



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Planning & Building 541-917-7550

Notice of Filing

Partition

PA-10-22

December 12, 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 **December 27, 2022**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two lots.
Review Body:	Staff (Type I-L Review)
Applicant/Property Owner:	Trevor Howard; Boomwerk Properties LLC; 3625 River Road N, Albany, OR 97321
Address/Location:	2000-2006 Jefferson St SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 11S-03W-07DC Tax Lots 3500 & 3601
Zoning:	Residential Medium Density (RM)
Comprehensive Plan:	Residential- Medium Density
Overlay Districts:	None

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 **December 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 **Alyssa Schrems, project planner**, at 541-917-0176 or Alyssa.schrems@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

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.

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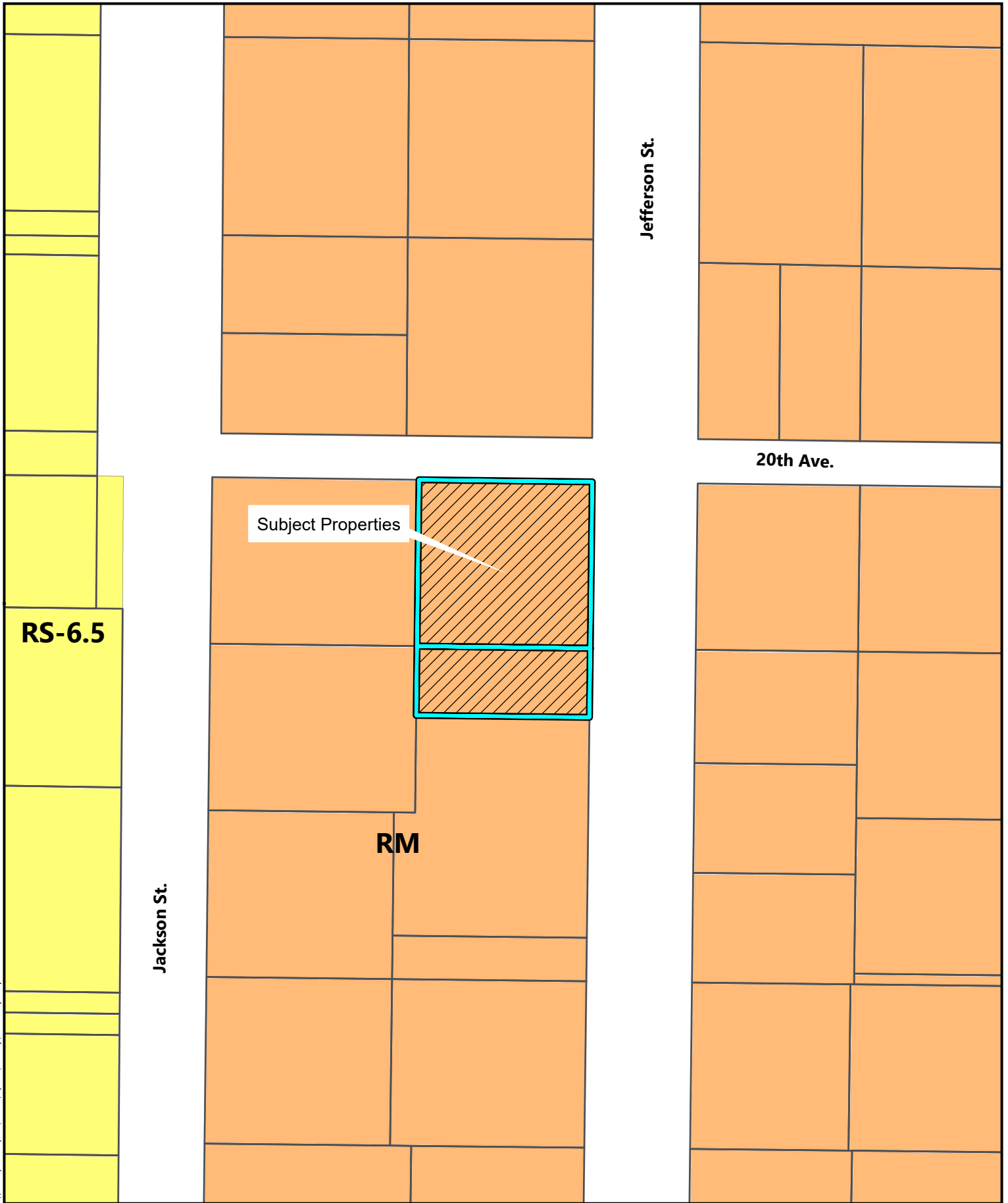


2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation 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, 3, 9, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan

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RS-6.5

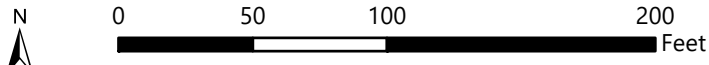
Subject Properties

RM

Jackson St.

Jefferson St.

20th Ave.

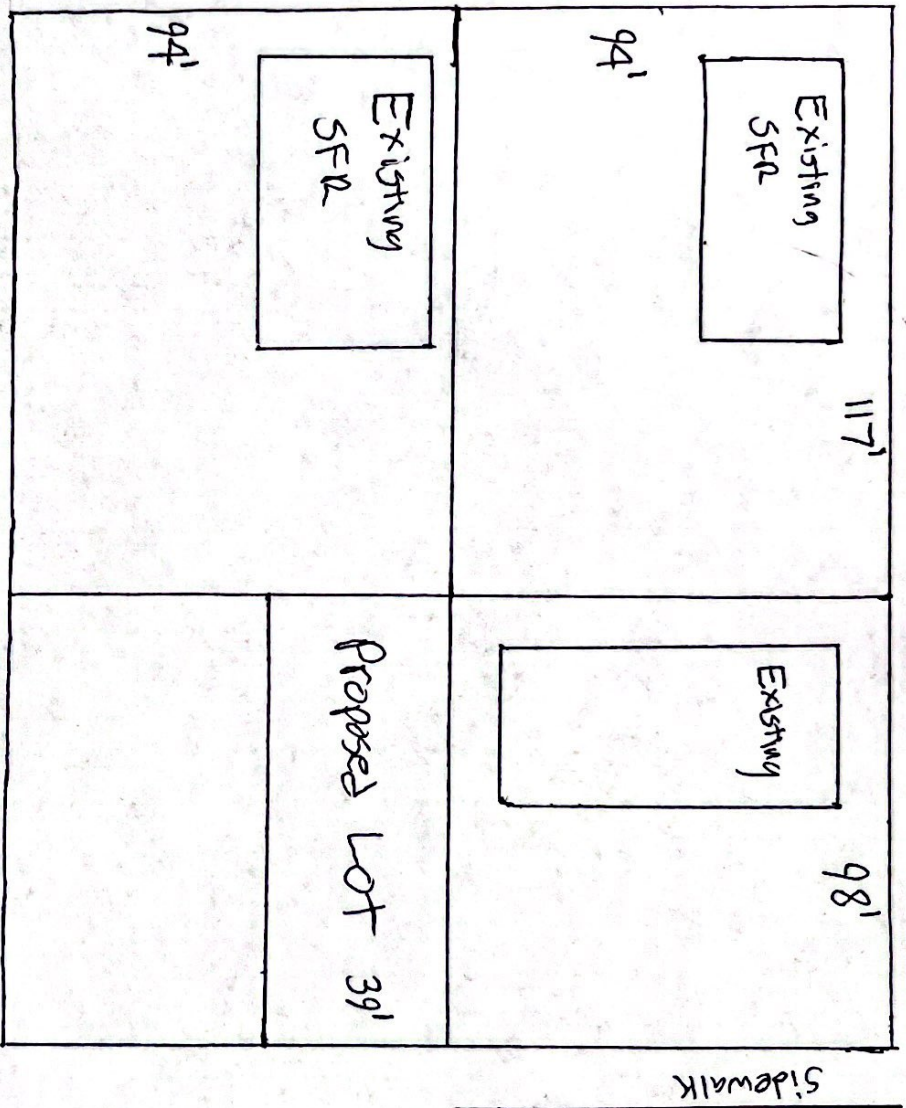


2000-2006 Jefferson St SE

Date: 11/16/2022 Map Source: City of Albany

Location Map

SE 20th AVE



Proposed Lot Area 3,822 sqft

Site Address

2000 SE Jefferson St.

Albany, OR 97322

SE Jefferson St

