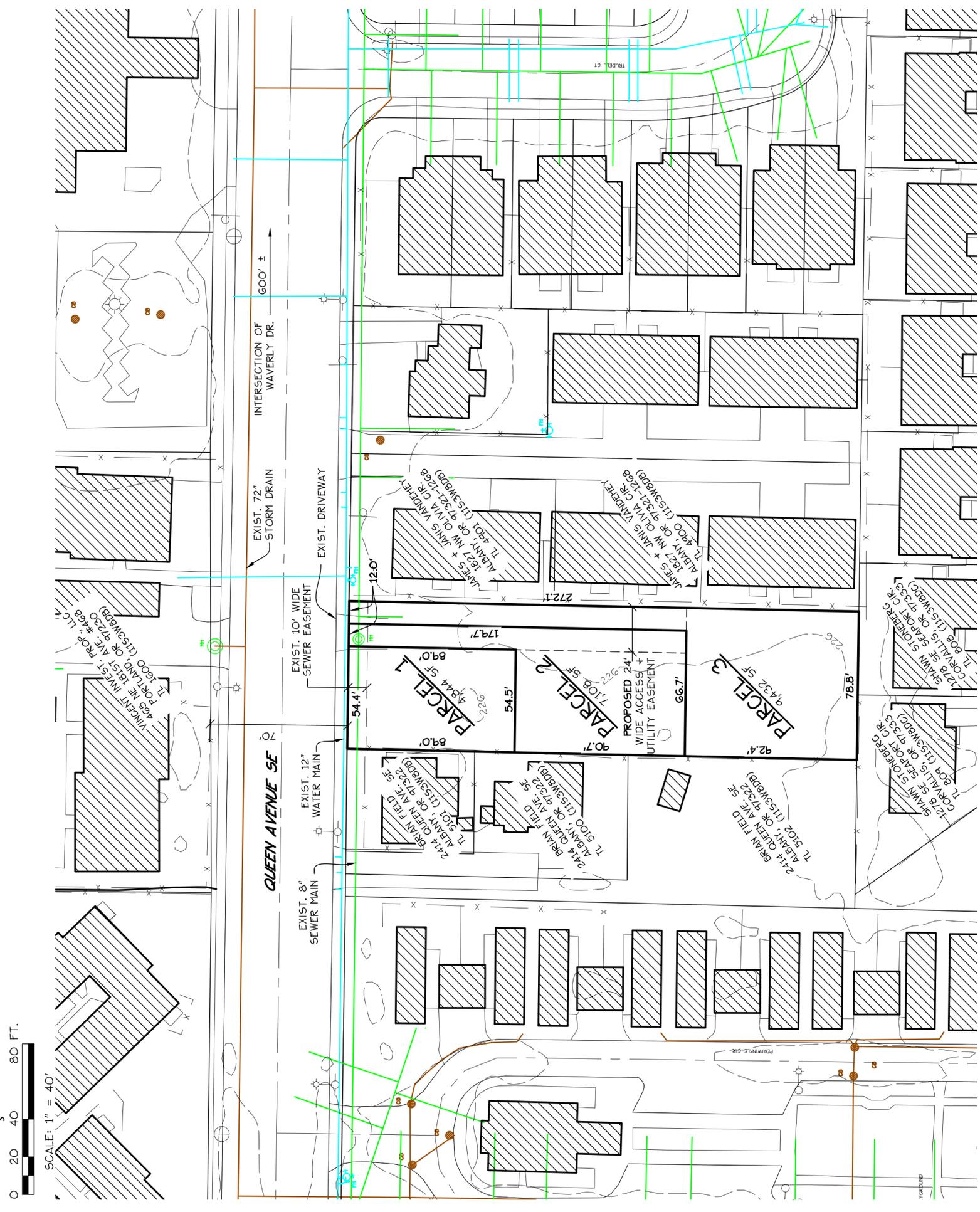
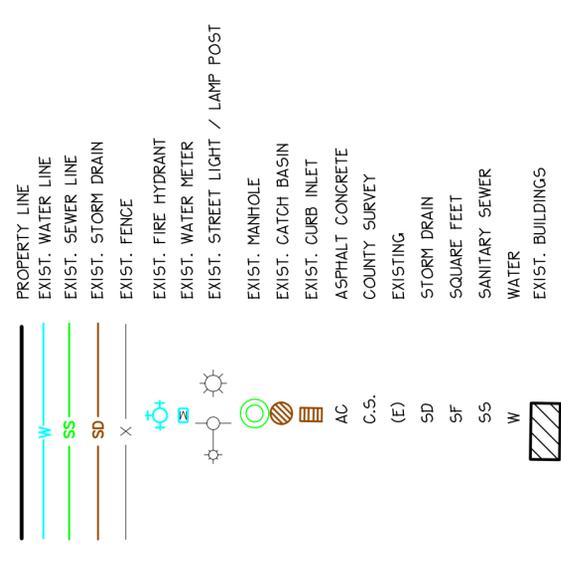
SITE ZONING:
 RM - RESIDENTIAL MEDIUM DENSITY
 SURROUNDING PROPERTIES ARE ZONED RM

COMPREHENSIVE PLAN ZONING:
 RESIDENTIAL - MEDIUM DENSITY

FLOOD ZONE:
 SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP 41043C05278G DATED SEPTEMBER 29, 2010

TOPOGRAPHY DATA:
 THE SUBJECT PROPERTY IS ESSENTIALLY FLAT. TOPOGRAPHY AND EXISTING UTILITIES ARE BASED ON CITY OF ALBANY GIS DATA.

LEGEND:



SCALE: 1" = 40'