The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on April 17, 2020.

Application Information

Proposal: Tentative Partition Plat to divide one parcel into three lots, retain existing house, and construct duplexes on the two new lots.

Property Owner: Clear Path Home Buyers
P.O. Box 548
Corvallis, Oregon 97339

Applicant: Noah Thompson
MSS Engineering
215 NW 4th Street
Corvallis, Oregon 97330

Engineer: Peter Seaders
MSS Engineering
215 NW 4th Street
Corvallis, Oregon 97330

Address/Location: 510 19th Avenue SW, Albany

Map/Tax Lot: Linn Tax Assessor's Map No(s).: 11S-03W-07CC Tax Lot 02900

Zoning: Medium Density Residential (RM) District

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 April 17, 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 Melissa Anderson at 541-704-2319, or melissa.anderson@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