



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Land Division – Tentative Partition Plat

PA-10-18

October 26, 2018

Summary

A Tentative Partition Plat is proposed for property located at 221 & 229 29th Avenue SW and 2880 Ferry Street SW (Attachment A). The subject property is currently developed with two buildings. As shown on Attachment C, the proposal is to divide a 1.09-acre parcel into two parcels, one for each building. Parcel one is proposed to be 0.39 acres (17,179 square feet), and parcel two is proposed to be 0.69 acres (60,199 square feet).

Land Division criteria contained in Albany Development Code (ADC) 11.180 are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application.

Application Information

Review Body:	Staff (Type I-L review)
Staff Report Prepared By:	Melissa Anderson, Senior Planner
Type of Application:	Two-Lot Partition on a property with existing development
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 29 th Avenue SW and 2880 Ferry Street SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-18B; Tax Lot 1007
Zoning:	Light Industrial (LI)
Total Land Area	1.09 Acres
Existing Land Use:	Industrial land use
Neighborhood:	Sunrise
Surrounding Zoning:	North: LI-Light Industrial South: LI East: RS-5 Residential Single-Family West: LI
Surrounding Uses:	North: Industrial Use South: Industrial Use

East: Ferry Street, Vacant Land

West: Industrial Use

Prior History:

SP-30-05: Site Plan Review for Willamette Water Tech. (DBA Culligan of Albany) to move to a new building at 2280 Ferry St. SW & 221 29th SW to increase the manufacturing side.

SP-31-01: Change of use from an indoor paintball facility to a machine shop.

SP-78-94: Change of use from a manufacturing business to an indoor paintball facility.

VR-15-83: Variance to construct a building 28 feet 8 inches from a property line where 30 feet would normally be required.

SP-03-82: Site Plan Review to expand an existing industrial building.

Notice Information

A Notice of Filing was mailed to property owners identified within 100 feet of the subject properties on August 15, 2018 in accordance with ADC 1.330. At the time the comment period ended on August 29, 2018, the Albany Planning Division received no written comments.

Analysis of Development Code Criteria

The Albany Development Code (ADC) includes the following review criteria for a Tentative Plat (ADC 11.180), which must be met for these applications to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Tentative Plat Review Criteria

Criterion 1

The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.

Findings of Fact

- 1.1 A Tentative Partition Plat is proposed for property located at 221 & 229 29th Avenue SW and 2880 Ferry Street SW (Attachment A); the property is also identified Linn County Tax Assessor's Map No. 11S-03W-18B Tax Lot 1007.
- 1.2 As presented in Attachment A, the subject property is zoned LI – Light Industrial and abutting properties are also zoned LI. In the LI zone, there is no minimum lot size or dimensions, and there are no minimum interior setbacks when the site is abutting non-residential uses/zoning districts.
- 1.3 The subject property is currently developed with two buildings. As shown on Attachment C, the proposal is to divide a 1.09-acre parcel into two parcels, one for each building. Parcel one is proposed to be 0.39 acres (17,179 s.f.), and parcel two is proposed to be 0.69 acres (60,199 s.f.).
- 1.4 The proposal does not create new blocks or streets.

Conclusions

- 1.1 The proposal meets the standards of the underlying zoning district.

- 1.2 Lot and block length standards are not applicable for this proposal.
- 1.3 This criterion is met without conditions.

Criterion 2

Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings of Fact

- 2.1 The proposed partition will create separate parcels for two existing buildings that are located on the same property. The applicant does not propose additional development on the subject property at this time.
- 2.2 The subject property is owned by Bruce Allen in its entirety. There is no other remainder of property under the same ownership to consider with this application.

Conclusions

- 2.1 The proposed partition will divide one parcel of land into two parcels.
- 2.2 The site is currently owned by a single property owner. There is no other remainder of property under the same ownership to consider with this application.
- 2.3 This criterion is met without conditions.

Criterion 3

Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Findings of Fact

- 3.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic.
- 3.3 As shown on Attachment A, the subject property is a corner lot with frontage on Ferry Street SW and 29th Avenue SW. There is existing access to the subject property from 29th Avenue SW.
- 3.4 Adjoining properties have access to public streets through the existing street system on Ferry Street and 29th Avenue, and the proposed partition will not remove that access.

Conclusions

- 3.1 The subject property has adequate access to and from the existing street system.
- 3.2 Adjoining properties currently have direct access to public streets and the proposed partition will not impact that access.

3.3 Adjoining land can be developed or is provided access that will allow its development in accordance with this Code

3.4 This criterion is met without conditions.

Criterion 4

The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

Findings of Fact

- 4.1 The development will divide one parcel of land into two parcels. Each parcel is currently developed with an industrial building and use.
- 4.2 The development is located on the northwest corner of Ferry Street and 29th Avenue.
- 4.3 Ferry Street is classified as major collector street and with the exception of sidewalk is constructed to city standards. Improvements include: curb and gutter; a vehicle travel lane in each direction; bike lanes; and on street parking.
- 4.4 29th Avenue is classified as local street and with the exception of sidewalk is constructed to city standards. Sidewalk does not currently exist along the full frontage of the site. Improvements include: curb and gutter; a vehicle travel lane in each direction; and on street parking.
- 4.5 ADC 12.290 requires that all new development include public sidewalk along adjoining street frontages.
- 4.6 No new driveways are proposed with the partition. Access to both parcels will be from existing shared driveway approaches on Ferry Street and 29th Avenue. The applicant has proposed creation of a reciprocal shared access easement that would allow both parcels to the existing driveway connections.
- 4.7 Because both parcels are currently developed, the partition will not result in the potential for additional trip generation or impacts to the transportation system.
- 4.8 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.

Conclusions

- 4.1 The proposed development will not result in new vehicle trips or impacts to the transportation system.
- 4.2 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.3 No new driveways are proposed with the partition. A reciprocal shared access easement will provide both parcels with access to existing driveway connections to Ferry Street and 29th Avenue.
- 4.4 With the exception of sidewalk, the public streets adjoining the development are improved to city standards. ADC 12.290 requires that streets adjoining new development be improved with sidewalk.
- 4.5 This criterion can be met with the following conditions:

Conditions

- Condition 1 Prior to recordation of the partition plat, the applicant shall construct, or financially assure the construction of, public sidewalk along the site's frontages on both 29th Avenue and Ferry Street.

Condition 2 The final plat map shall include creation of a reciprocal access easement as shown on the tentative plat map.

Criterion 5

The location and design allow development to be conveniently served by various public utilities.

Findings of Fact

Sanitary Sewer

5.1 City utility maps show 8-inch public sanitary sewer mains in Ferry Street and 29th Avenue along the subject property's frontages. The existing structures on the site are currently connected to the public sewer system.

Water

5.2 City utility maps show a 12-inch public water main in Ferry Street and a 10-inch main in 29th Avenue along the subject property's frontages. The existing structures on the site are connected to the public water system.

Storm Drainage

5.3 City utility maps show a 24-inch public storm drainage main in Ferry Street and a 15-inch main in 29th Avenue. The subject property is fully developed with structures and parking/circulation areas. Private on-site storm water collection systems exist on the site.

Conclusions

- 5.1 The existing structures on the site are currently served by public sanitary sewer, water, and storm drainage.
- 5.2 The proposed partition will not have adverse impact on public utility service to the two resulting parcels.
- 5.3 This criterion is met without conditions.

Criterion 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.

Findings of Fact

- 6.1 Article 4: Airport Approach. Figure 4-1 of ADC Article 4 shows that the subject property is not located in the Airport Approach District.
- 6.2 Article 6 Steep Slopes, Comprehensive Plan Plate 7: There are no steep slopes on the subject property.
- 6.3 Article 6: Floodplains, Comprehensive Plan Plate 5: Flood Insurance Rate Map (FIRM) #41043C0526G, effective September 29, 2010, shows the site is not located in the Special Flood Hazard Area (SFHA).
- 6.4 Article 6: Wetlands, Comprehensive Plan Plate 6: There are no wetlands shown on the subject property.

- 6.5 Historic and Archaeological Resources, Comprehensive Plan, Plate 9: The property is not located in a Historic District. There are no known archaeological sites on the property.

Conclusions

- 6.1 The subject property is not located in any special purpose overlay zones.
- 6.2 This criterion is met without conditions.

Overall Conclusion

As proposed and conditioned, the application for Tentative Plat for a two-lot partition satisfies all applicable review criteria as outlined in this report.

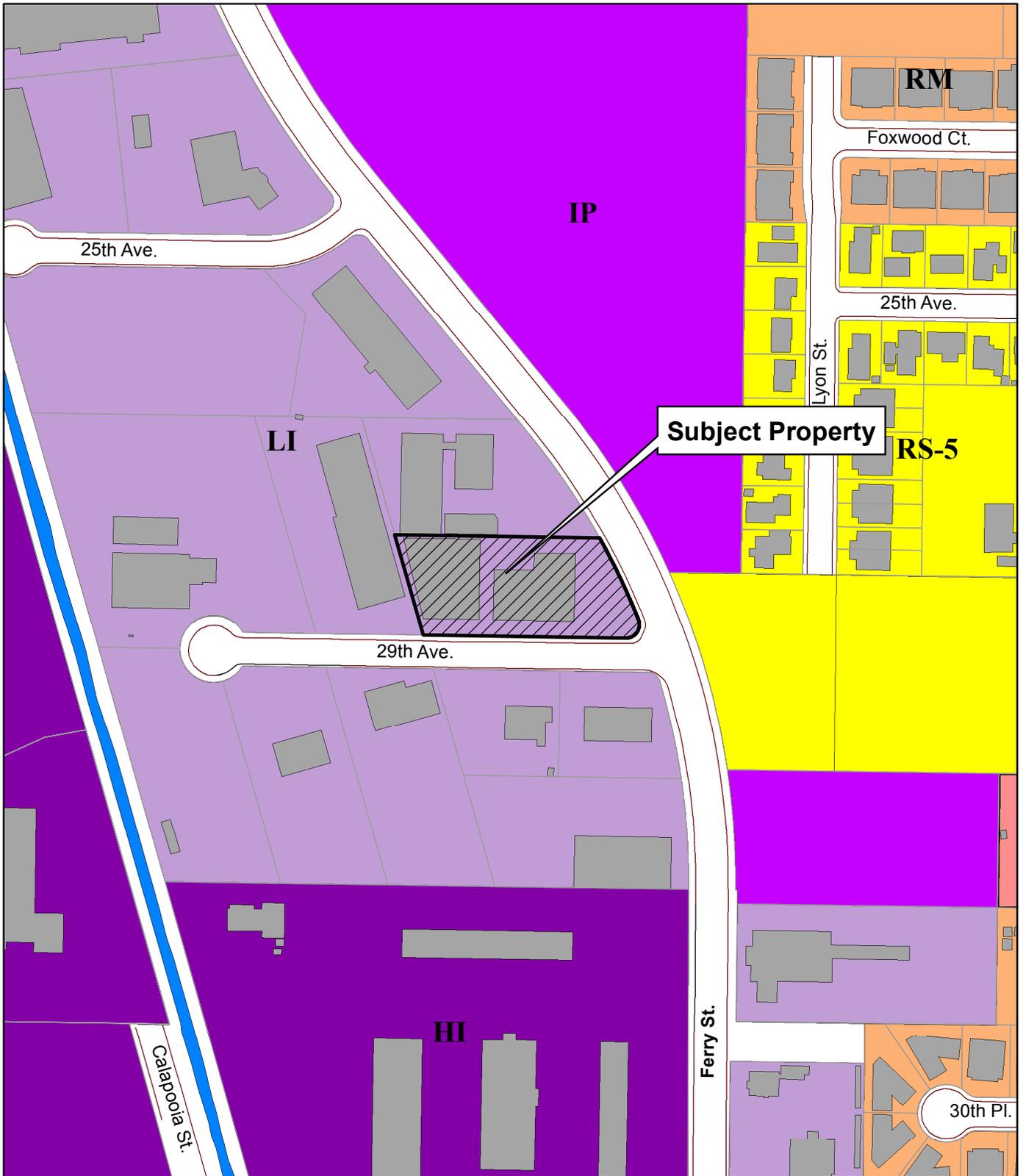
Conditions of Approval

Transportation

- Condition 1 Prior to recordation of the partition plat, the applicant shall construct, or financially assure the construction of, public sidewalk along the site's frontages on both 29th Avenue and Ferry Street.
- Condition 2 The final plat map shall include creation of a reciprocal access easement as shown on the tentative plat map.

Attachments

- A. Location Map
- B. Applicant's Narrative
- C. Proposed Tentative Partition Plat



Location Map: 2880 Ferry St. & 221 and 229 29th Ave. SW



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 45 90 180 270 360 Feet

Date: August 10, 2018

Planning Division

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

Review Criteria / Written Response

Partition Application
for
Bruce Allen
located at
221 & 229 29th Avenue SW
2880 Ferry St. SW
Tax Lot 1007 (Map 11S-3W-18B)

Project Overview:

The Applicant proposes to partition an existing legal lot into 2 Parcels. The subject property is developed with two buildings each being a separate business. The proposed partition will create a new parcel for each building.

Review Criteria:

1. *The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this Section.*

Response:

The applicant requests a partition to divide an existing property into 2 Parcels. The property is located in a LI (Light Industrial) zone. The subject property contains two businesses, a water bottling company and a metal fabrication company. The proposed partition will create a new parcel for each business. The proposed parcels and existing buildings, shown on the tentative plat, are in conformance with current ADC for setbacks and size.

Conclusion:

The proposed partition and meets the development standards for a LI zone.

2. *Development of any remainder of property under the same ownership can be accomplished in accordance with the Code.*

Response:

The applicant proposes a partition to create separate parcels for two existing businesses located on the same property. The Applicant does not plan any additional development on the property.

Conclusion:

There will not be any remainder property.

3. *Adjoining land can be developed or is provided access that will allow its development in accordance with the Code.*

Response:

The adjoining property to the east has access to Ferry St. The adjoining properties to the south have access to Ferry St. and 29th Av. The adjoining properties to the west have access 29th Av.. The adjoining properties to the north have access to Ferry St..

Conclusion:

The proposed partition is located in area that is fully developed with existing street and utilities. The proposed re-plat will not adversely affect development and access of adjoining land.

4. *The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.*

Response:

No public streets are planned or required for this application. All properties have access to public streets. The Applicant plans to construct a public sidewalk along the street frontage of 29th Av. and Ferry St.

Conclusion:

The subject properties and all adjoining lands have access to public streets. No new streets are proposed by this application. The Applicant plans to install sidewalk along the street frontages.

5. *The location and design allows for development to be conveniently served by various public utilities.*

Response:

The proposed Parcels already have individual City water and sanitary sewer services.

Conclusion:

This partition will create new parcels for each of the businesses located on the subject property. Each business is already served with City utilities.

6. *Activities and developments within special purpose districts must comply with the regulations described in Article 4 (Airport Approach), 6 (Natural Resources) and 7 (Historic), as applicable. .*

Response:

The subject property not located within the Airport Approach District or the Historic District. There are City of Albany identified wetlands on the subject properties, there is no current plan to impact these.

Conclusion: Addressing Article 4 and Article 7 is not applicable. There are no plans to impact the identified wetlands on the subject properties.

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 = 17,179.3 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 41043CO526G 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

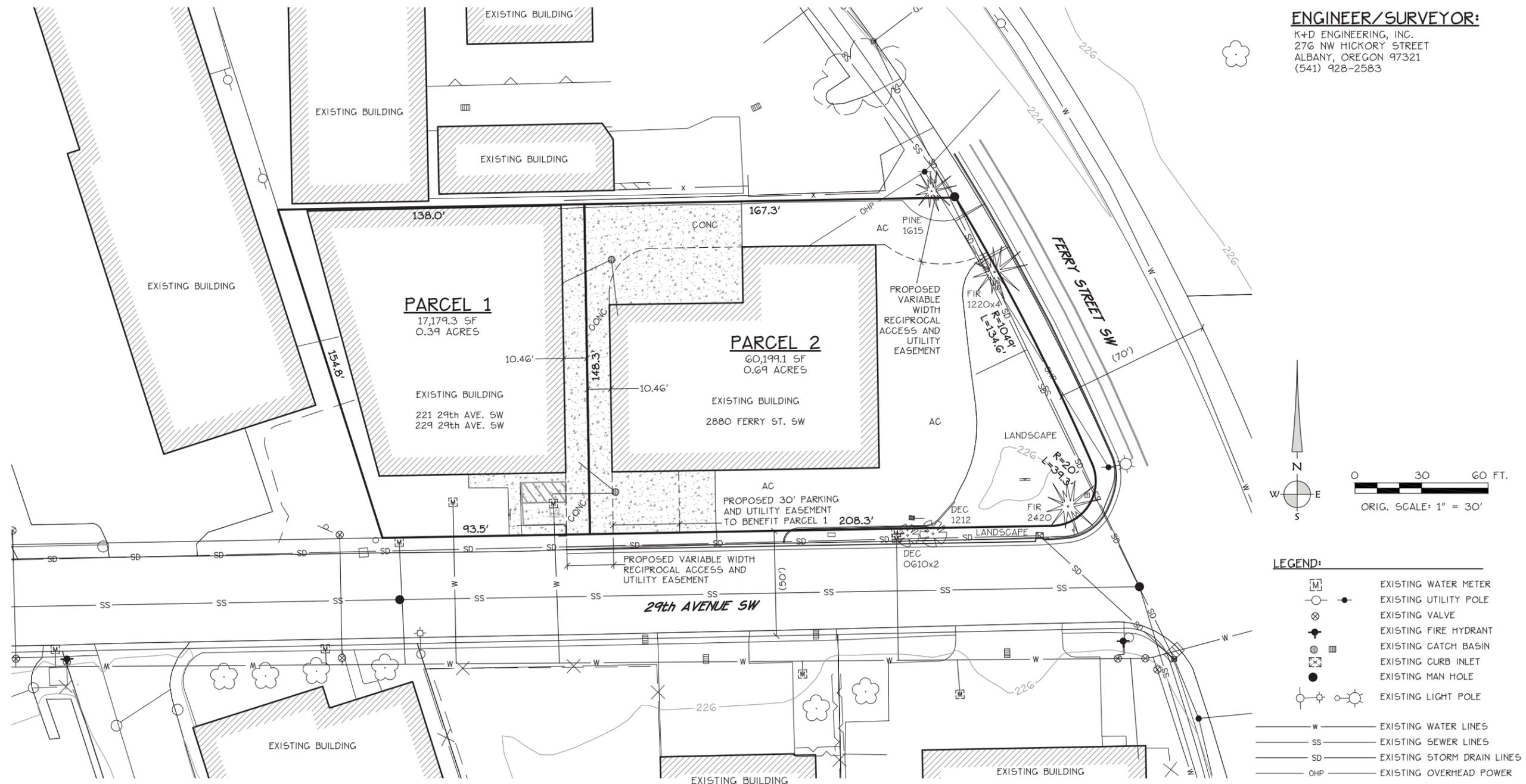
MARCH 28, 2018

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



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