



## COMMUNITY DEVELOPMENT

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

# Staff Report

## Tentative Partition Plat

PA-01-20

February 26, 2020

### Summary

A Tentative Partition Plat is proposed for property located at 2440 Queen Avenue SE (Attachment A). The purpose of this partition is to divide one .49-acre parcel into three parcels totaling 4,844 square feet, 7,108 square feet and 9,432 square feet, respectively (Attachment B). All three parcels are proposed to be developed with duplex units (Attachment C). Access is proposed by a flag lot configuration in conjunction with a joint access easement benefiting Parcel 1.

Land Division criteria contained in Albany Development Code (ADC or Code) 11.180 are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application.

### Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three lots
Review Body:	Planning Staff (Type I-L review)
Staff Report Prepared By:	Laura LaRoque
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 (Conical Area)
Total Land Area:	.49 acres
Existing Land Use:	Undeveloped
Neighborhood:	Periwinkle
Surrounding Zoning:	North: Residential Medium (RM) District (across Queen Avenue) East: RM South: RM West: RM

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Surrounding Uses:                   North: Multi-Family Residential (Willow Green Apartments)  
  East: Multi-Family Residential  
  South: Multi-Family Residential  
  West: Single Family Residential

Prior History:                        No other land use application for this property has been reviewed by the Planning Division.

## Staff Decision

The subject application referenced above is APPROVED WITH CONDITIONS as described in this staff report. The approval expires three years from the date of tentative plat approval. The final plat must be recorded with the Linn County Records Division (ADC 11.065) unless an extension is approved by the City and the county surveyor's office.

## Appeals

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files with LUBA a Notice of Intent to Appeal not later than 21 days after the Director's Notice of Decision is mailed.

## Notice Information

A Notice of Filing was mailed to property owners identified within 100 feet of the subject properties on February 11, 2020, in accordance with ADC 1.330. At the time the comment period ended on February 25, 2020, the Albany Planning Division had received no written comments.

## Analysis of Development Code Criteria

The ADC includes the following review criteria for a tentative plat (ADC 11.180), which must be met for these applications to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Tentative Plat Review Criteria

#### Criterion 1

**The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this section.**

#### Findings of Fact

- 1.1 The underlying zoning district of the subject lots is Residential Medium Density (RM). The RM zoning district is intended primarily for medium-density residential urban development. The average minimum lot size for single-family, detached residences is 3,500 square feet and 4,800 square feet for duplexes, with a minimum lot width of 30 feet and a minimum lot depth of 60 feet. Maximum lot coverage in the RM district is 70 percent. Lot coverage for single-family detached development only includes the area of the lot covered by buildings or structures.

- 1.2 In any single-family residential land division, lots and blocks shall conform to standards listed in ADC 11.090 and other applicable provisions of the Code. Standards relevant to this proposed partition are addressed below.
- 1.3 ADC 11.090(1) states lots must be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all proposed lots in compliance with the requirements of the Code. There are no foreseeable difficulties in securing building permits to build on all proposed lots provided applicable development standards are followed.
- 1.4 According to ADC 11.090(2), when lots are more than double the minimum area designated by the zoning district, those lots must be arranged to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat.

Proposed Parcel 2 and 3 are 7,108 square feet and 9,432, respectively, which is more than twice the minimum lot area designated by the zoning district; however, an urban conversion plan was not required as part of the application submittal as development potential is limited due to access. For example, with Site Plan Review approval a multi-family development could be developed on Parcel 2 and 3 if the access to Queen Avenue was widened. Construction of a multi-family development (i.e. triplex) would require 24-32 feet for two-lane driveways, with each side of the parking lot entrance bordered by a minimum five-foot-wide landscaping planter strip, and a minimum five-foot-wide sidewalk to Queen Avenue. Staff discussed this option with the applicant at a pre-application meeting.
- 1.5 ADC 11.090(3) states that double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector or arterial street status or to overcome specific disadvantages of topography and/or orientation. None of the proposed parcels are double-frontage lots. This standard is not applicable.
- 1.6 ADC 11.090(4) states that side yards of lots shall run at right angles to the street the property faces. Parcel 1 is a “flag lot” configuration, so the side yards do not abut the public street. Parcels 2 and 3 will have side yards running at a right angle to Queen Avenue. Therefore, this standard is met.
- 1.7 According to ADC 11.090(5), block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through-streets. Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves. The proposed partition does not create any new streets and, therefore, does not create any new blocks. This standard is not applicable.
- 1.8 ADC 11.090(6) states that off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible. All lots will have direct access to a public street, and no off-street pedestrian pathways are proposed or required with this partition. Therefore, this standard is not applicable.
- 1.9 ADC 11.090 (7) and (8) provide standards for access to arterial streets and standards related to cul-de-sacs. No new streets are proposed with this development. Therefore, these standards are not applicable.
- 1.10 ADC 11.090(9) states that flag lots are discouraged and allowed only when absolutely necessary to provide adequate access to buildable sites, and only where the dedication and improvement of a public street cannot be provided. The minimum width for a flag lot is 22 feet, except when the point of access

is shared by an access and maintenance agreement in which case each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet.

Parcels 2 and 3 are considered “flag lots.” Access to Queen Avenue will be provided to Parcel 1 via a shared access over the 12-foot-wide flag stem portions of Parcel 1 and Parcel 2, as shown on the tentative plat (Attachment B).

The existing parcel is 78.4 feet wide. The minimum lot width in the RM zoning district is 30 feet for detached units. Because the existing lot is not wide enough to accommodate three lots that meet the minimum required lot width at the point of the public right-of-way, flag lots are necessary to access the back portion of the lot. Therefore, the proposed flag lot is “absolutely necessary” to provide a buildable site.

- 1.11 ADC 11.090(10) requires street intersections to be constructed so there is not less than a twenty-foot radius along the curb line. This standard ensures all public improvements, including accessibility ramps, can be contained in the public right-of-way at the corresponding street corners. Both parcels will have access to an existing public street and therefore no new intersections are proposed. This standard is not applicable.

## Conclusions

- 1.1 The proposal meets the standards of the underlying zoning district.
- 1.2 There are no foreseeable difficulties in securing building permits to build on the proposed lots.
- 1.3 The proposed flag lot is absolutely necessary to provide a buildable site.
- 1.4 Parcels 1 and 2 will have shared access to a public street
- 1.5 This criterion is satisfied without conditions.

## Criterion 2

**Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.**

## Findings of Fact

- 2.1 The tentative plat shows all the land within the subject property will be allocated into three proposed parcels. There is no development on the property currently.
- 2.2 ADC 3.190, Table 1, shows that the average minimum lot size requirement in the RM zoning district is 3,500 square feet for detached single family uses and 4,800 square feet for duplexes, minimum lot width is 30 feet, and depth is 60 feet.
- 2.3 Parcel 1. The area of Parcel 1 is shown to be 4,844 square feet (0.11 acres).
- 2.4 Parcel 2. The area of Parcel 2 is shown to be 7,108 square feet (0.16 acres).
- 2.5 Parcel 3. The area of Parcel 3 is shown to be 9,432 square feet (0.22 acres).
- 2.6 All of the property proposed in this partition is under the same ownership. There is no remainder of land to consider.

## Conclusions

- 2.1 There is no other remainder of land to consider. All the land area within the parent property will be allocated to the three proposed parcels.
- 2.2 This review criterion is not applicable.

## Criterion 3

**Adjoining land can be developed, or is provided access that will allow its development, in accordance with this Code.**

### Findings of Fact

- 3.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic.
- 3.3 ADC 12.110 states that new streets may be required to be located where the City engineer determines that additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties.
- 3.4 Adjoining land to the north of the subject property, across Queen Avenue has access to Queen Avenue and 16th Avenue. Properties located east and west of the subject property have access to Queen Avenue. The property to the south of the subject property have access to 18th Avenue.
- 3.5 All of the adjoining properties have independent access to a public street, and the proposed partition will not impact the access of adjoining properties.

## Conclusions

- 3.1 All the adjoining land has, and will continue to have, access to public streets.
- 3.2 This criterion is met without conditions.

## Criterion 4

**The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.**

### Findings of Fact

- 4.1 The development will divide one .49-acre parcel of land into three parcels (see Attachment B). All resulting parcels are vacant and can be developed with either single family homes or two attached/detached units.
- 4.2 The development is located on the south side of the road at 2440 Queen Avenue (see Attachment A).
- 4.3 Queen Avenue is classified as a minor arterial street and with the exception of the existing sidewalk width, is constructed to City standards. Improvements include curb, gutter, and a five-foot-wide sidewalk; a vehicle travel lane in each direction; a shared two-way left-turn lane; and on-street bike lanes. The City standard sidewalk width along an arterial street is seven feet. Dedication of two feet of right-of-way is needed along the site's frontage on Queen Avenue in order to provide sufficient right-of-way for the eventual construction of a public sidewalk to the City's standard width of seven feet.

- 4.4 ADC 12.100 allows the City to restrict the number of driveway access points onto arterial streets and require the use of shared driveways. The purpose of these restrictions is to maintain the capacity of the street system and to reduce conflict points and the resulting potential for traffic accidents.
- 4.5 No new streets are proposed. Parcels 2 and 3 will each have a 12-foot-wide strip of land (“flag pole”) abutting Queen Avenue. A shared driveway must be constructed to service both parcels. Parcel 1 must also share this driveway so that the number of driveways to Queen Avenue is minimized. A “no access” restriction must be shown on the final plat across Queen Avenue frontage of Parcel 1. Access to Parcel 1 must be as proposed, from the shared access on the 12-foot-side “flag” of Parcels 2 and 3.
- 4.6 All three parcels being created can be developed in the future with either single family homes or two attached/detached units. Based upon ITE trip generation rates, duplex dwelling units generate 13 vehicle trips per day, and 2 new trips during the peak p.m. traffic hour. The development can, therefore, be expected to add 39 new vehicle trips to the public street system, and 6 new trips during the peak p.m. traffic hour.
- 4.7 Albany’s Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.8 All approaches and driveways to public streets must be paved [ADC 12.100(1)]. So that the entire driveway that will serve Parcels 1 - 3 will be available at the time dwelling units are built on any of the new parcels, the shared length of the driveway must be paved before the City signs the final partition plat. The minimum width of a shared driveway is 20 feet and the paved length is the distance it is shared between the parcels. The 20-foot width is needed to provide adequate access for large emergency vehicles and 2 lanes for passenger vehicles to pass each other.

### *Fire Apparatus Access*

- 4.9 ADC 12.030 states that Article 12 of the Development Code supplements other existing state and local codes. Examples of these codes include, but are not limited to, the adopted building, fire, and plumbing codes. If any provision of this article conflicts with a specialty code, the specialty code shall control.
- 4.10 The development proposal has been reviewed for conformance to the 2019 Oregon Fire Code (OFC) resulting in the following findings:
- a. This project proposes creating three parcels, including two flag-type parcels with shared access to Queen Avenue.
  - b. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an *approved* route of travel around the exterior of the structure, with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).
  - c. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional (OFC 503.2.3 and Appendix D, 102.1). The Designer of Record shall provide written certification to the fire department upon completion of all private access road construction.
  - d. A “no-parking” restriction must be placed over the private access road and any additional areas on the property the fire marshal determines must be restricted for fire apparatus access.

## Conclusions

- 4.1 The proposed development will add 39 new vehicle trips, and 6 peak p.m. vehicle trips to the street network.
- 4.2 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.3 The development has frontage on an existing street that, with the exception of the existing sidewalk width, is constructed to City standards.
- 4.4 Access will be provided to Parcels 1 - 3 via a shared access and maintenance agreement over the 12-foot-wide flag portions of Parcels 2 and 3.
- 4.5 The shared driveway must be paved the length of the shared portion.
- 4.6 An emergency vehicle access easement is required over the access road on both parcels.

## Conditions

- Condition 1** A dedication of two feet of right-of-way must be shown on the final plat along the site's frontage on Queen Avenue in order to provide sufficient right-of-way for the eventual construction of a public sidewalk to the City's standard width of seven feet
- Condition 2** A "no access" restriction must be shown on the final plat across Queen Avenue frontage of Parcel 1. Access to Parcel 1 must be as proposed, from the shared access on the 12-foot "flags" of Parcels 2 and 3.
- Condition 3** Parcels 1 – 3 share a single driveway approach to Queen Avenue. A shared access and maintenance agreement shall be recorded over the flag portions of Parcels 2 and 3 benefitting all three parcels. This may be provided on the final plat.
- Condition 4** The driveway must be paved for the entire length that is shared. The driveway must be at least 20 feet wide. The driveway must be paved before the City signs the final partition plat, or the property owner may enter into a "mutual improvement agreement" with the City that guarantees the driveway will be paved within a certain amount of time.
- Condition 5** Prior to recordation of the partition plat, the property owner/developer shall show provision of an emergency vehicle access easement over the shared accessway and any required turnaround on Parcels 2 and 3. The easement shall be for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services, and other lawful government or private emergency services to the premises, owners, occupants, and invitees.
- Condition 6** To ensure fire access is maintained at all times to structures built on Parcel 3, before the City will approve issuance of a building permit for this parcel, the applicant must provide the building official with evidence that the following will occur before construction materials are brought on to the site.
- (a) The approved fire apparatus roadway must be paved from the existing edge of pavement on Queen Avenue to the total length of the shared portion. Beyond that distance the fire marshal *may* approve an alternate surface material. The fire apparatus access road must be constructed to be capable of supporting at least 75,000 pounds

gross vehicle weight (GVW) as verified by a qualified State of Oregon licensed design professional. The designer of record shall provide written certification to the fire department upon completion of the private access road.

- (b) A “no-parking” restriction must be placed over the 20-foot-wide private access way and any additional areas on the property the fire marshal determines must be restricted for fire apparatus access.

## Criterion 5

**The location and design allow development to be conveniently served by various public utilities.**

### Findings of Fact

#### *Sanitary Sewer*

- 5.1 City utility maps show an eight-inch public sanitary sewer main along the north boundary of the subject property within a public utility easement on the south side of Queen Avenue.
- 5.2 AMC 10.01.010 (1) states that the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 5.3 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 5.4 Each separate parcel must be served by a distinct sewer lateral connection to the public sewer main. The applicant is showing these separate connections on the submitted preliminary utility plan. The laterals serving the southern two lots will run within the shared driveway.

#### *Water*

- 5.5 City utility maps show a 12-inch public water main in Queen Avenue.
- 5.6 ADC 12.420 states that no new development is allowed on private well systems, except for construction of one single-family dwelling on an existing lot of record.
- 5.7 Each separate parcel must be served by a distinct water service connection to the public water main. The applicant is showing these separate connections on the submitted preliminary utility plan. The services serving the southern two lots will run within the shared driveway.
- 5.8 City records indicate that the subject property has never been connected to the public water system, nor has it been assessed for the existing public water facilities in Queen Avenue. The previous house on the site (which has been demolished) was served by a private well.
- 5.9 AMC 15.30.020 Timing and procedures for determination of connection charge. If the sanitary sewer, water distribution facility, storm drain, and/or improved street is to be utilized pursuant to any activity involving a land division, the amount of the applicable connection charge shall be paid, in full, prior to the signing of the final plat. (Ord. 5565 § 4, 2003).

### *Storm Drainage*

- 5.10 City utility maps show a 72-inch public storm drainage facility on the north side of Queen Avenue.
- 5.11 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 5.12 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City engineer.
- 5.13 The applicant's preliminary plan shows the construction of a shared driveway with a shared storm drainage system in the driveway, consisting of a catch basin and piping to be connected to the public system on the north side of Queen Avenue. The southern two lots must drain to this private stormwater collection system. The shared stormwater collection system must be covered by a private utility easement.
- 5.14 Before beginning work within the public right-of-way, the applicant must obtain all necessary permits from the City's Public Works Department.

### *Stormwater Quality*

- 5.15 AMC 12.45.030 Permit required. A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 5.16 The subject property is less than one acre in size. Because the site is smaller than one acre, a stormwater quality permit will not be required for this project.

### **Conclusions**

- 5.1 Public utilities (sanitary sewer, water, and storm drainage) are adequate to serve the proposed use.
- 5.2 Each individual lot must be served by separate sewer and water service connections to those public utilities.
- 5.3 The applicant is proposing to install a shared driveway with a shared stormwater system to collect runoff from the houses and the driveway. The preliminary plans show a connection to the public storm drainage facility on the north side of Queen Avenue.
- 5.4 Because the subject property is less than one acre, no stormwater quality facilities will be required for this project.
- 5.5 The subject property has never been connected to the public water system, nor has the property previously been assessed for the existing public water main in Queen Avenue; therefore, a water connection charge will be due before the City will sign the final partition plat.
- 5.6 This review criterion will be met when the following conditions are met.

## Conditions

- Condition 7** Before the City will approve the final partition plat, the applicant must construct the private storm drainage system within the shared driveway and make connection to the public storm drainage facility in Queen Avenue. All required permits must be obtained from the Public Works Department before beginning work in the public right-of-way. (The applicant may provide financial assurances for this work in order to obtain City approval of the plat.)
- Condition 8** Before the City will sign the final partition plat, the applicant must pay a water connection charge for the existing public water facilities along the property's Queen Avenue frontage.

## Criterion 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.**

## Findings of Fact

- 6.1 Article 4: Airport Approach district. According to Figure 4-1 of the ADC, the subject property is located within the Airport Approach District. The maximum allowable height of buildings in the RM zoning district is less than the height restrictions imposed by the Airport Overlay District. Therefore, the height restrictions of the Airport Overlay District are not applicable to this proposal.
- 6.2 Article 6: Steep Slopes. *Comprehensive Plan Plate 7*, does not show any steep slopes on this property. The tentative plat shows that the property is relatively flat. The elevation of the property is 226 feet.
- 6.3 Article 6: Floodplains. *Comprehensive Plan Plate 5*. Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM# 41043C0214H, dated December 8, 2016, and 41043C0527G, dated September 29, 2010), the subject property is located out of the Special Flood Hazard Area (SFHA), otherwise known as the 100-year floodplain.
- 6.4 Article 6: Wetlands. *Comprehensive Plan Plate 6*, does not show any wetlands on the property. The National Wetlands Inventory (NWI) does not show wetlands on the property. This property is not included in a local wetlands inventory.
- 6.5 Historic and Archaeological Resources. *Comprehensive Plan, Plate 9*, shows the property is not in a historic district. There are no known archaeological sites on the property.

## Conclusions

- 6.1 There are no special features of this site to be considered. This review criterion is not applicable.

## Overall Conclusion

As proposed and conditioned, the application for tentative plat for a three-parcel partition satisfies all applicable review criteria as outlined in this report.

## Conditions of Approval

### TRANSPORTATION

- Condition 1** A dedication of two feet of right-of-way must be shown on the final plat along the site's frontage on Queen Avenue in order to provide sufficient right-of-way for the eventual construction of a public sidewalk to the City's standard width of seven feet
- Condition 2** A "no access" restriction must be shown on the final plat across Queen Avenue frontage of Parcel 1. Access to Parcel 1 must be as proposed, from the shared access on the 12 foot "flags" of Parcels 2 and 3.
- Condition 3** Parcels 1 – 3 share a single driveway approach to Queen Avenue. A shared access and maintenance agreement shall be recorded over the flag portions of Parcels 2 and 3 benefitting all three parcels. This may be provided on the final plat.
- Condition 4** The driveway must be paved for the entire length that is shared. The driveway must be at least 20 feet wide. The driveway must be paved before the City signs the final partition plat, or the property owner may enter into a "mutual improvement agreement" with the City that guarantees the driveway will be paved within a certain amount of time.
- Condition 5** Prior to recordation of the partition plat, the property owner/developer shall show provision of an emergency vehicle access easement over the shared accessway and any required turnaround on Parcels 2 and 3. The easement shall be for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services, and other lawful government or private emergency services to the premises, owners, occupants, and invitees.
- Condition 6** To ensure fire access is maintained at all times to structures built on Parcel 3, before the City will approve issuance of a building permit for this parcel, the applicant must provide the building official with evidence that the following will occur before construction materials are brought on to the site.
- (a) The approved fire apparatus roadway must be paved from the existing edge of pavement on Queen Avenue to the total length of the shared portion. Beyond that distance the fire marshal *may* approve an alternate surface material. The fire apparatus access road must be constructed to be capable of supporting at least 75,000 pounds gross vehicle weight (GVW) as verified by a qualified State of Oregon licensed design professional. The designer of record shall provide written certification to the fire department upon completion of the private access road.
  - (b) A "no-parking" restriction must be placed over the 20-foot-wide private access way and any additional areas on the property the fire marshal determines must be restricted for fire apparatus access.

### Public Utilities

- Condition 7** Before the City will approve the final partition plat, the applicant must construct the private storm drainage system within the shared driveway and make connection to the public storm drainage facility in Queen Avenue. All required permits must be obtained from the Public Works Department before beginning work in the public right-of-way (The applicant may provide financial assurances for this work in order to obtain City approval of the plat.)

**Condition 8** Before the City will sign the final partition plat, the applicant must pay a water connection charge for the existing public water facilities along the property's Queen Avenue frontage.

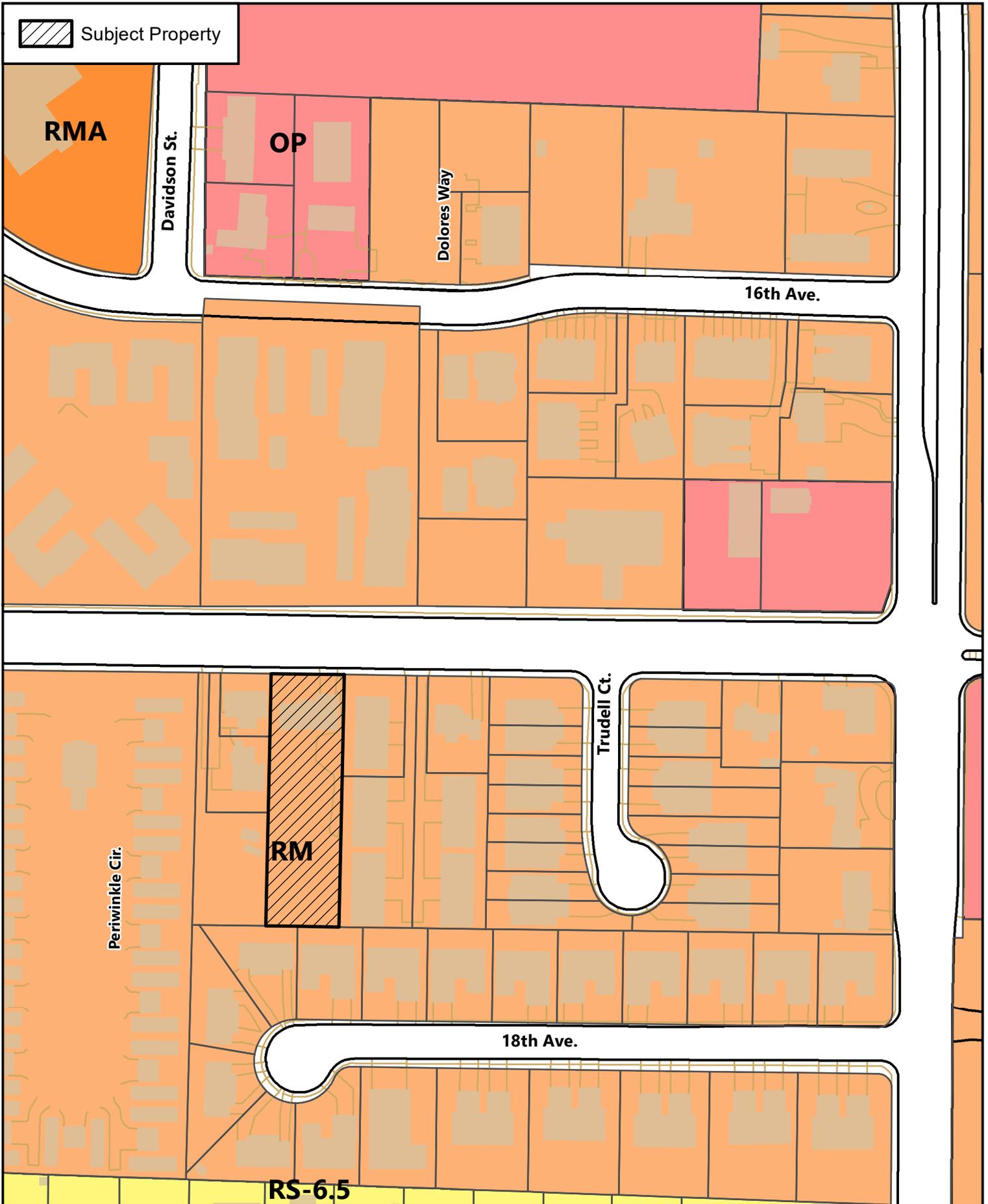
## Attachments

- A. Location Map
- B. Proposed Tentative Partition Plat (Sheet 1 of 2)
- C. Tentative Site Plan (Sheet 2 of 2)

## Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GVW	Gross Vehicle Weight
NWI	National Wetland Inventory
OFC	Oregon Fire Code
ORD	Ordinance
PA	Partition File Designation
RM	Residential Medium Density District
SFHA	Special Flood Hazard Area

 Subject Property



G:\Community Development\Planning\Land Use Cases\2020s\2020\Peritions (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

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**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

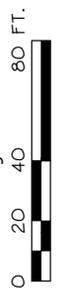
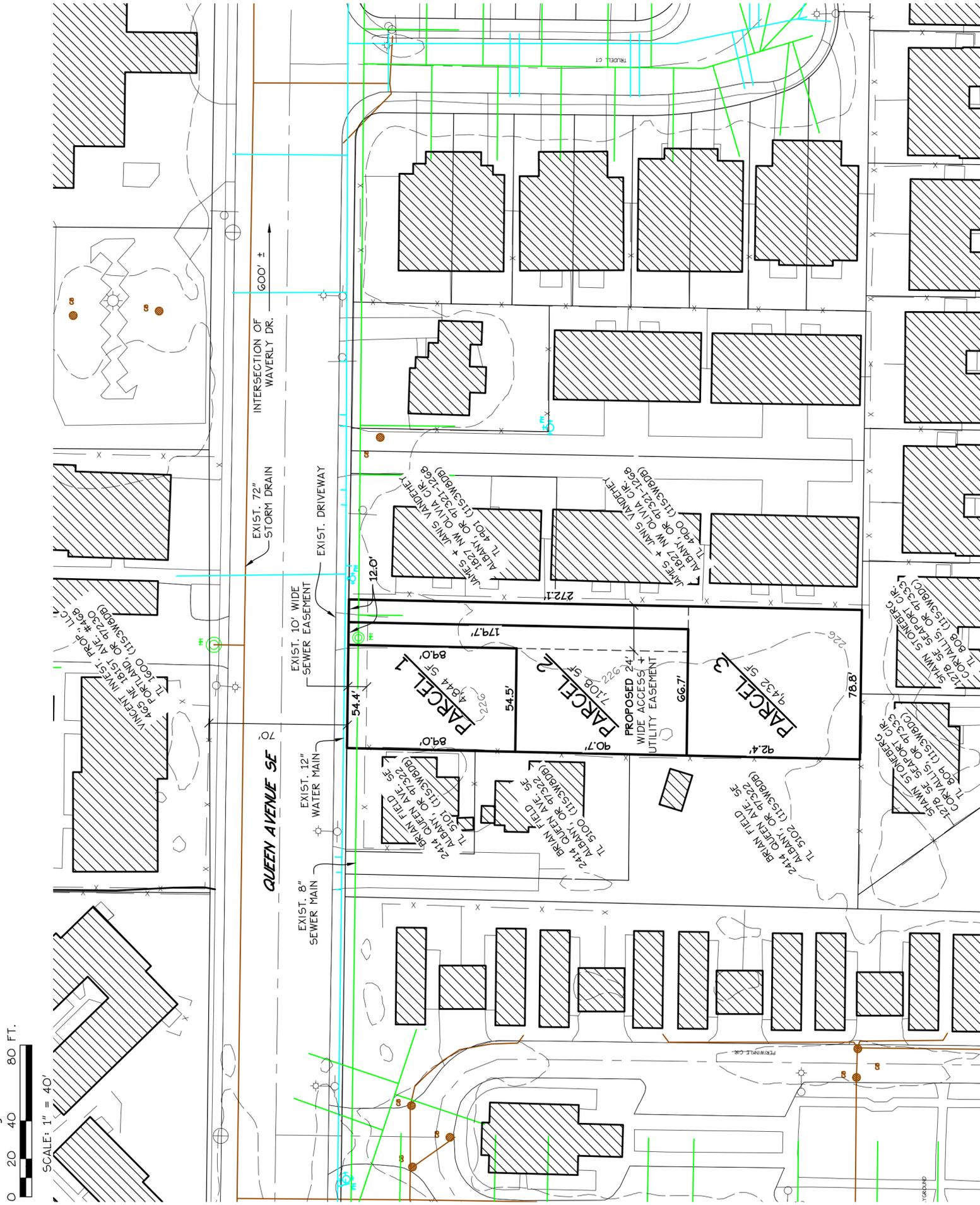
**COMPREHENSIVE PLAN ZONING:**  
 RESIDENTIAL - MEDIUM DENSITY

**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:**

- PROPERTY LINE
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. STORM DRAIN
- EXIST. FENCE
- EXIST. FIRE HYDRANT
- EXIST. WATER METER
- EXIST. STREET LIGHT / LAMP POST
- EXIST. MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- ASPHALT CONCRETE
- COUNTY SURVEY
- EXISTING
- STORM DRAIN
- SQUARE FEET
- SANITARY SEWER
- WATER
- EXIST. BUILDINGS



**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  
41043005278G DATED SEPTEMBER 29, 2010

**TOPOGRAPHY DATA:**

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

**PROPOSED UTILITIES:**

- ① NEW 4" SEWER LATERAL STUB
- ② NEW 4" SEWER LATERAL STUB +  
4" SEWER LATERAL EXTENSION STUB
- ③ NEW 3/4" WATER METERS AND  
WATER SERVICE STUBS
- ④ NEW 12"x12" CATCH BASIN AND  
STORM DRAIN LATERAL
- ⑤ NEW 12"x12" CATCH BASIN AND  
STORM DRAIN LATERAL

**PROPOSED EASEMENTS:**

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

**LEGEND:**

	PROPERTY LINE
	EXIST. WATER LINE
	EXIST. SEWER LINE
	EXIST. STORM DRAIN
	EXIST. FENCE
	EXIST. FIRE HYDRANT
	EXIST. WATER METER
	EXIST. STREET LIGHT / LAMP POST
	EXIST. MANHOLE
	EXIST. CATCH BASIN
	EXIST. CURB INLET
	ASPHALT CONCRETE
	COUNTY SURVEY
	EXISTING
	STORM DRAIN
	SQUARE FEET
	SANITARY SEWER
	WATER
	EXIST. BUILDINGS

**SITE LAYOUT**

FOR

**JEANINE HOWELL**

LOCATED IN

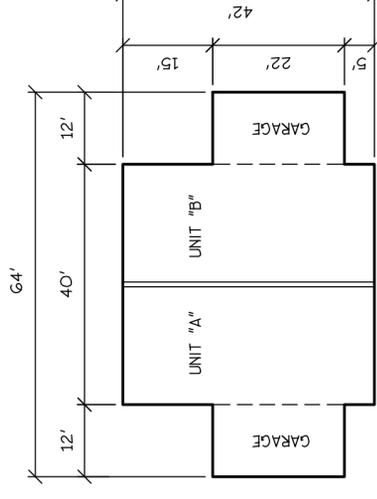
SE 1/4 SEC. 8, T. 11 S., R. 3 W., W.M.  
CITY OF ALBANY, LINN COUNTY, OREGON

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



**TYPICAL BUILDING LAYOUT**

NOT TO SCALE

