



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-05-20

June 4, 2020

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **June 18, 2020**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two lots including a flag lot.
Property Owner/Applicant:	James Thompson; PO Box 2752, Albany, Oregon 97321
Engineer:	Reece and Associates Inc 321 1st Avenue NE Suite 3A, Albany, Oregon 97321
Address/Location:	1946 Jackson Street Albany, Oregon 97321
Map/Tax Lot:	Linn Tax Assessor's Map No(s): 11S-03W-07DC; Tax Lot 02200
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 **June 18, 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 **Tony Mills** at 541-917-7555 or tony.mills@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.

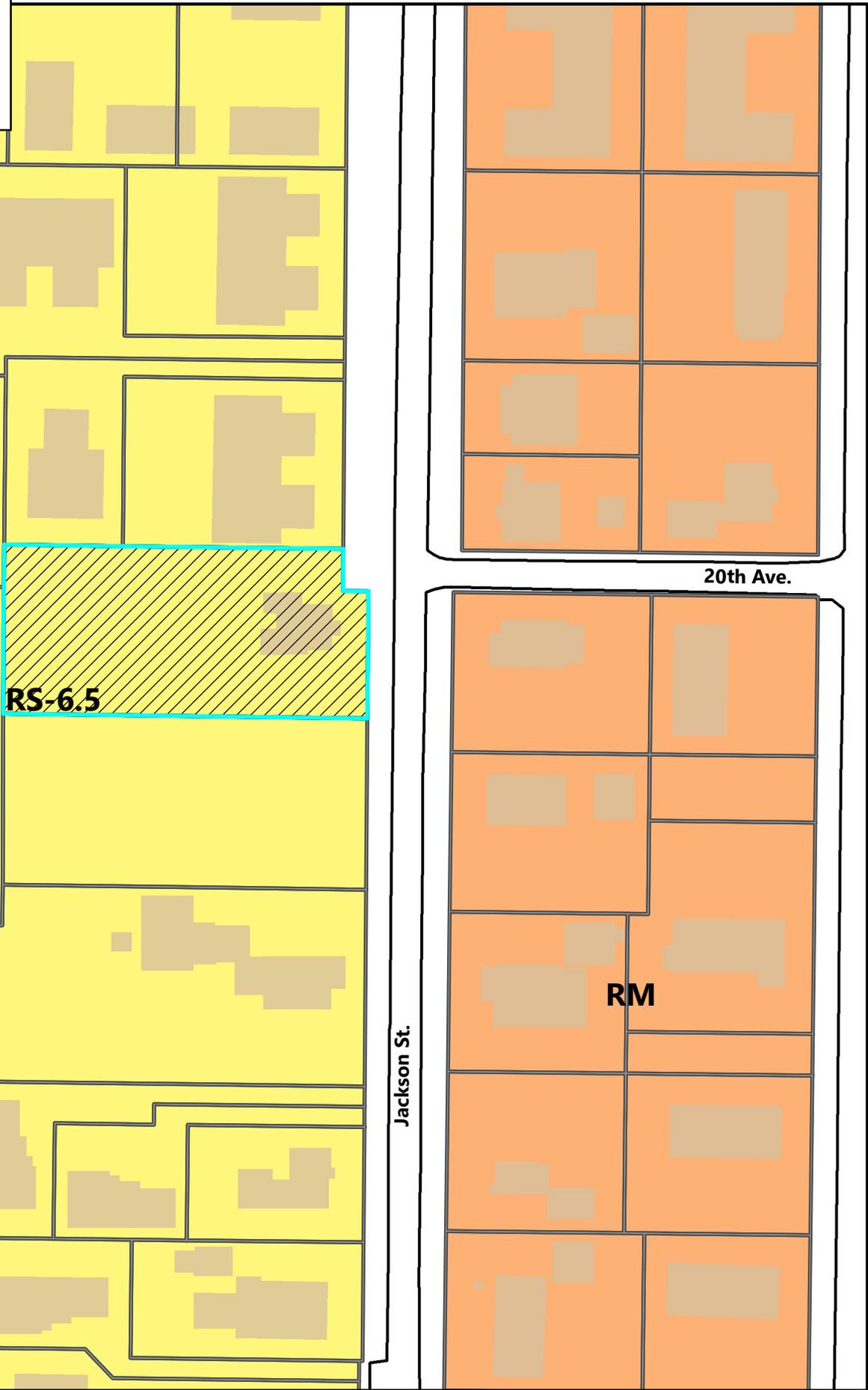
1. The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this section.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this code.
3. Adjoining land can be developed, or is provided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

-  1946 Jackson St
-  Albany Parcels



RS-6.5

20th Ave.

RM

Jackson St.



Date: 5/6/2020 Map Source: City of Albany

1946 Jackson Street Location / Zoning Map

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