



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING AND PLANNING 541-917-7550

Notice of Filing

Partition

PA-08-22

October 13, 2022

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **October 27, 2022**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two lots.
Review Body:	Staff (Type I-L Review)
Applicant:	Leon Liu; KLR Property Acquisitions, LLC; 3445 Winton Place, Suite 228; Rochester, NY 14623
Property Owner:	Heritage Realty, LLC; 150 Great Neck Road, Suite 304; Great Neck, NY 11021
Applicant's Representative:	Laura LaRoque, Udell Engineering and Land Surveying, LLC; 63 E. Ash Street; Lebanon, OR 97355
Address/Location:	1871 & 1875 14 th Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 11S-03W-08DB; TL 801
Zoning:	Regional Commercial (RC)
Comprehensive Plan:	General Commercial
Overlay Districts:	Airport Overlay District

The City of Albany has received the partition application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written 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 **October 27, 2022**, 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 contact **David Martineau, project planner**, at 541-917-7555 or david.martineau@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

cd.cityofalbany.net



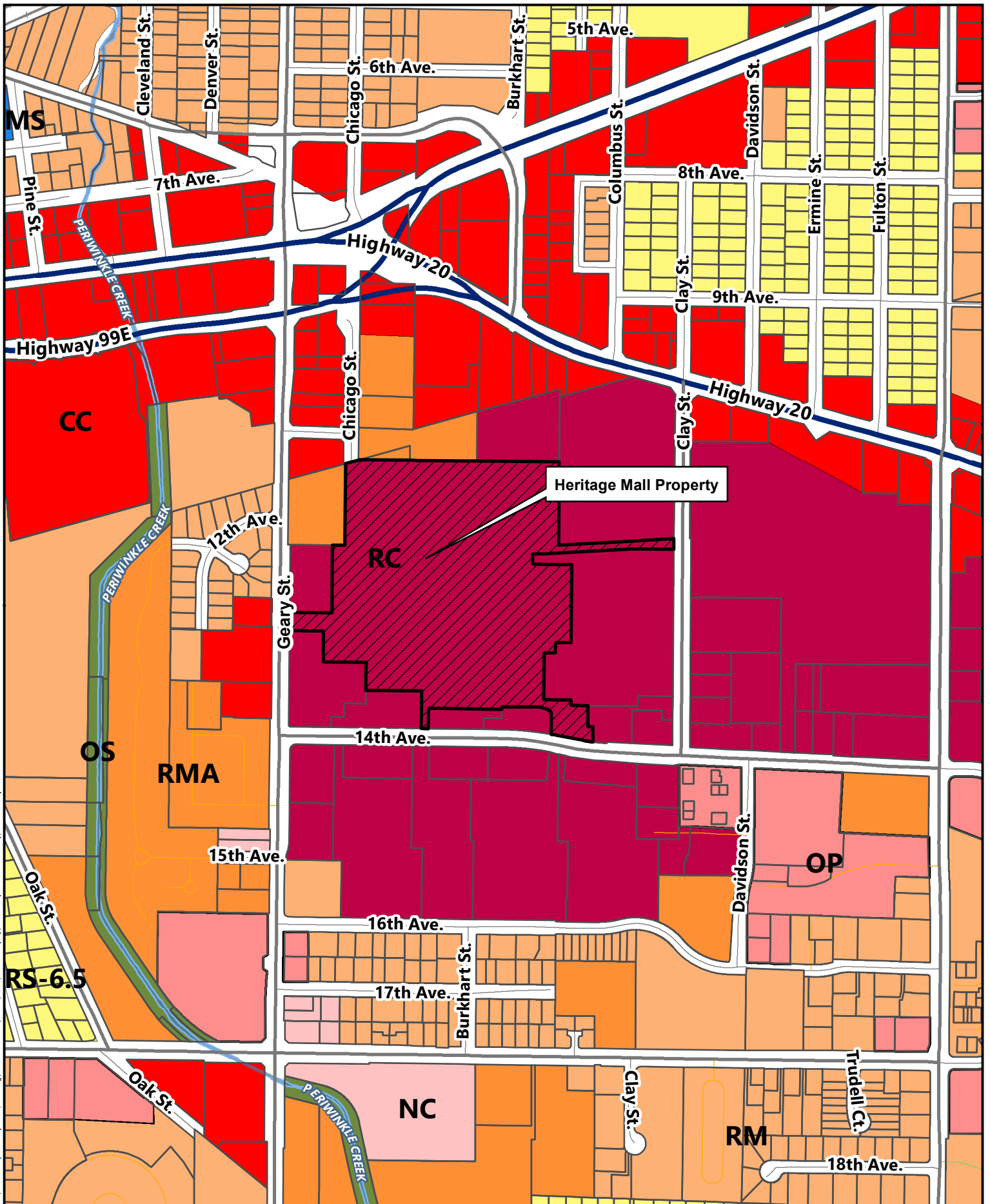
Approval Standards for This Request

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.

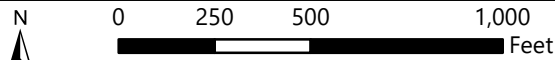
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
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, 4, 9, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan



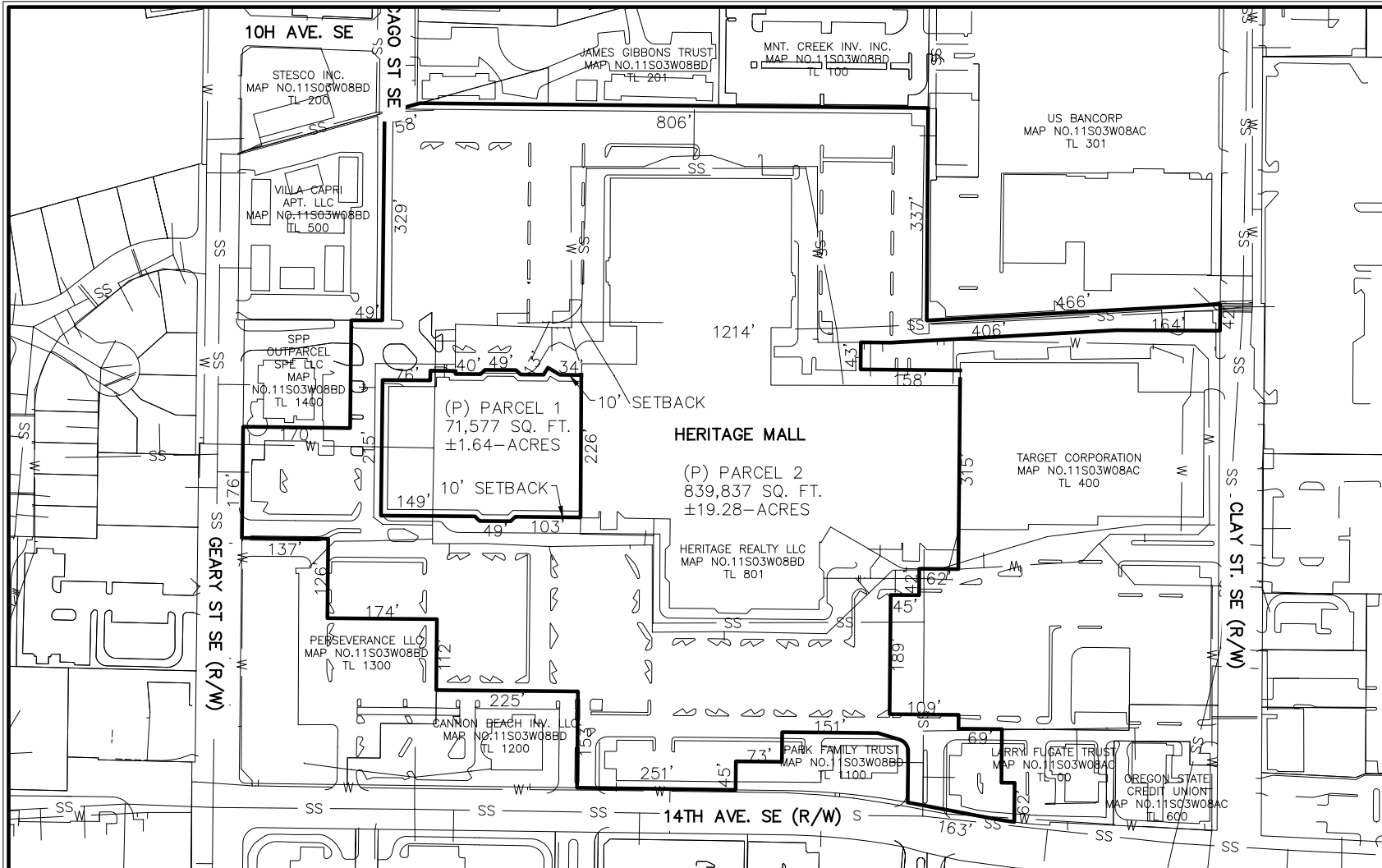
G:\Community Development\Planning\Land Use Cases\2020s\2021\Periwinkle\PA\PA-08-22 (1871, 14th, Ave SE)\Location Map.mxd




Date: 10/12/2022 Map Source: City of Albany

1871 & 1875 14th Avenue SE

Location / Zoning Map

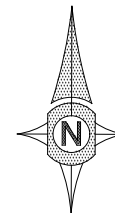


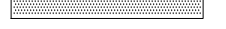
LEGEND

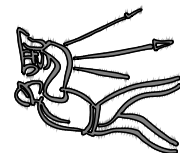
- (E) EXISTING
- (P) PROPOSED
- R/W RIGHT OF WAY
- EP EDGE OF PAVEMENT
- AC ACRES
-  (E)BUILDING

PROPERTY INFORMATION

ZONING: REGIONAL COMMERCIAL (RC)
 LAND USE: COMMERCIAL
 OWNER: HERITAGE REALTY LLC ET AL
 ASSESSORS MAP: 11S03W08BD
 TAX LOT: 801



SCALE: 1" = 200'

 0' 200'



SHEET 01
 of 01
 SCALE: AS NOTED

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125

TENTATIVE PARTITION PLAT

HOBBY LOBBY
 1871 14TH AVE. SE
 ALBANY, OREGON

Date: 6-2-22
 Project: 22-166 LIU HERITAGE HOBBY LOBBY PP
 Drawn by: LLL
 Checked by: LLL