Notice of Filing
Tentative Replat

RL-04-20

October 2, 2020

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to Travis North at 541-791-0176 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on October 16, 2020.

APPLICATION INFORMATION

Proposal: Consolidate lot lines into a single parcel.

Property Owner/Applicant: Russ Allen; Greater Albany Public School District
718 SW Seventh Avenue, Albany, OR 97321-2320

Representative: Brian Udell; Udell Surveying and Land Engineering, LLC
63 East Ash Street, Lebanon, OR 97355

Address/Location: 425 SE Columbus Avenue, Albany, OR 97322

Map/Tax Lot: Linn County Assessor’s Map No.; 11S-03W-05DC; Tax Lot 8300

Zoning: RS-6.5 (Residential Single Family) District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission or Hearings Board 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 October 16, 2020, 14 days from the date the City mails the Notice of Filing.

A location map is attached to this notice. All application materials are available by appointment 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 Travis North, Project Planner, at 541-791-0176 or travis.north@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Tentative Decision.

According to the Albany Development Code (ADC), the proposal is allowed on this property subject to approval of a Conditional Use. The proposed application will be evaluated for consistency with the review criteria contained in ADC.
2.250. The City may apply conditions of approval to the application to ensure that the proposal will conform to the applicable development standards and review criteria.

### APPROVAL STANDARDS FOR THIS APPLICATION

**Tentative Replat (ADC 11.180))**

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 application are found in ADC Articles 1, 2, 3, 9, 11 & 12.

**Attachments:** Location Map