



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550
cd.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: August 15, 2018
FILE: PA-10-18
TYPE OF APPLICATION: Two-Lot Partition on a property with existing development
REVIEW BODY: Staff (Type I-L process)
PROPERTY OWNER / APPLICANT: Bruce Allen, P.O. Box 733, Albany, OR 97321
SURVEYOR: Jason Cota, K&D Engineering; PO Box 725, Albany, OR 97321
ADDRESS/LOCATION: 221 & 229 29th Avenue SW and 2880 Ferry Street SW
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-18B; Tax Lot 1007
ZONING: Light Industrial (LI)

The City of Albany has received the application 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 **August 29, 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 call **Melissa Anderson, Project Planner**, at 541-704-2319, (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.

REVIEW CRITERIA FOR THIS REQUEST:

Albany Development Code (ADC)

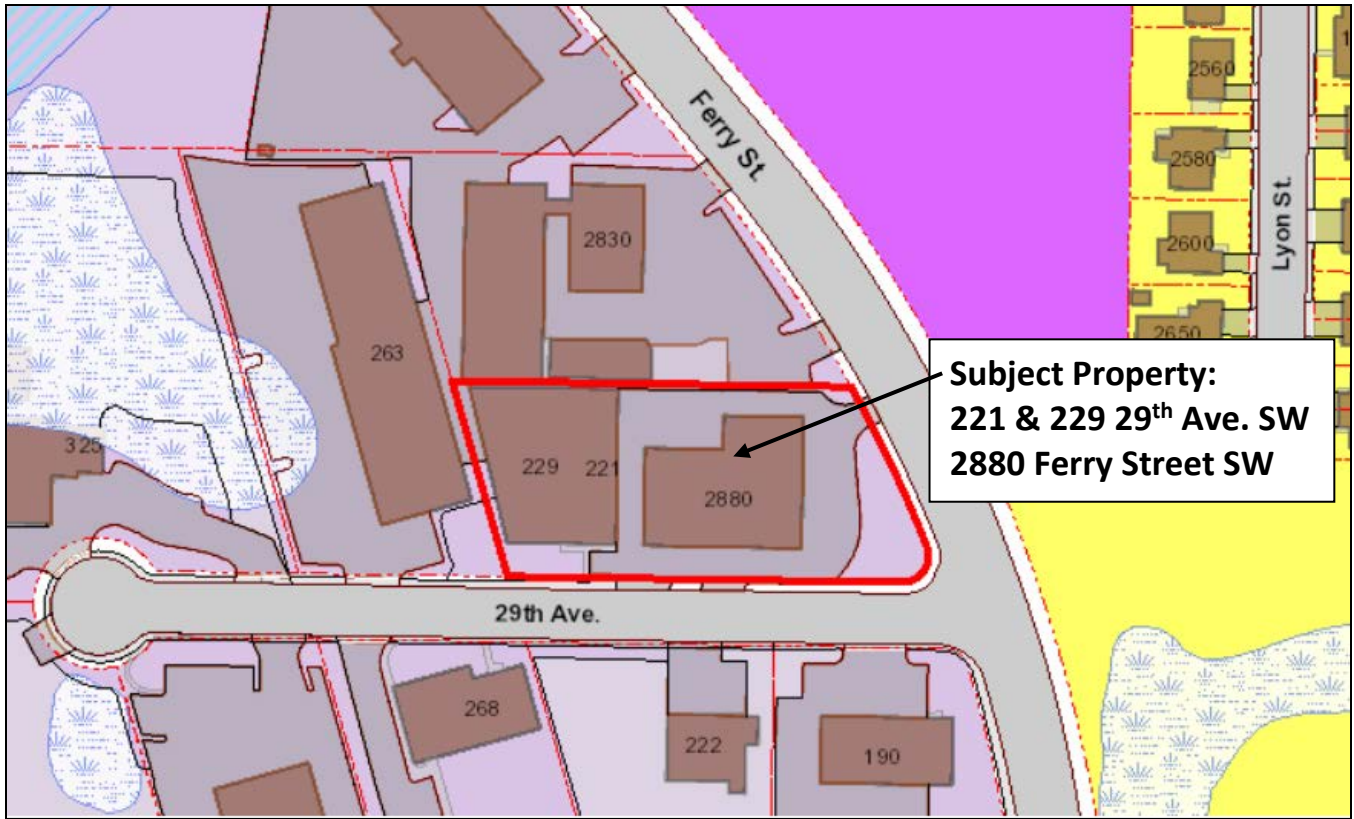
TENTATIVE PLAT REVIEW (ADC 11.180)

- (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, 4, 11 & 12

LOCATION MAP



Attachment: Proposed Partition Plan

TAX LOT 1007:

TAX LOT: 1007
ASSESSOR'S MAP: 115-03W-18B
AREA = 47,378.5 SF - 1.09 ACRES

ZONING:

LI (LIGHT INDUSTRIAL)
COMP: LIGHT INDUSTRIAL

CURRENT USE:

INDUSTRIAL BUILDINGS

SITE ADDRESS:

221 29th AVE. SW
229 29th AVE. SW
2880 FERRY ST. SW

PROPOSED

PARCEL 1:

TOTAL AREA = 17,174.3 SF
0.39 ACRES

ZONING:

LI (LIGHT INDUSTRIAL)
COMP: LIGHT INDUSTRIAL

CURRENT USE:

INDUSTRIAL BUILDINGS

SITE ADDRESS:

221 29th AVE. SW
229 29th AVE. SW

PROPOSED

PARCEL 2:

TOTAL AREA = 30,199.1 SF
0.69 ACRES

ZONING:

LI (LIGHT INDUSTRIAL)
COMP: LIGHT INDUSTRIAL

CURRENT USE:

INDUSTRIAL BUILDINGS

SITE ADDRESS:

2880 FERRY ST. SW

PROJECT STATISTICS:

TOTAL PROJECT AREA = 1.09 ACRES (BASED ON LINN CO. GIS DATA)
TOTAL NUMBER OF PROPOSED PARCELS = 2
MINIMUM LOT SIZE = NONE
FRONT SETBACK = 15 FEET
INTERIOR SETBACK = NONE

NOTES:

- (1) BASIS OF CONTOURS IS THE CITY GIS DATA BASE.
- (2) TAX LOT 1007 IS WITHIN THE "X" ZONE OF THE CURRENTLY ESTABLISHED FIRM MAP 41043C0526G DATED SEPTEMBER 29, 2010.

TENTATIVE PARTITION
OF LOT 2 OF G. G. + D. INDUSTRIAL PARK
FOR
WILLAMETTE WATER TECH. INC.

LOCATED IN
TAX LOT 1007 OF MAP 115-03W-18B
NW 1/4 SEC 18, T. 11 S., R. 3 W., W.M.
CITY OF ALBANY, LINN COUNTY, OREGON

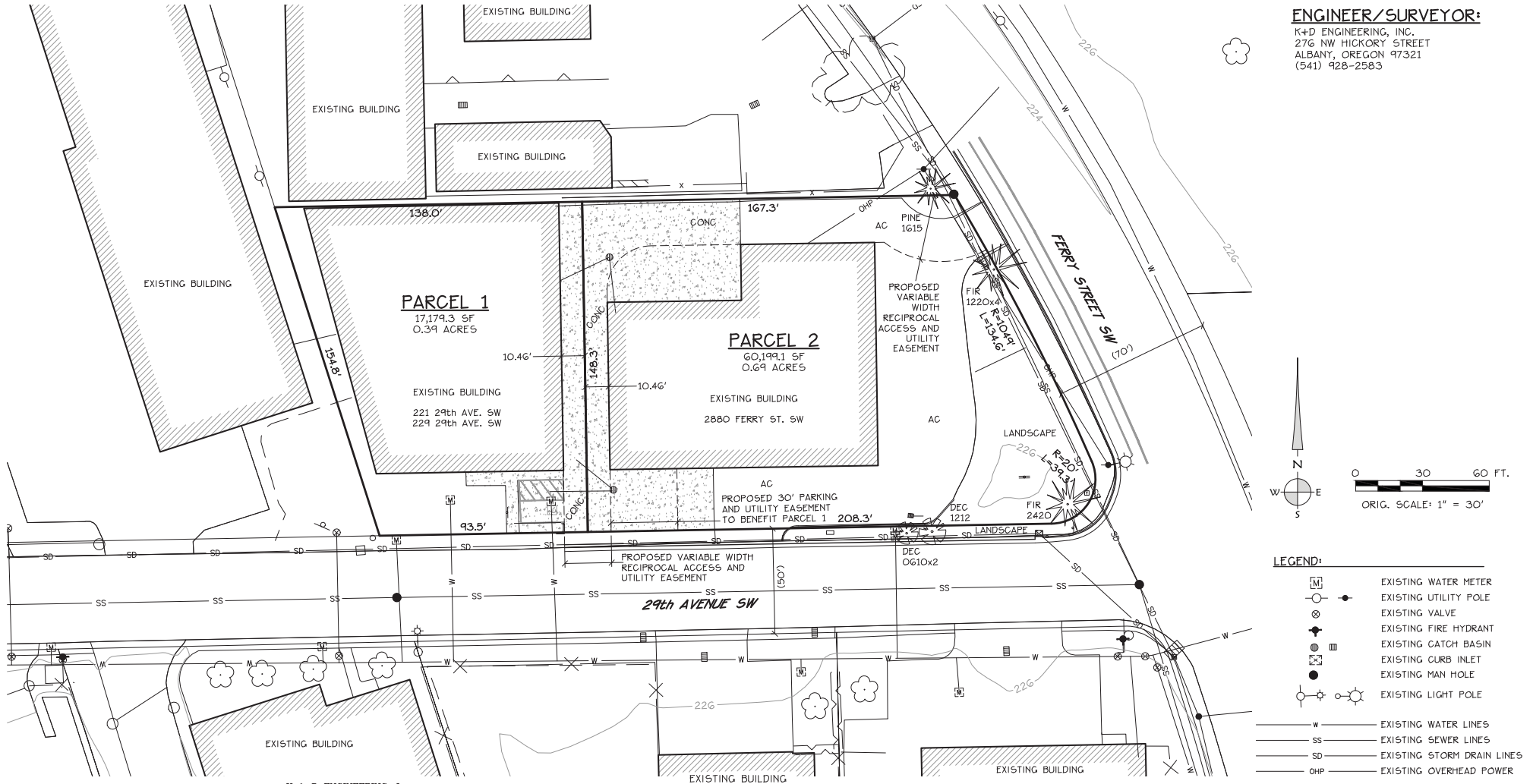
MARCH 28, 2018

OWNERS ADDRESS:

G. G. + D. INDUSTRIAL PARK
C/O BRUCE + DIANE ALLEN
PO BOX 733
ALBANY, OREGON 97321

ENGINEER/SURVEYOR:

K+D ENGINEERING, INC.
276 NW HICKORY STREET
ALBANY, OREGON 97321
(541) 928-2583



Date: 3/29/2018 Time: 13:55
Scale: 1"=1'(PS)
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K & D ENGINEERING, Inc.
276 N.W. Hickory Street P.O. Box 725
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(541) 928-2583