



COMMUNITY DEVELOPMENT

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

Notice of Filing

Zone Map Correction and Tentative Replat

RL-01-19 & ZC-02-19

June 5, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque** (541-917-7640, laura.laroque@cityofalbany.net). The deadline for submission of written comments is **5:00 p.m. on June 19, 2019**.

Application Information

Proposal:	Administrative map corrections (file no. ZC-02-19) to change the zone map designation from Residential Single Family (RS-6.5) to Community Commercial (CC) and the comprehensive plan map designation from Public and Semi-public to Commercial General and Replat (file no. RL-01-19) of Lots 6, 7, 8, 9 of Block 2 of Supplemental Plat of Burkhart Addition and the southern portion of vacated Davidson Street.
Review Body:	Staff (Type I-L review)
Property Owner	Troy Hamilton, I F French Holdings, LLC; 3512 NE 3 rd Avenue, Camas, WA 98607
Applicant:	Greg Austin; 7702 NE Hwy. 99-105/330, Vancouver, WA 98663
Representative:	John Gilmore; 15016 NE 2th Street, Vancouver, WA 98684
Address/Location	2409 & 2415 Pacific Boulevard SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05DC Tax Lots 8201 and 9000
Zoning:	CC (Community Commercial) & RS-6.5 (Residential Single Family)
Comprehensive Plan Designation:	Public and Semi-Public & Commercial - General

The City of Albany has received the 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 to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that 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 to the issue. ***The deadline for submission of written comments is 5:00 p.m. on June 19, 14 days from the date the City mails the Notice of Filing.***

cd.cityofalbany.net



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 visit our office or telephone **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to laura.laroque@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

Approval Standards for This Request

Comprehensive Plan Map Correction, ADC 2.225:

- 1) A map line that was intended to follow a topographical feature does not do so. Topographical features include the tops and bottoms of hillsides, the banks of water bodies, and center lines of creeks or drainage ditches;
- 2) The line on the map does not match the legal description or the map shown or referenced in the ordinance that applied the designation; or
- 3) There is a discrepancy between maps, and there is clear legislative intent for where the line should be.
- 4) The map line is based on the location of a reference item that has since been moved. Reference items are rights-of-way, tentative rights-of-way, utility easements and similar items. Map line changes in these cases must not be more than a minor change to the map pattern and must not significantly affect abutting lots.

Zone Map Correction, ADC 2.750:

- 1) A map line that was intended to follow a topographical feature does not do so. Topographical features include the tops and bottoms of hillsides, the banks of water bodies, and center lines of creeks or drainage ditches.
- 2) The line on the map does not match the legal description or the map shown or referenced in the ordinance that applied the designation.
- 3) There is a discrepancy between maps and there is clear legislative intent for where the line should be.
- 4) It can be clearly shown that a map line is based on the location of a reference item that has since been moved. Reference items are rights-of-way, tentative rights-of-way, utility easements and similar items. Map line changes in these cases must not be more than a trivial change to the map pattern and must not result in any significant impacts to abutting lots.

Tentative Plat Review, ADC 11.180:


Tentative Plat Review Criteria. Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

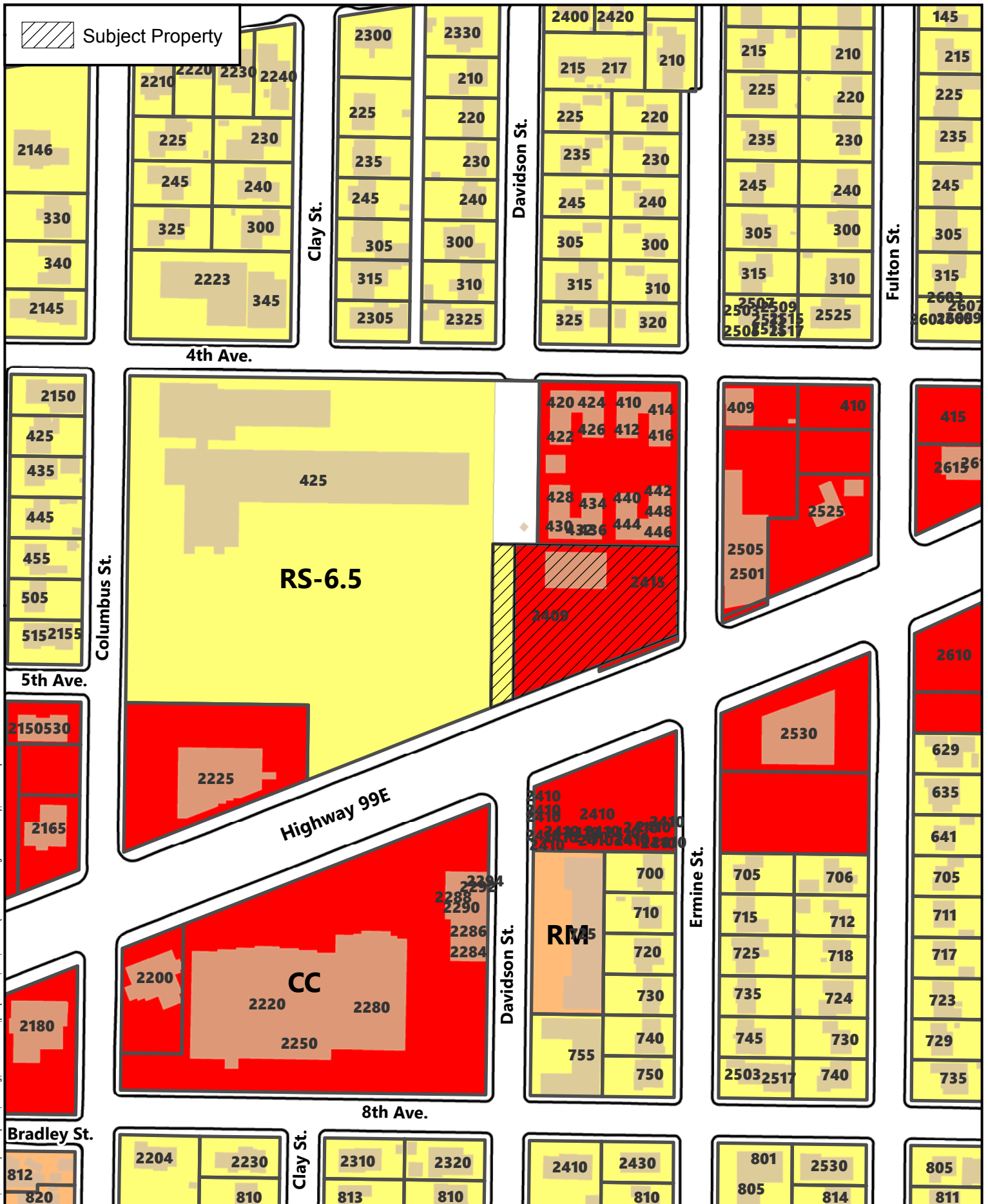
- 1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- 2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- 3) Adjoining land can be developed or 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 allows 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.

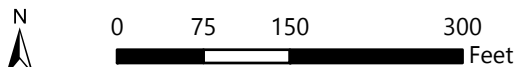
Additional review standards for these applications are found in ADC Articles 1, 2, 4, 9, 11 & 12.

Attachments: Location Map

 Subject Property



G:\Community Development\Planning\Land Use Cases\pre-approve\2019\PR-15-18 (20 Gari - New Sign Bonaventure)\Location Map.mxd



Date: 2/26/2019 Map Source: City of Albany

2409 & 2415 Pacific Blvd. SE

Location / Zoning Map