



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-04-19

July 2, 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). The deadline for submission of written comments is 5:00 p.m. on **July 16, 2019**.

Application Information

Proposal:	Partition existing lot into two lots.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Letha May; 2920 SE 20 th Ave, Albany, OR 97322
Address/Location	2930 SE 20 th Ave, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08DD; Tax Lot 1300
Zoning:	Residential Single Family (RS-6.5) Density
Overlay Districts:	Airport
Total Land Area:	.37 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 **July 16, 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. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

cd.cityofalbany.net



Approval Standards for This Request

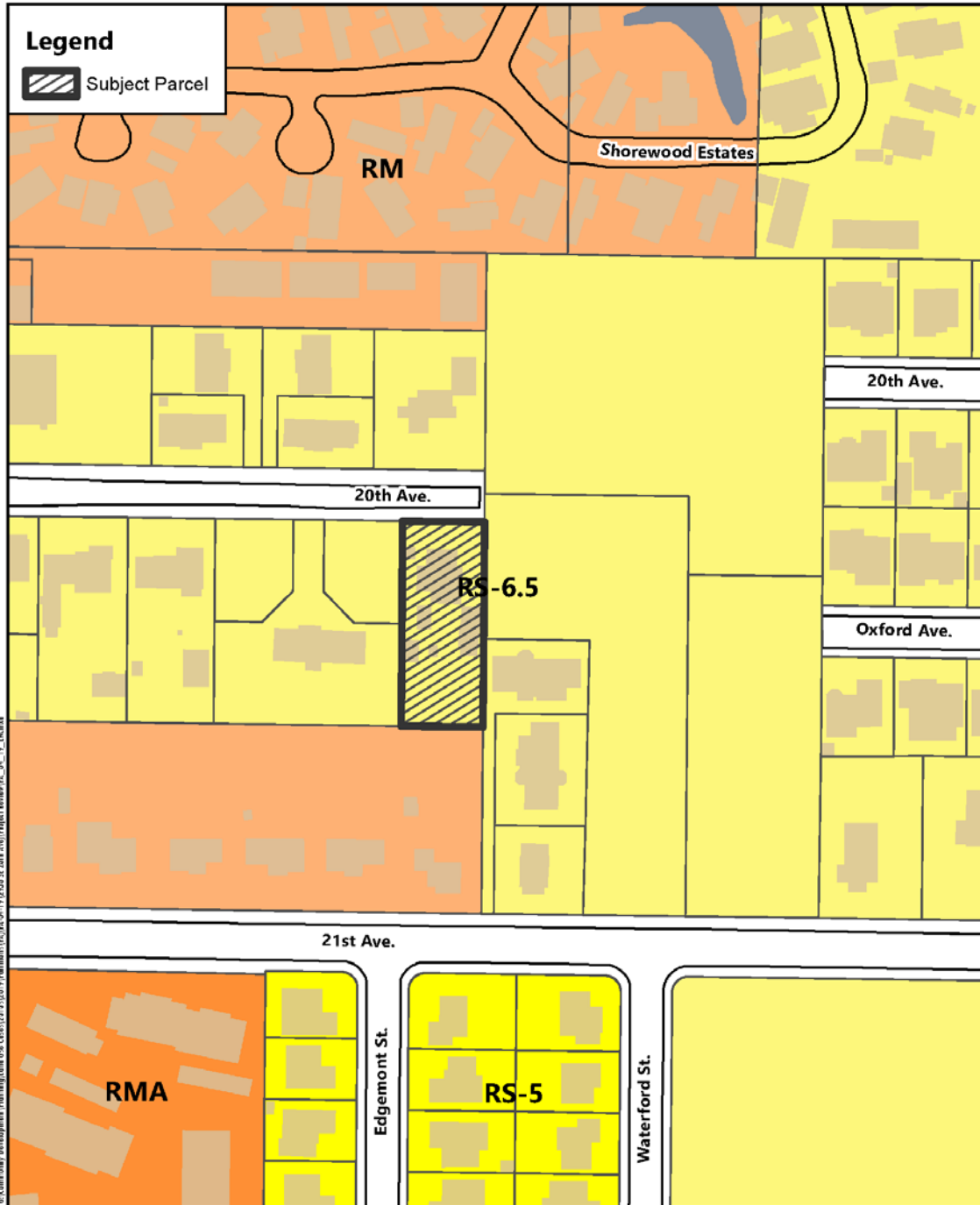
Section 11.180 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

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



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0 50 100 200 300 Feet

Date: 5/9/2019 Map Source: City of Albany

2930 20th Avenue SE

Location / Zoning Map

Site
 2930 SE 20th Ave
 Albany OR 97322
 11508 W08 DD 01300
 11-3W-80

Owner Letha May
 2920 SE 20th Ave
 Albany OR 97322
 541-919-6299

Current zoning I-L standard

proposed lots $\frac{1}{2}$ " = 10' scale

lot 1 114' x 58' = 6612'

lot 2 86' x 58' = 4988'
 1222200' = 4400' } 9388'

Total 16000'

Urban Conversion Plan
 Zoning Residential

5-1-19 Date Plot

Criterion #2

