Staff Report
Tentative Replat
October 21, 2020

Summary
This application is a request to consolidate the platted lot lines into a single parcel at the subject property addressed 425 Columbus Street SE, Linn County Assessor’s Map No 11S-03W-05DC, Tax Lot 8300. A Tentative Replat application is required to adjust or remove property lines on previously platted lots.

Land Division criteria contained in Albany Development Code (ADC) 11.180 are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application.

Application Information
Proposal: Consolidate platted lot lines into a single parcel.
Review Body: Staff (Type I-L review)
Report Prepared by: Travis North, project planner
Property Owner/Applicant: Greater Albany Public Schools; Russ Allen
718 Seventh Avenue SW, Albany, OR 97321
Engineer: Brian Vandetta; Udell Engineering and Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Address/Location: 425 Columbus Street SE
Map/Tax Lot: Linn County Assessor’s Map No. 11S-03W-05DC; Tax Lot 8300
Total Land Area: 5.33 Acres
Existing Land Use: Waverly Elementary School
Neighborhood: Willamette
Surrounding Zoning: To the west and north, RS-6.5 (Residential Single Family); to the east and south, CC (Community Commercial).
Surrounding Uses: North: Single-family residential
East: Multi-family residential; Domino’s Pizza
South: Multi-tenant commercial, Highway 99E
West: Single-family residential
Prior History: CU-02-20: Conditional Use Review to locate three-classroom building on the property and associated parking lot improvements.

Notice Information
A Notice of Filing was mailed to property owners identified within 100 feet of the subject properties on October 8, 2020. At the time the comment period ended on October 16, 2020, the Albany Planning Division had not received any written comments.

Analysis of Development Code Criteria
Section 11.180 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1
The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this section.

Findings of Fact and Conclusions
1.1 The subject site is located at 425 Columbus Street SE (Attachment A).
1.2 As presented on the Tentative Replat (Attachment B), the proposal is to consolidate the underlying platted lot line into one parcel by removing the interior platted lot lines.
1.3 The subject property is a developed site. The proposed replat does not alter the distance the existing building and associated improvements are set back from the street frontages or interior lot line to the east and south.
1.4 According to Article 3 of the ADC, Table 1, the minimum lot size in the RS-6.5 zoning district is 6,500 square feet, with a minimum lot width of 50 feet and minimum lot depth of 80 feet. The subject property is 5.33 acres with a minimum lot width and depth that exceed 400 feet. Therefore, the proposed replat will not create a nonconforming situation.
1.5 ADC 11.090(1) states that lot arrangement must be such that there are no foreseeable difficulties, for reason of topography or other conditions, in securing building permits on all lots in compliance with this Code. The subject property is a developed site. The proposed replat does not create any foreseeable difficulties in further developing the site in accordance with ADC standards.
1.6 ADC 11.090(2) states that lots must comply with the minimum standards of this Code and lots that are more than double the minimum area as designated by the zoning district must be arranged to allow further subdivision. As noted above, the resultant lot greatly exceeds the minimum lot size and lot dimensions of the RS-6.5 zoning district. The proposed lot consolidation does not alter the arrangement of the perimeter lot line or create new parcels. This standard is not applicable.
1.7 ADC 11.090(3) states that double frontage lots shall be avoided. The subject property has frontage along three streets. The proposed lot consolidation does not alter the arrangement of the perimeter lot line, create new parcels, or alter existing street access. This standard is not applicable.
1.8 ADC 11.090(4) states that side yards of a lot shall run at right angles to the street the property faces. No changes are proposed to the perimeter lot line. This standard is not applicable.
1.9 ADC 11.090(5) lists dimensional requirements when street blocks are created as part of the land division. The proposed replat does not create any new streets or blocks. This standard is not applicable.

1.10 ADC 11.090(6) states that off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible. The subject property is connected to three public streets. This standard is met.

1.11 ADC 11.090(7) provides recommendations for the minimum distance between arterial street intersections. No new streets or intersections are proposed. Therefore, this standard is not applicable.

1.12 ADC 11.090(8) regards developments located on a cul-de-sac lot. The proposed lot does not utilize a cul-de-sac. Therefore, this standard is not applicable.

1.13 ADC 11.090(9) pertains to flag lots. No flag lot is proposed. Therefore, this standard is not applicable.

1.14 ADC 11.090(10) regards street intersections and minimum curb radius. No street intersections are created or impacted by the proposed replat. Therefore, this standard is not applicable.

Conclusions
1.1 The proposal meets the standards of the underlying zoning district.

1.2 The proposal meets all lot and block length standards.

1.3 This criterion is met without conditions.

Criterion 2
Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings of Fact
2.1 There is no other remainder of property under the same ownership to consider with this application.

Conclusions
2.1 The above criterion is not applicable.

Criterion 3
Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Findings of Fact
3.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets. Adjoining lands currently have direct access to public streets. This standard is met.

3.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic. The subject property has access to three public streets currently open to traffic. The proposed replat does not affect this street frontage. This standard is met.

Conclusions
3.1 The subject property and all the adjoining land have access to public streets.

3.2 This criterion is met without conditions.
Criterion 4

The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

Findings of Fact

4.1 The proposal is to consolidate the platted lot lines into a single lot. The subject property is located at 425 Columbus Street SE and is developed with Waverly Elementary School. The lot consolidation will not change the use intensity of the existing development or associated traffic impacts that could result from future development of the site.

4.2 The site has frontage on Pacific Boulevard (Highway 99E), Columbus Street, and Fourth Avenue. ADC 12.060 requires that all street frontages adjoining new development will be improved to city standards.

4.3 Columbus Street and Fourth Avenue are classified as local streets and are constructed to City standards. Improvements to both streets include curb, gutter, sidewalks, and a vehicle travel lane in each direction with unmarked parking on both sides of the street. The posted speed limit is 25 miles per hour.

4.4 Pacific Boulevard is classified as a principal arterial and is constructed to City standards. Improvements along the frontage of the site include curb, gutter, and sidewalks; two vehicle travel lanes in each direction; a two-way center left-turn lane; and on-street bike lanes. No access is provided directly from Pacific Boulevard and no direct access to Pacific Boulevard is proposed.

4.5 Albany’s Transportation System Plan (TSP) does not identify any capacity problems adjacent to the site’s frontages.

Conclusions

4.1 The subject property is served by improved public streets.

4.2 Albany’s TSP does not identify any safety or congestion issues adjacent to the site.

4.3 This review criterion is met without conditions.

Criterion 5

The location and design allow development to be conveniently served by various public utilities.

Findings of Fact

Sanitary Sewer

5.1 City utility maps show a 12-inch public sanitary sewer main in Columbus Street, and a 54-inch main along the east boundary of the subject property. The school buildings on the subject property are currently connected to the public sewer system.

5.2 The proposed replat consolidation will not adversely impact public sanitary sewer service to the site.

Water

5.3 City utility maps show an 8-inch public water main in Fourth Avenue, a 6-inch main in Columbus Street, and a 10-inch main in Pacific Boulevard. The school buildings on the subject property are currently connected to the City water system.
5.4 The proposed replat consolidation will not adversely impact public water service to the site.

**Storm Drainage**

5.5 City utility maps show a 12-inch public storm drainage main in Fourth Avenue, a 12-inch main in Columbus Street, and an 18-inch main (under ODOT jurisdiction) in Pacific Boulevard.

5.6 The proposed replat consolidation will not adversely impact public storm drainage service to the site.

**Conclusions**

5.1 Public utilities (sanitary sewer, water, and storm drainage) currently serve the subject property.

5.2 The proposed replat consolidation will not adversely impact public utility service to the site.

5.3 This criterion is met without conditions.

**Criterion 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.

**Findings of Fact**

6.1 **Article 4 Airport Approach district**: Table 4-1 of the ADC shows that the subject property is located within the City’s Airport Horizontal Surface Overlay District. No development is proposed with this replat. This standard is not applicable to this application.

6.2 **Article 6 Significant Natural Vegetation and Wildlife Habitat**: Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat, does not show any areas of vegetation or wildlife habitat on the property.

6.3 **Article 6 Floodplains**: Comprehensive Plan Plate 5: Floodplains, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0214H, dated December 8, 2016, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.

6.4 **Article 6: Wetlands**: Comprehensive Plan Plate 6: Wetland Sites, does not show any wetlands on the subject property. The National Wetlands Inventory does not show any wetlands on the property.

6.5 **Article 6: Topography**: Comprehensive Plan, Plate 7: Slopes, does not show any steep slopes on this property.

6.6 **Article 7: Historic and Archaeological Resources**: Comprehensive Plan, Plate 9: Historic Districts, shows the property is not located in a historic district. There are no known archaeological sites on the property.

**Conclusions**

6.1 No development is proposed that would impact special purpose overlay districts.

6.2 This criterion is met without conditions.

**Overall Conclusion**

As proposed, the application for a tentative replat to remove interior platted lot lines satisfies all the applicable review criteria.
Attachments
A. Location Map
B. Tentative Replat
C. Applicant’s Findings

Acronyms
ADC  Albany Development Code
CU  Conditional Use (File Designation)
FEMA  Federal Emergency Management Agency
FIRM  Flood Insurance Rate Map
LUBA  Land Use Board of Appeals
RL  Replat (File Designation)
ONE PARCEL REPLAT OF LOTS 1-8, 14-21 BLOCK 4, BLOCK 3, AND VACATED STREETS
SUPPLEMENTAL PLAT OF BURKHART ADDITION TO THE CITY OF ALBANY
FINDINGS OF FACT (08/06/2020)

**Criterion 1:** The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section

**Fact:** The RS-6.5 district is intended primarily for low-density urban single family residential development. Currently the property is being used as an Elementary school with a total area of 5.56 acres well within minimum zoning limits. The average minimum lot size is 6,500 square feet.

**Conclusion:** The proposed lot lines consolidation will keep the area well above the minimum average lot size per RS-6.5 zoning district.

**Criterion 2:** Development of any remainder of property under the same ownership can be accomplished in accordance with the Code.

**Fact:** The proposed replat will allow for possible further development within the minimum average lot size.

**Conclusion:** the proposed replat parcel serves as an Elementary school, further development will adhere to the conditional use approval, Type III procedure.

**Criterion 3:** Adjoining land can be developed or is provided access that will allow its development in accordance with the Code.

**Fact:** The property is bound on the north by 4th ave SE, Columbus St. SE on the west, and Pacific BLDV SE on the south. Properties immediately adjacent to the east and south area already fully developed.

**Conclusion:** The proposed replat would not hinder any future development access or connection to public utilities.

**Criterion 4:** The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

**Fact:** Access to the proposed parcel would continue to be along Columbus St. SE frontage.

**Conclusions:** A “street plan” is not being submitted with this replat application.
**Criterion 5:** The location and design allows for development to be conveniently served by various public utilities.

**Fact:** An 8” sewer line and 54” sewer line are locate south and east respectively along the property. A 6” water main is located within the Columbus Street right of way that connects to a meter on the east right of way of mention Columbus Street. The nearest hydrant is approximately 50’ north of the north boundary on the west intersection of 4th AVE and Clay St. There are 3 storm catch basins north of the north line of the property on 4th AVE.

**Conclusion:** Adequate public utility infrastructure is, or can be extend within reason, to conveniently serve the a new parcel.

**Criterion 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. Refer to Development Code Articles 4, 6 and 7.

**Fact:** The property is not located within the Airport Approach, Natural Resources, Historic, Steep Slopes and 100 year flood plain areas.

**Conclusion:** This criterion is not pertinent to the property.