



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

PA-05-19

July 31, 2019

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **August 14, 2019**.

Application Information

Proposal:	Request for a two-lot partition
Review Body:	Staff (Type I-L review)
Property Owner:	Matt Wallace; Auric Investments, LLC; 2532 Santiam Hwy. SE, Albany, OR 97322
Applicant:	Jenny Miller, Top Form Contracting; P.O. Box 807, Albany, OR 97321
Surveyor:	Randy Blair, Northstar Surveying; 720 NW 4 th Street, Corvallis, OR 97330
Address/Location	140 Charlotte Street NE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03A Tax Lot 5500
Zoning:	RS-6.5-Residential Single Family

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 **August 14, 2019**, 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 call **Melissa Anderson** at 541-704-2319 or melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321.

Approval Standards for This Request

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

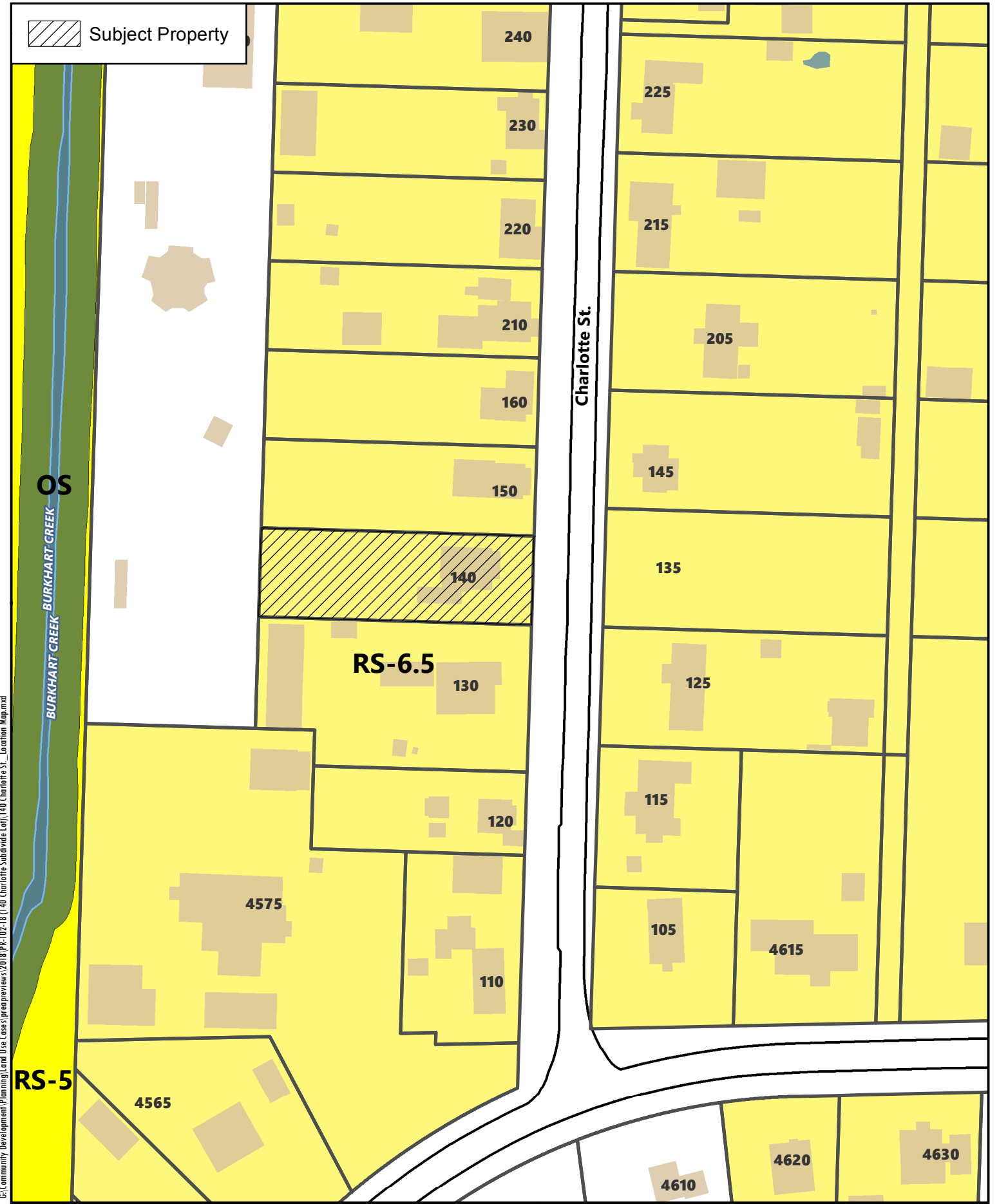
cd.cityofalbany.net



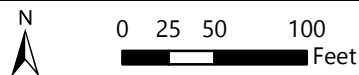
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided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



G:\Community Development\Planning\Land Use Cases\preapprove\2018 PR-102-18 (140 Charlotte Subdivide Lot) 140 Charlotte St. Location Map.mxd



Date: 1/7/2019 Map Source: City of Albany

140 Charlotte St. NE

Location / Zoning Map

PROPOSED PARTITION
for
AURIC INVESTMENTS, LLC

in the
NE 1/4 OF SEC. 3,
TOWNSHIP 11 SOUTH, RANGE 3 WEST
WILLAMETTE MERIDIAN,
LINN COUNTY, OREGON

MAY 5, 2019

BENCH MARK

THE BENCH MARK USED FOR THIS SURVEY IS THE CITY OF ALBANY STATION No. 93299 (SANTA MARIE) LOCATED AT THE PROJECTED CENTERLINES OF SANTA MARIE AVE NE AND MARILYN ST NE. ORTHO ELEVATION = 224.645' NGVD (29) 47.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF CHARLOTTE ST NE AND AS SHOWN FROM THE SECOND ADDITION TO DRAPER'S SUBDIVISION.

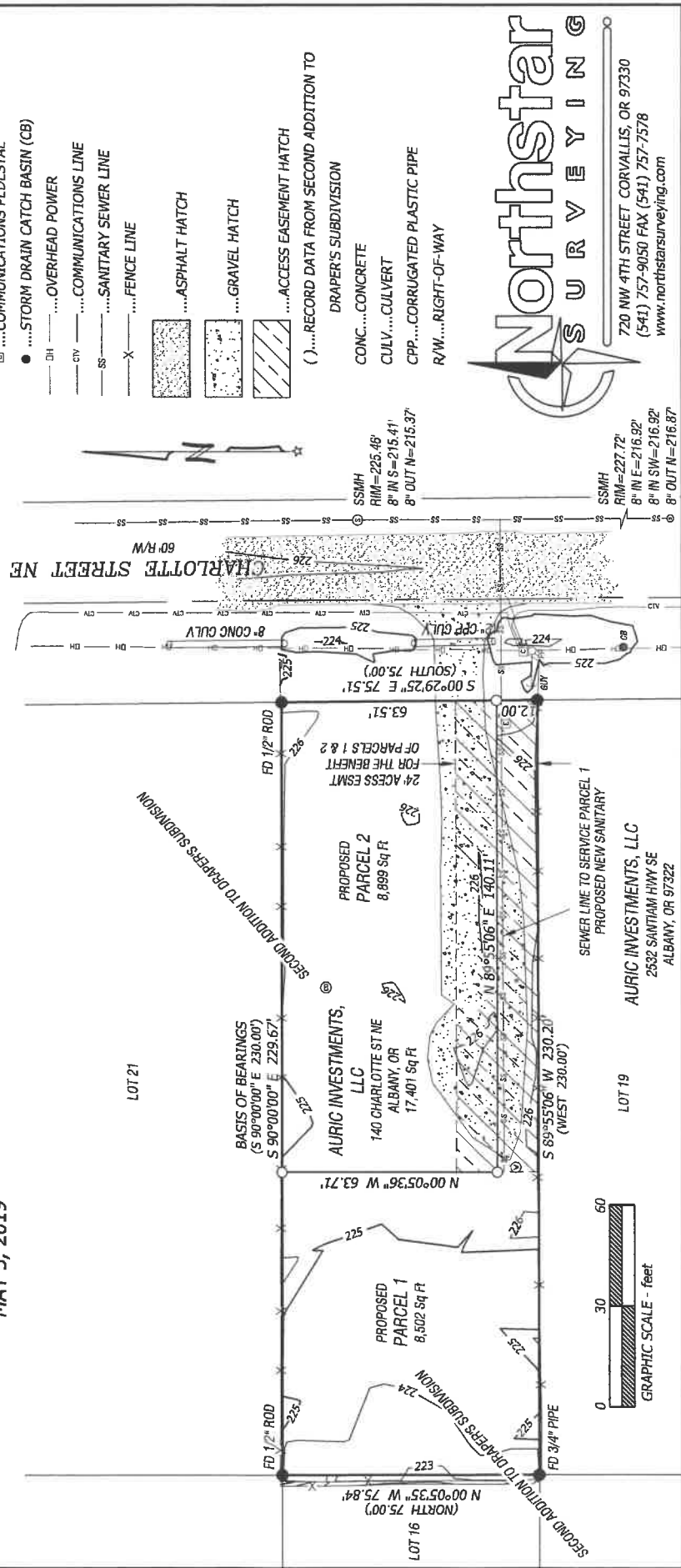
ZONING

ALL LOTS WITHIN THE SECOND ADDITION TO DRAPER'S SUBDIVISION ARE ZONED RS-6.5 - RESIDENTIAL SINGLE FAMILY.

LEGEND

- FOUND MONUMENT AS NOTED
- PROPOSED SET 5/8" REBAR
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PROPOSED WATER WELL POSITION
- ⊙ TEMPORARY POWER
- ⊙ POWER POLE (PP)
- ⊙ POWER POLE GUY ANCHOR (GUY)
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ STORM DRAIN CATCH BASIN (CB)
- DH OVERHEAD POWER
- CV COMMUNICATIONS LINE
- SS SANITARY SEWER LINE
- X FENCE LINE
- ▨ ASPHALT HATCH
- ▨ GRAVEL HATCH
- ▨ ACCESS EASEMENT HATCH

- () RECORD DATA FROM SECOND ADDITION TO DRAPER'S SUBDIVISION
- CONC. CONCRETE
- CULV. CULVERT
- CPP. CORRUGATED PLASTIC PIPE
- R/W. RIGHT-OF-WAY



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