



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Tentative Partition Plat Review

PA-03-20

April 3, 2020

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:	<b>Tentative Partition Plat to divide one parcel into three lots, retain existing house, and construct duplexes on the two new lots.</b>
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](mailto: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.

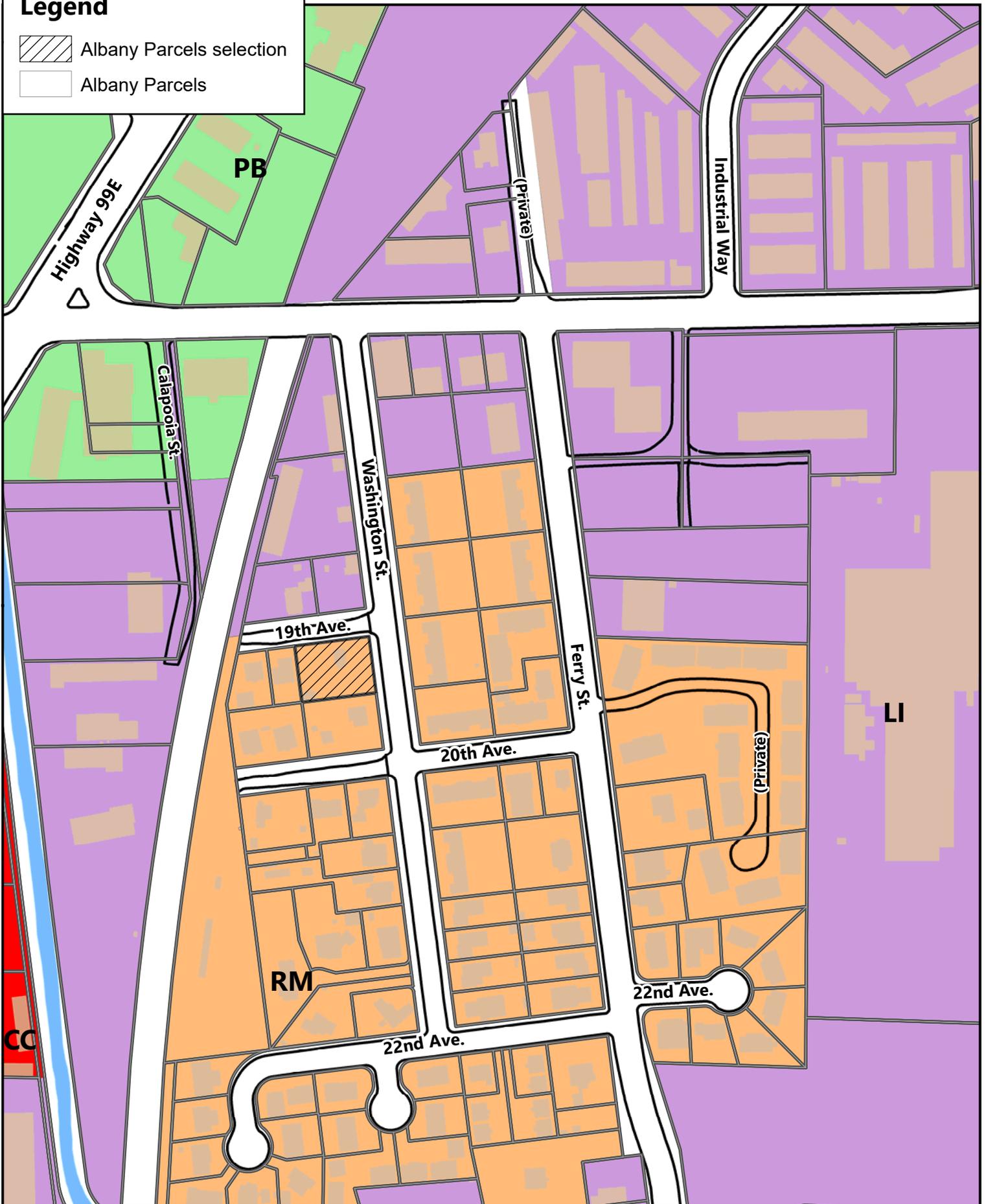
1. The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this section.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this code.
3. Adjoining land can be developed, or is provided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

# Legend

-  Albany Parcels selection
-  Albany Parcels



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0 120 240 Feet

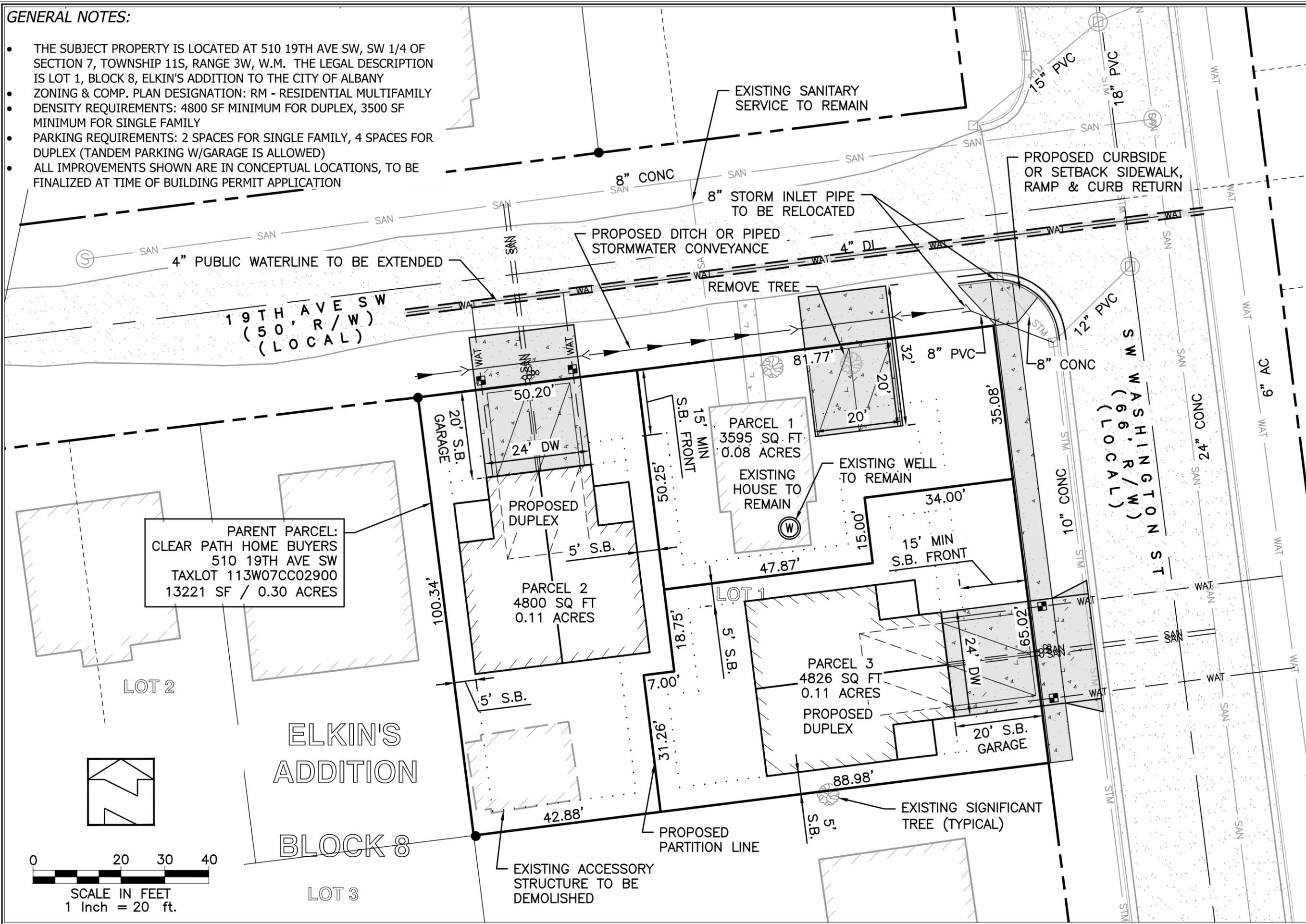
Date: 10/14/2019 Map Source: City of Albany

## 510 19th Ave

### Location / Zoning Map

**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS LOCATED AT 510 19TH AVE SW, SW 1/4 OF SECTION 7, TOWNSHIP 11S, RANGE 3W, W.M. THE LEGAL DESCRIPTION IS LOT 1, BLOCK 8, ELKIN'S ADDITION TO THE CITY OF ALBANY
- ZONING & COMP. PLAN DESIGNATION: RM - RESIDENTIAL MULTIFAMILY
- DENSITY REQUIREMENTS: 4800 SF MINIMUM FOR DUPLEX, 3500 SF MINIMUM FOR SINGLE FAMILY
- PARKING REQUIREMENTS: 2 SPACES FOR SINGLE FAMILY, 4 SPACES FOR DUPLEX (TANDEM PARKING W/GARAGE IS ALLOWED)
- ALL IMPROVEMENTS SHOWN ARE IN CONCEPTUAL LOCATIONS, TO BE FINALIZED AT TIME OF BUILDING PERMIT APPLICATION



SPIES REAL ESTATE GROUP  
 P.O. BOX 2590  
 CORVALLIS, OREGON  
 541-602-9575

**19TH STREET PARTITION**  
 ALBANY, OREGON  
**TENTATIVE PARTITION PLAT**

510 19TH AVE SW

**MSS INC**  
 ENGINEERING CONSULTANTS  
 AND PLANNERS  
 215 NW 4th STREET  
 CORVALLIS, OR 97330  
 (541) 753-1320 FAX: (541) 753-5956

JOB #	FILE	DRAW
19143	TENT	NMT
SCALE	DATE	
AS SHOWN	02/24/2020	

**P200**  
 # 2 OF 2 SHEETS