



## COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

### NOTICE OF FILING

DATE OF NOTICE: June 7, 2018

FILE: PA-06-18

TYPE OF APPLICATION: Partition a 23.84-acre parcel into two parcels. Parcel one is proposed to be 16.52 acres, parcel two is proposed to be 5.54 acres and a 73-foot wide street right-of-way is proposed to be dedicated.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: Brandis Judith A Trustee et al; P.O. Box 1087, Corvallis, OR 97339

APPLICANT: DAV II Investment Group; P.O. Box 3308, Salem, OR 97302

ENGINEER: Mark Grenz; Multi/Tech Engineering, Inc.; 1155 13<sup>th</sup> Street SE; Salem, OR 97302

REPRESENTATIVE: Brandie Dalton; Multi/Tech Engineering, Inc.; 1155 13<sup>th</sup> Street SE; Salem, OR 97302

ADDRESS/LOCATION: 4350 Knox Butte Road SE

MAP/TAX LOT: Linn County Tax Assessor's Map No. 11S-03W-03C Tax Lot 100

ZONING: MUC - Mixed Use Commercial and OS – Open Space

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the 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 21, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available 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, Project Planner**, at 541-704-2319 or [melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

#### APPROVAL STANDARDS FOR THIS REQUEST:

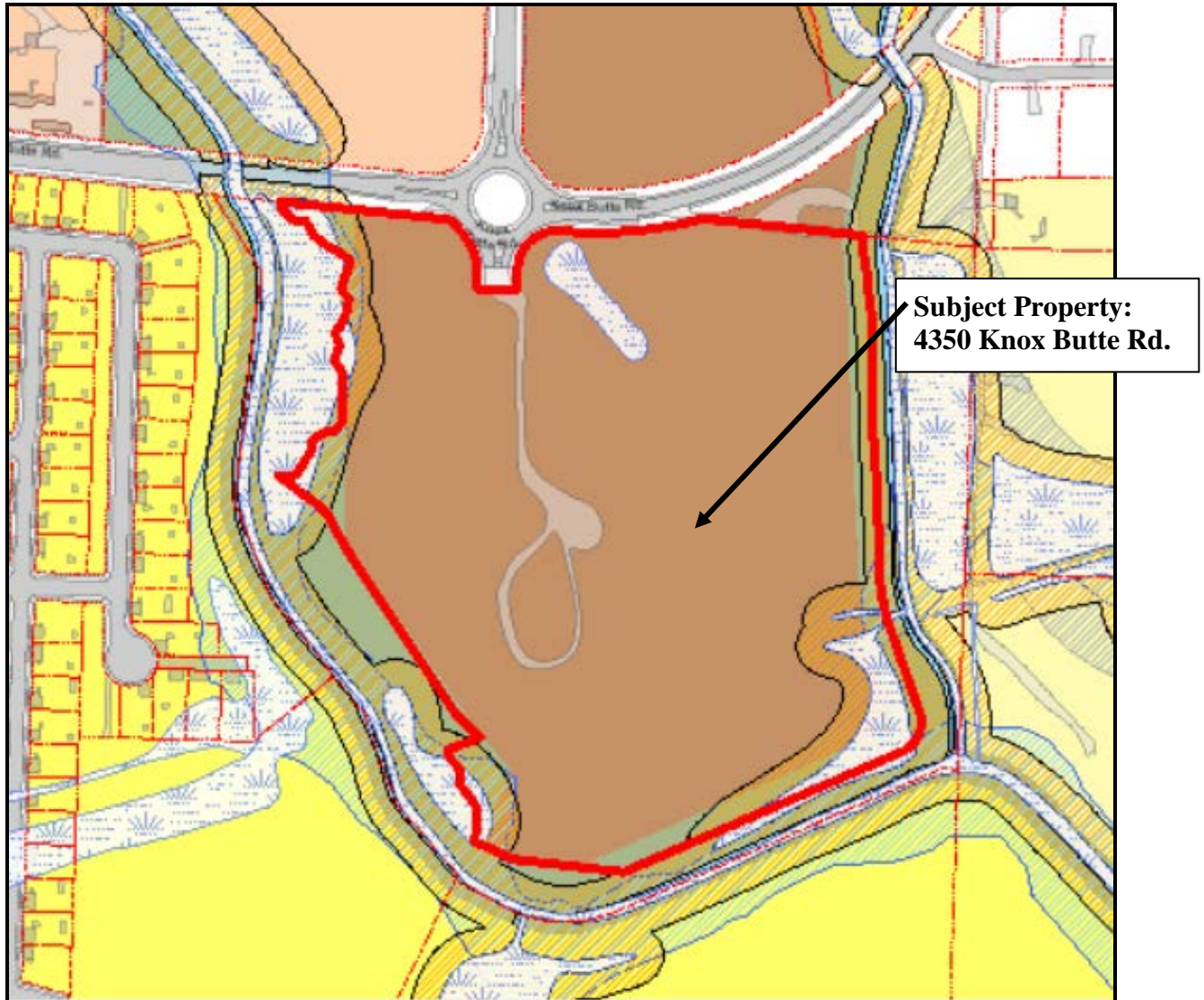
Albany Development Code (ADC)

TENTATIVE PLAT REVIEW (ADC 11.180)

- (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 LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 6, 11 & 12



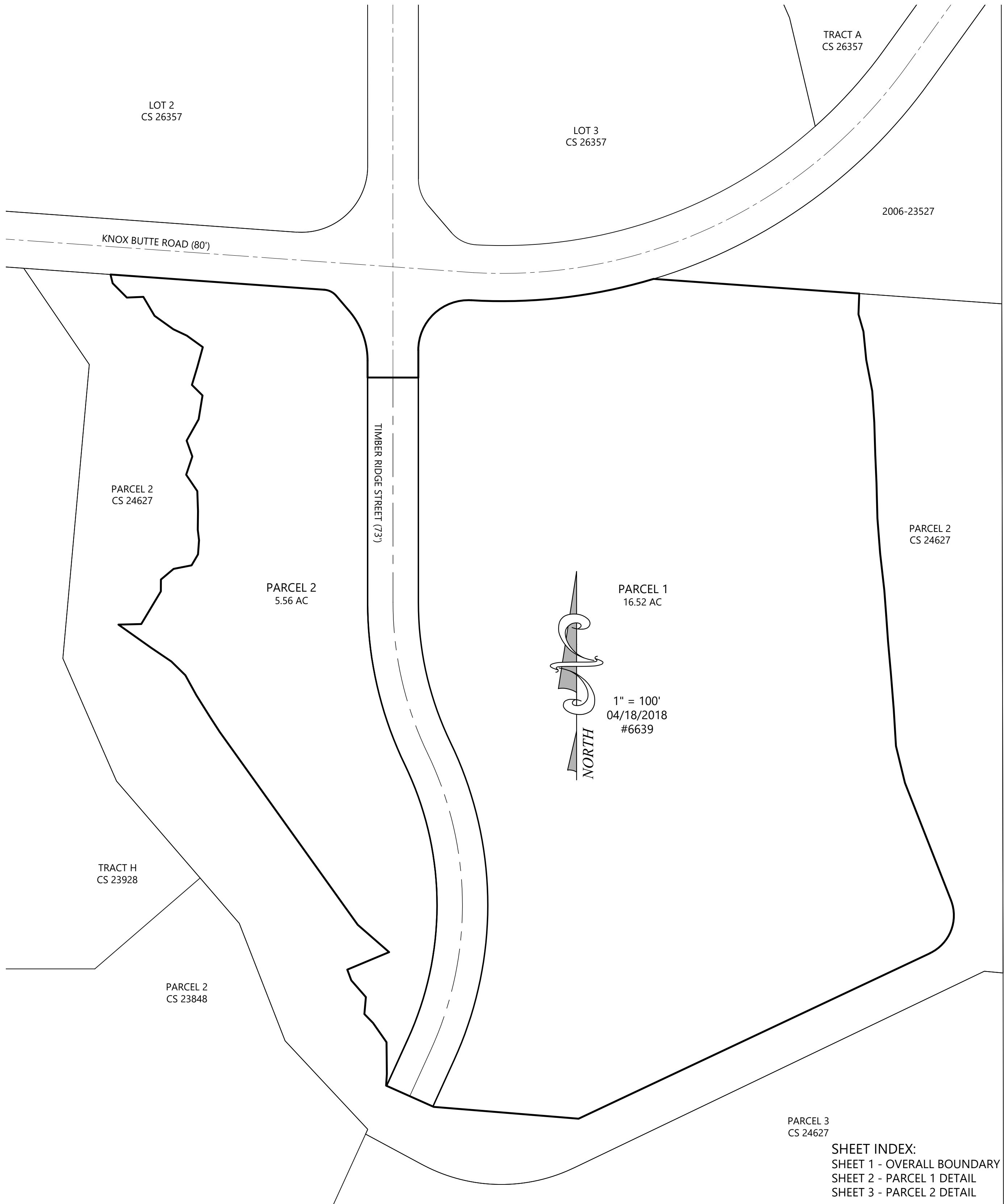
Attachment: Location Map and Tentative Partition Submittal

# PARTITION PLAT \_\_\_\_\_

CS \_\_\_\_\_

IN THE SW 1/4 SEC. 3, T. 11 S., R. 3 W., W.M.  
CITY OF ALBANY, LINN COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



TRACT A  
CS 26357

LOT 2  
CS 26357

LOT 3  
CS 26357

KNOX BUTTE ROAD (80')

2006-23527

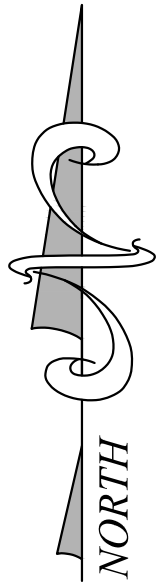
PARCEL 2  
CS 24627

PARCEL 2  
5.56 AC

TIMBER RIDGE STREET (73')

PARCEL 1  
16.52 AC

PARCEL 2  
CS 24627



1" = 100'  
04/18/2018  
#6639

TRACT H  
CS 23928

PARCEL 2  
CS 23848

PARCEL 3  
CS 24627

SHEET INDEX:  
SHEET 1 - OVERALL BOUNDARY  
SHEET 2 - PARCEL 1 DETAIL  
SHEET 3 - PARCEL 2 DETAIL