



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

NOTICE OF FILING

DATE OF NOTICE: February 15, 2018

FILE: PA-07-17; AD-06-17

TYPE OF APPLICATION: Tentative Plat to create a two-lot partition; Adjustment to reduce the lot depth of Parcel 1 from 80 feet to 71.45 feet wide

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNERS / APPLICANT: Colette Marchant, 2747 Newton Street, Philomath, OR 97370; 541-603-6301

SURVEYOR: Bob Cook, Northstar Surveying, Inc.; 720 NW 4th Street, Corvallis, OR 97330; 541-757-9050; bcook@northstarsurveying.com

ADDRESS/LOCATION: 3606 Pacific Boulevard SW, Albany, OR 97321

MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-13DC; Tax Lot 2800

ZONING: RS-6.5 - Residential Single-Family

The City of Albany has received the applications referenced above. We are mailing notice of the application to property owners within 100 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 **March 1, 2018**, 14 days from the date the City mails the Notice of Filing.

A Location Map and a Tentative Plat of the proposed partition are enclosed. 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 call **Laura LaRoque, Project Planner**, at 541-917-7640, (laura.laroque@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:

TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 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 allows 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.

ADJUSTMENTS (ALBANY DEVELOPMENT CODE 2.080)

- (1) The adjustment is not requested to avoid a land use review process or increase density; AND
- (2) The need for the adjustment is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
- (3) The adjustment is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.

ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 11 & 12

Attachments: Location Map; Tentative Plat



Location Map: 3606 Pacific Blvd. SW, Albany, OR 97321

The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect. Thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

0 20 40 80 120 160 Feet

February 16, 2018

Planning Division

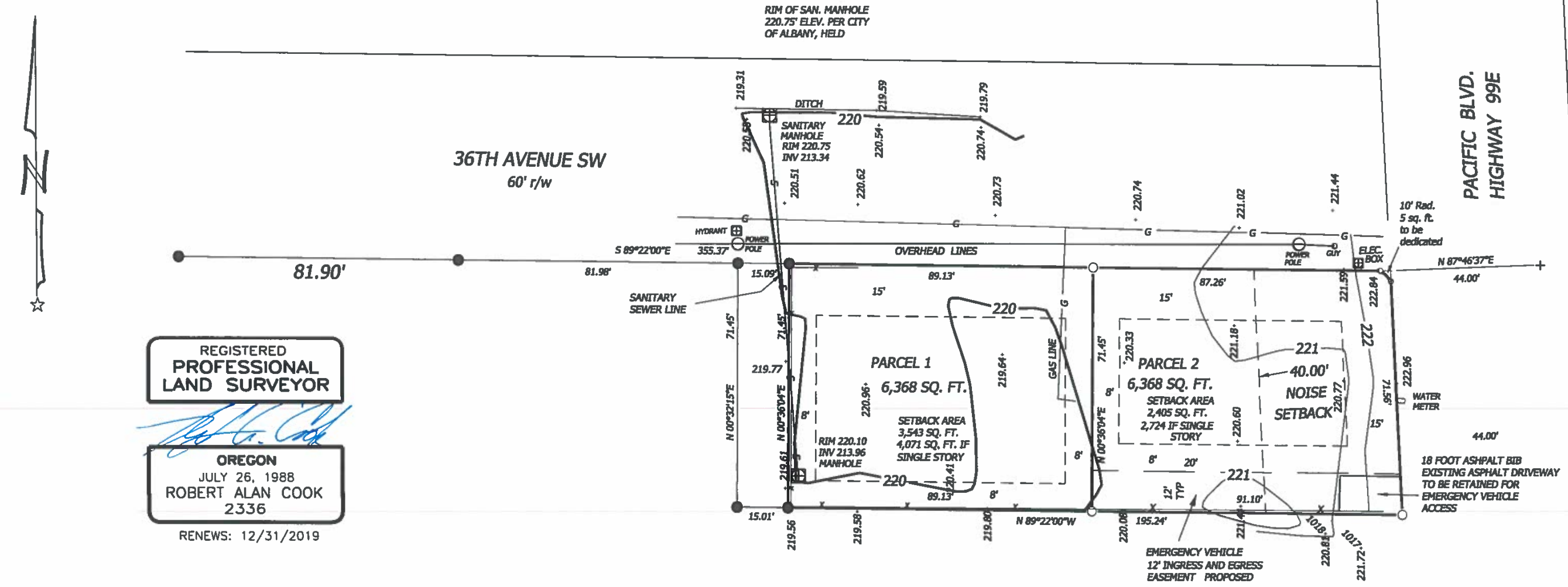
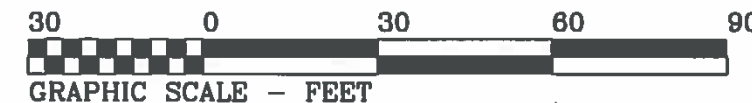
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

APPLICATION FOR PARTITION
FOR
COLLETTE MARCHANT
ON A PORTION OF TRACT 28
CALAPOOYA ACRES
TAX LOT 2800, MAP 11-4W-13DC
3606 PACIFIC BLVD SW
ALBANY, OREGON
JANUARY 23, 2018

OWNER: COLLETTE MARCHANT
2747 NEWTON ST.
PHILOMATH, OR 97370

ZONING: RS-6.5
ADJACENT PROPERTY USE IS
RESIDENTIAL RS - 6.5
THERE ARE NO STRUCTURES ON
THIS PROPERTY.

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050
email: bcook@northstarsurveying.com



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336

RENEWS: 12/31/2019