



COMMUNITY DEVELOPMENT

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

Notice of Filing

Replat

RL-03-19

July 30, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** (541-791-0176, travis.north@cityofalbany.net). The deadline to submit written comments is 5:00 p.m. on **August 13, 2019**.

Application Information

Proposal:	Property line adjustment between two parcels.
Review Body:	Staff (Type I-L review)
Property Owner:	Heritage Realty LLC; 150 Great Neck RD STE 304, Great Neck, NY 11021
Applicant:	Confluent Design; 2240 Blake Street, Ste 200, Denver, CO 80205
Representative:	Ryan Murray, LEI Engineering & Survey of Oregon LLC; 2564 19 th Ave, Salem, OR 97302
Address/Location:	1825 14 th Ave SE – Heritage Mall
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08BD; Tax Lot 801 & 1400
Zoning:	Regional Commercial (RC)
Overlay Districts:	Airport
Existing Land Use:	Heritage Mall/Carino's

The City of Albany has received the Replat application referenced above. We are mailing notice of the application to property owners within 100 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 **August 13, 2019**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and site plan of the proposed structure. 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 call **Travis North, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to

cd.cityofalbany.net



travis.north@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the approval standards listed below. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 11.180).

Approval Standards for This Request


Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

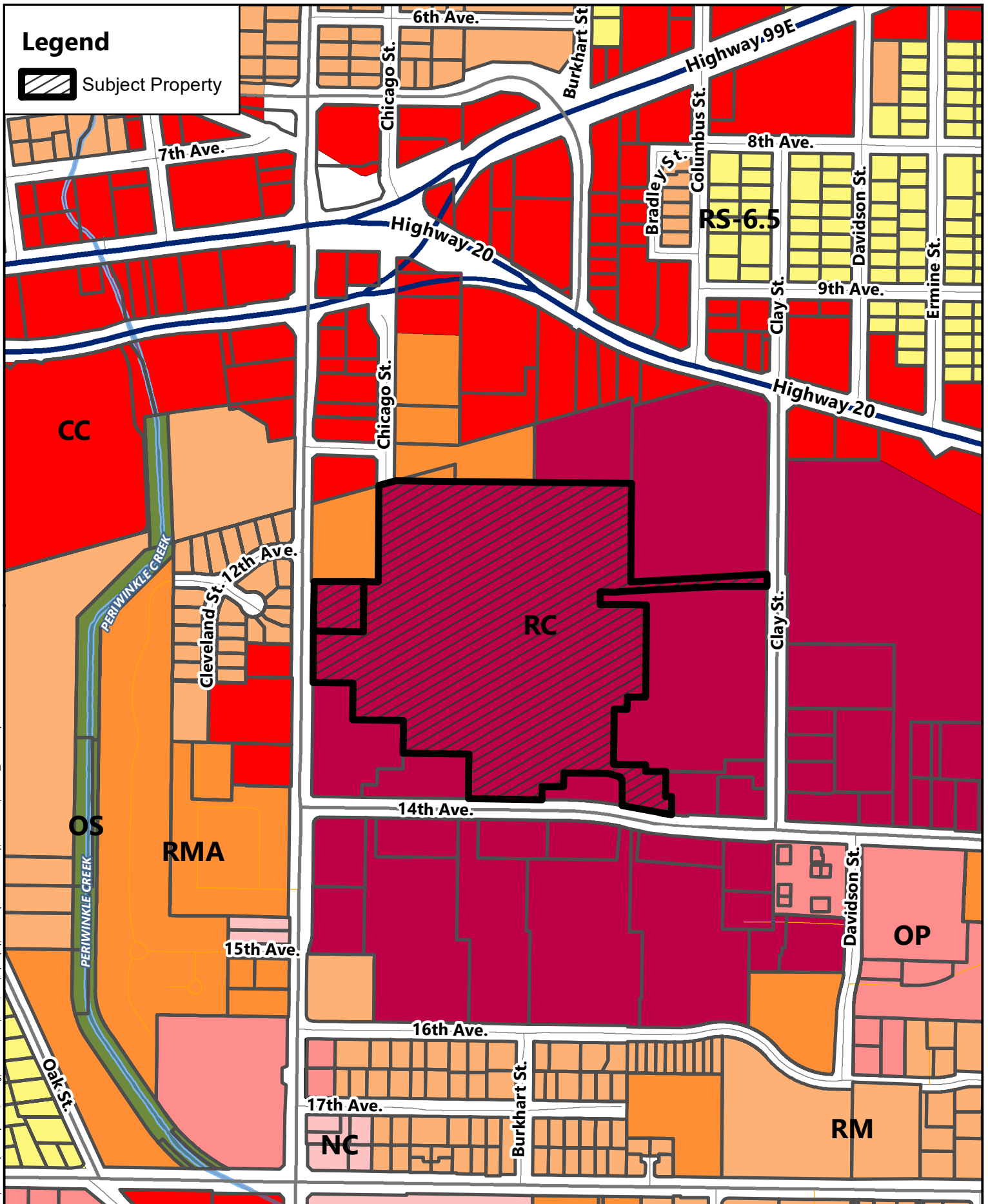
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
2. The development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is 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 Site Plan Review application are found in ADC Articles 1, 2, 4, 11, 12 & 13.

Attachments: Location Map, Applicant's Site Plan.

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\2010s\2019\Replat (R1)\R1-03-19 (1895 - 4th Ave SE)\Public Notice_R1-03-19_locationmap.mxd



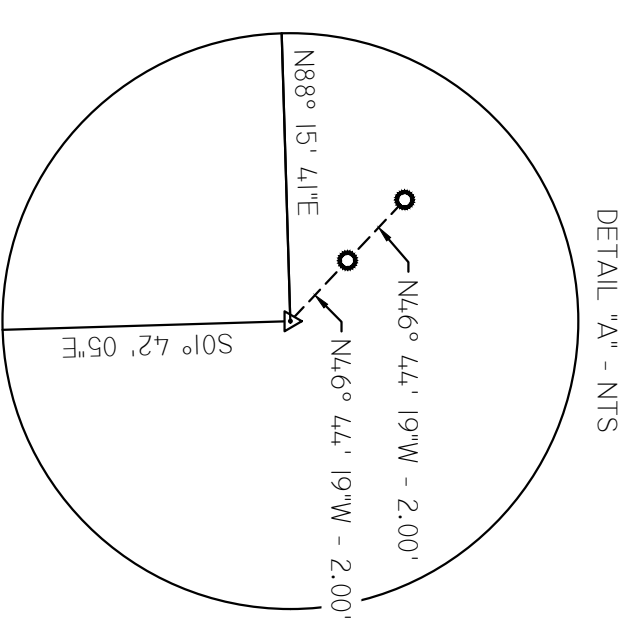
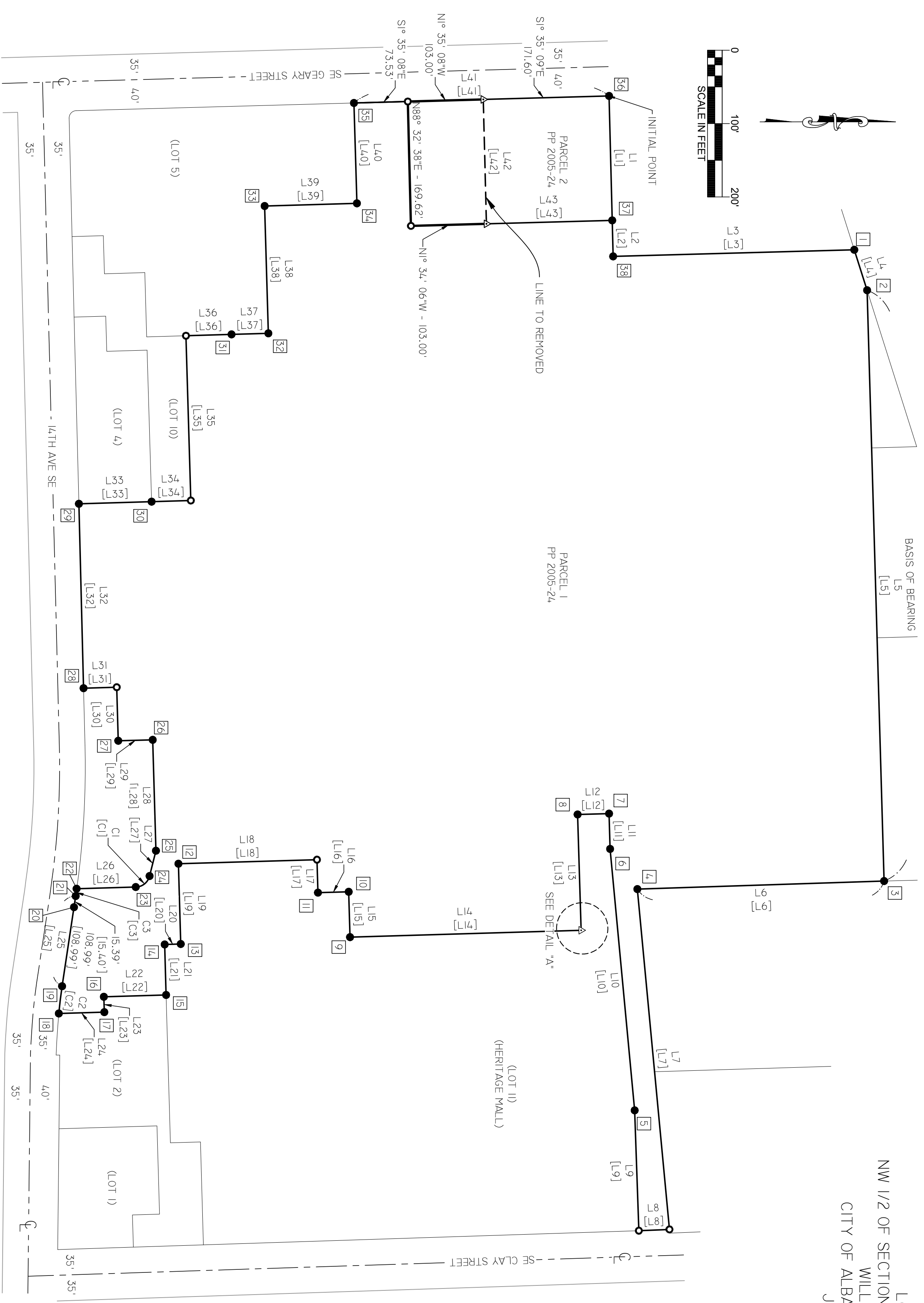
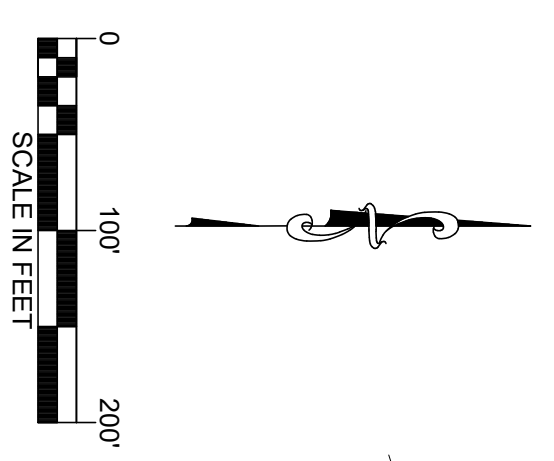
0 235 470 Feet

Date: 7/26/2019 Map Source: City of Albany

1895 14th Avenue SE

Location / Zoning Map

CS _____
 A REPLAT OF PARCEL 1 AND PARCEL 2 OF PARTITION PLAT
 2005-24
 LOCATED IN THE
 NW 1/2 OF SECTION 8, TOWNSHIP 11 S., RANGE 3 W.,
 WILLAMETTE MERIDIAN,
 CITY OF ALBANY, LINN COUNTY, OREGON
 JANUARY 15, 2019



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT
 COPY OF THE ORIGINAL PLAT.
 L. M. ALLEN, PLS _____ DATE _____

- LEGEND:**
- FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
 - SET 5/8" x 30" IRON ROD WITH ALUMINUM CAP MARKED "LEI ENGINEERING & SURV.", FLUSH WITH GROUND OR ASPHALT.
 - ▲ CALCULATED POINT
 - [] RECORD DATA PER COUNTY SURVEY NO 24061
 - () RECORD DATA PER COUNTY SURVEY NO 19608
 - PP PARTITION PLAT
 - NTS - NOT TO SCALE
 - ☒ STREET CENTERLINE

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JANUARY 17, 1995
L. M. ALLEN
 2588

RENEWAL 12/31/2019

**LEI ENGINEERING
 & SURVEYING
 OF OREGON**

CLIENT: CMC ENGINEERING
 2215 KIMBERTON ROAD
 KIMBERTON, PA 19442

2564 19TH ST. SE SALEM, OR 97302
 TEL: 503-399-3828
 FAX: 503-365-1852

DRAWN: M. HEMMER
 CALC'D: L.M. ALLEN

FIELD: T. DEVORE
 CHECKED: L.M. ALLEN

PROJECT: 15-139
 DRAWING NO.: 15-139-PLAT
 FIELD DATE: 7/30/2018
 SCALE: 1" = 100'
 PAGE: 1 OF 4