



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Partition

PA-11-22

November 29, 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 13, 2022**.

### Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three lots.
Review Body:	Staff (Type I-L Review)
Applicant:	Laura LaRoque, Udell Engineering and Land Surveying, LLC; 63 E. Ash Street; Lebanon, OR 97355
Property Owner:	Randy Kennel; 790 Millstream Pl NE, Albany, OR 97322
Applicant's Representative:	Laura LaRoque, Udell Engineering and Land Surveying, LLC; 63 E. Ash Street; Lebanon, OR 97355
Address/Location:	Unassigned; Adah Avenue NE Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 10S-03W-33DC; TL 3301
Zoning:	Residential Single Family (RS-6.5)
Comprehensive Plan:	Residential -Low Density
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 **December 13, 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 **Jennifer Cepello, project planner**, at 541-917-7561 or [Jennifer.cepello@cityofalbany.net](mailto:Jennifer.cepello@cityofalbany.net). Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



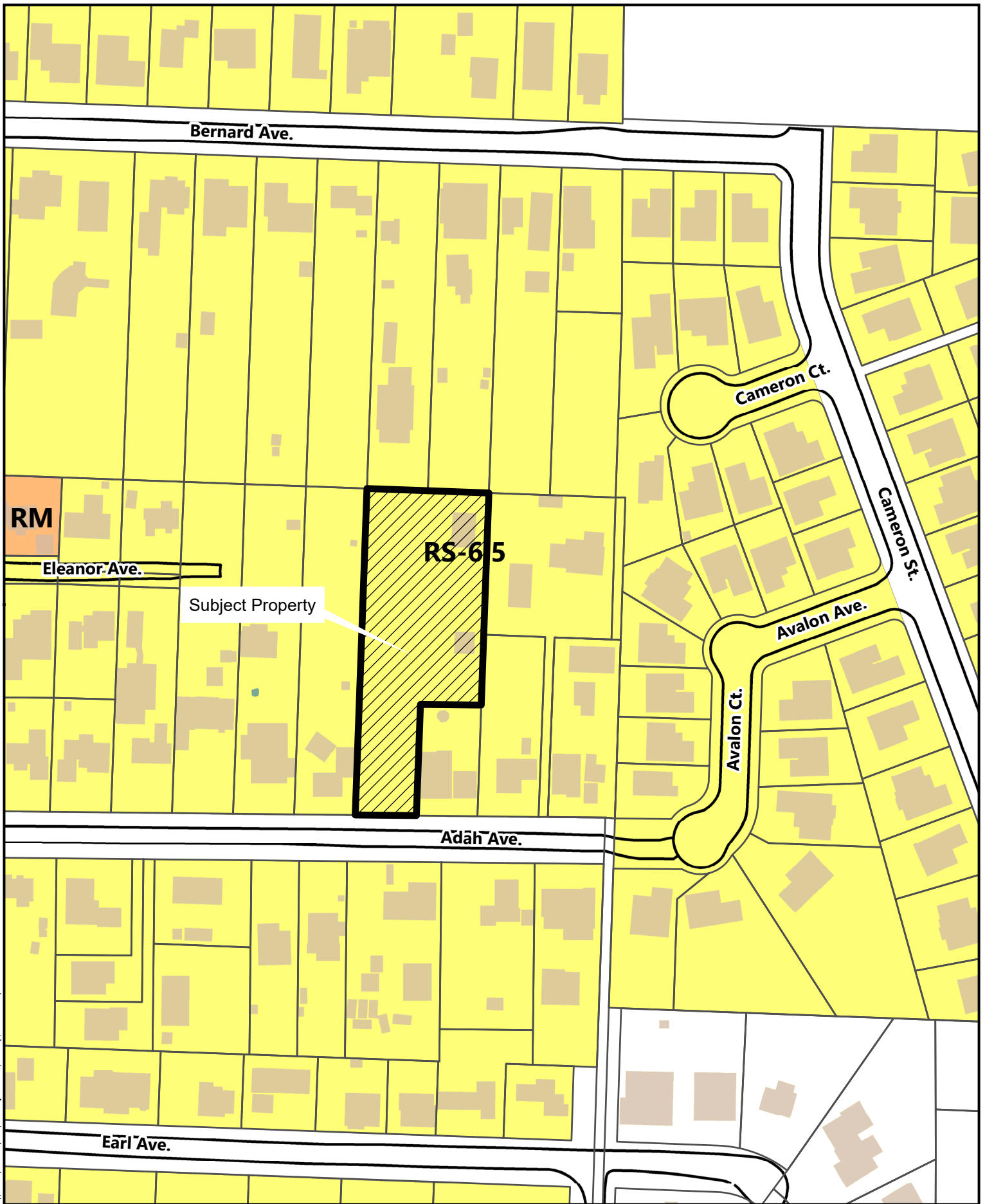
## Approval Standards for This Request

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.

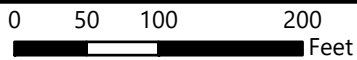
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided 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, 3, 11, & 12.**

Attachments: Location Map, Applicant's Partition Plan



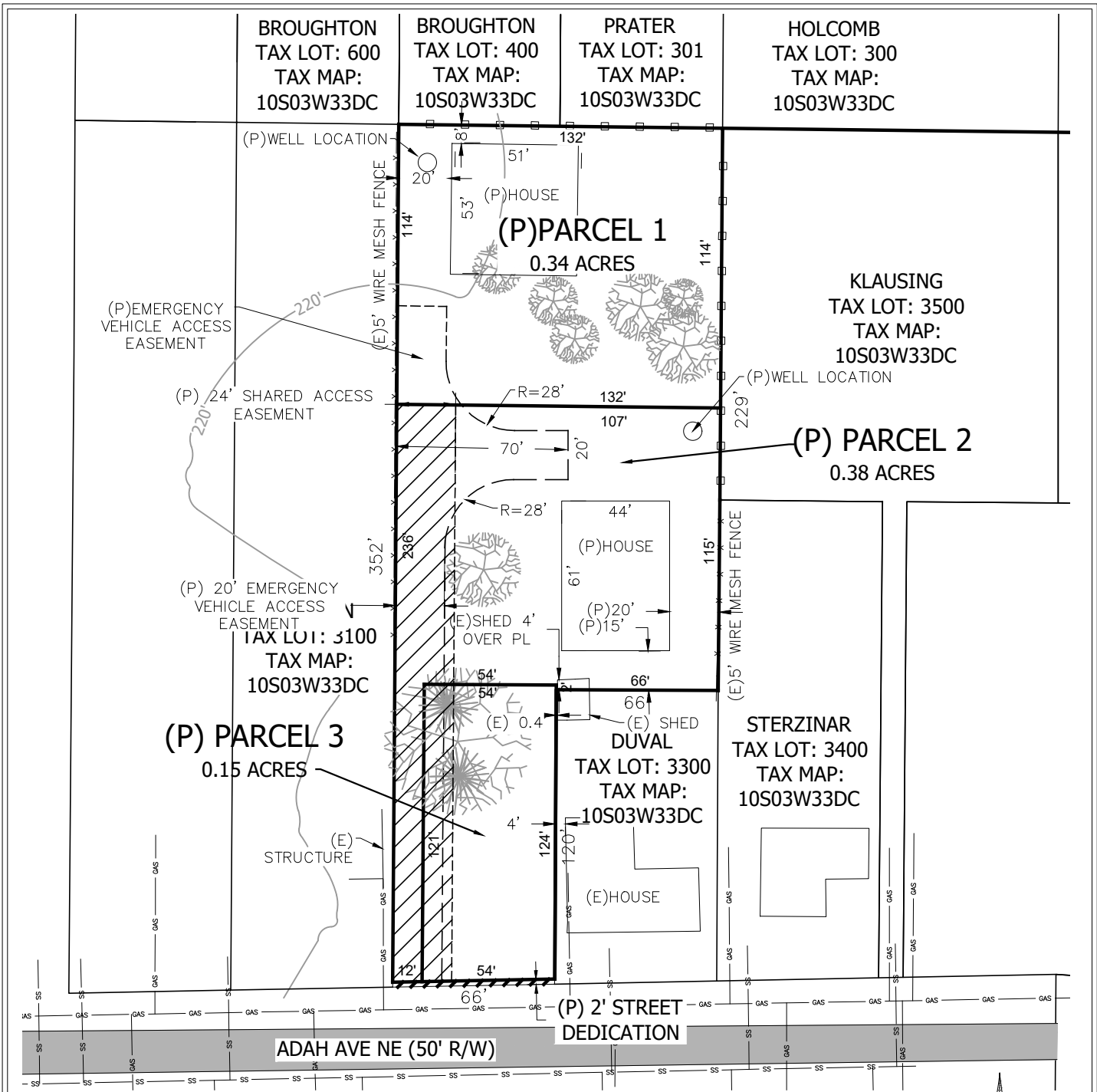
\\con.cityofalbany.net\homes\jenifac\Desktop\Location Map.mxd



Date: 11/10/2022 Map Source: City of Albany

# Unassigned, Adah Avenue

## Location Map



**LEGEND**

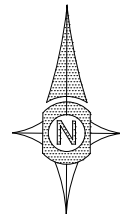
- PAVEMENT HATCH
- BOUNDARY
- LOT LINE
- EASEMENT LINE
- (P) GRAVEL DRIVEWAY
- BUILDING OUTLINE
- OVERHEAD POWER LINE
- GAS LINE
- SEWER LINE

- R/W RIGHT OF WAY
- AC ACRES
- BLDG BUILDING
- (E) EXISTING
- (P) PROPOSED
- SF SQUARE FEET
- EXISTING TREE
- - - - CONTOUR LINE

**PROPERTY INFORMATION**

ZONING: RS 6.5  
 LAND USE: SINGLE FAMILY RESIDENCE  
 OWNER: RANDY W KENNEL  
 ASSESSORS MAP: 10S03W33DC  
 TAX LOT: 3301

NOTE: CONTOURS SHOWN HEREON  
 REFERENCE NGVD 1929 ELEVATIONS



SCALE:



SHEET 1  
 of 1  
 SCALE: AS NOTED



Date: 10/06/22  
 Project: KENNEL ADAH 22-201  
 Drawn by: AWJ  
 Checked by: KWL

TENTATIVE PARTITION MAP  
 TAX LOT 3301, MAP 10S3W33DC  
 ALBANY, OREGON

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