



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: May 8, 2018

FILE: RL-05-18

TYPE OF APPLICATION: Replat of Lots 7 & 8, Block 10 of Fair Dale Addition and a portion of vacated Chicago Street into two parcels. Existing dwelling and accessory structure to be removed from property.

REVIEW BODY: Planning Staff(Type I-L Review)

PROPERTY OWNER: Corey & Venesa Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321; 541-619-3081

REPRESENTATIVE: Jason Cota; K & D Engineering; P.O. Box 725, Albany, OR 97321; 541-928-2583; jcota@kdeng.com

ADDRESS/LOCATION: 1825 Queen Avenue SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-08CA; Tax Lot 3100

ZONING: Residential Medium Density (RM) District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners and residents within 100 feet of the development. We invite your written comments on this application. They will be considered when staff decides on this application. Your 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **May 22, 2018**, 14 days from the date the City mails the Notice of Filing.

We have attached a Location Map and a Tentative Plat of the proposed development. 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 **Laura LaRoque, Project Planner**, at 541-917-7640, (laura.laroque@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS REQUEST:

Albany Development Code

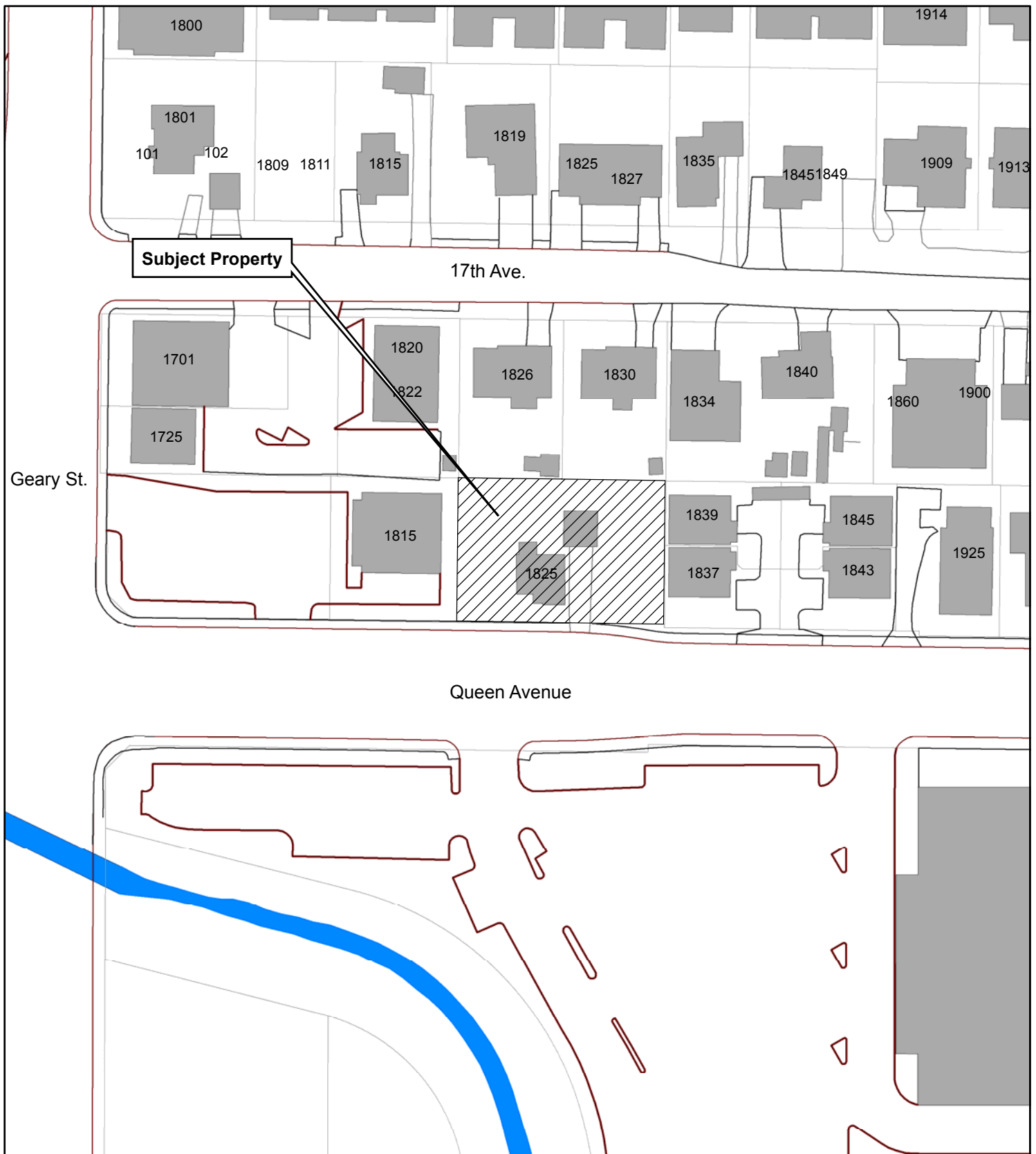
TENTATIVE PLAT REVIEW (ADC 11.180)

- (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 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 LAND DIVISION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, & 11.

Attachments: Location Map, Tentative Plat


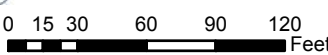


Location Map: 1825 Queen Avenue SE
Linn County Tax Assessor's Map No. 11S-03W-08CA Tax Lot 3100



The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

N

April 26, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

TENTATIVE RE-PLAT OF
 LOTS 7 + 8, BLOCK 10 OF
 FAIR DALE ADDITION AND A
 PORTION OF VACATED CHICAGO ST.

FOR
COREY + VENESA BONTRAGER

LOCATED IN

TAX LOT 3100 OF MAP 115-3W-08CA
 SW 1/4 SEC 8, T. 11 S., R. 3 W., W.M.
 CITY OF ALBANY, LINN COUNTY, OREGON

APRIL 17, 2017

OWNERS/APPLICANTS/ADDRESS:

COREY + VENESA BONTRAGER
 810 NW SCENIC WOOD PLACE
 ALBANY, OR 97321

SURVEYOR:

K+D ENGINEERING INC.
 276 HICKORY ST. NW
 ALBANY, OR 97321
 541-928-2583

TAX LOT + SITE INFORMATION:

TAX LOT 3100
 MAP 115-3W-08CA
 (LOTS 7 + 8, BLOCK 10 OF FAIR DALE ADDITION AND
 A PORTION OF VACATED CHICAGO STREET)

NET AREA: 11,700 SF

SITE ADDRESS:
 1825 QUEEN AVENUE SE
 ALBANY, OREGON 97322

SITE ZONING:

RM -- RESIDENTIAL MEDIUM DENSITY

COMPREHENSIVE PLAN ZONING:

RESIDENTIAL - MEDIUM DENSITY

FLOOD ZONE:

SUBJECT PROPERTIES ARE LOCATED OUTSIDE OF
 THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAPS
 41043C0527G DATED SEPTEMBER 29, 2010.

TOPOGRAPHY DATA:

TOPOGRAPHY, BOUNDARY LINES, AND EXISTING
 UTILITIES ARE BASED ON CITY OF ALBANY GIS DATA.

STATISTICS:














PARCEL 1
 NEW AREA: 5,850 SF

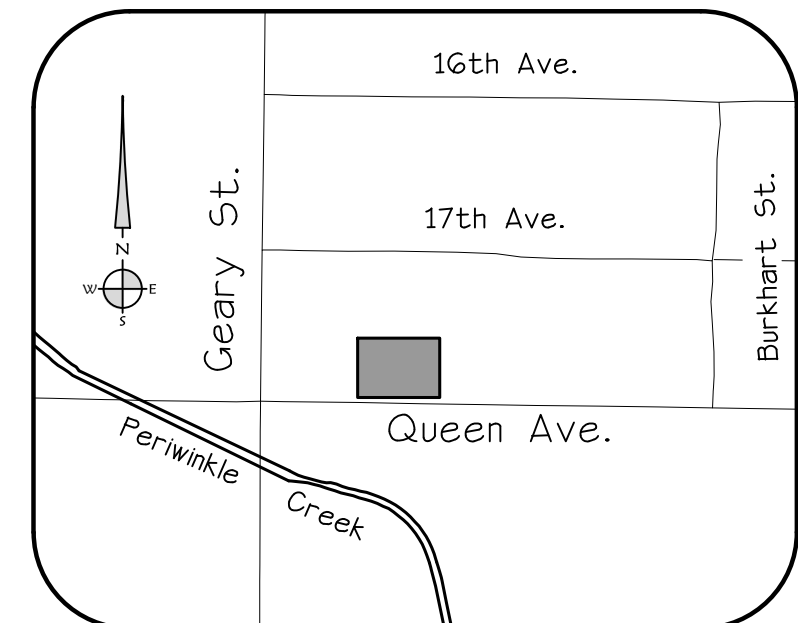
PARCEL 2
 NEW AREA: 5,850 SF

STRUCTURES:

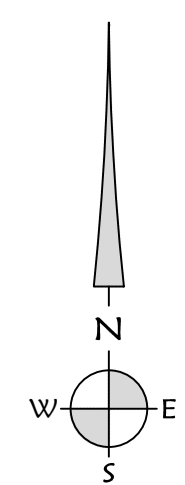
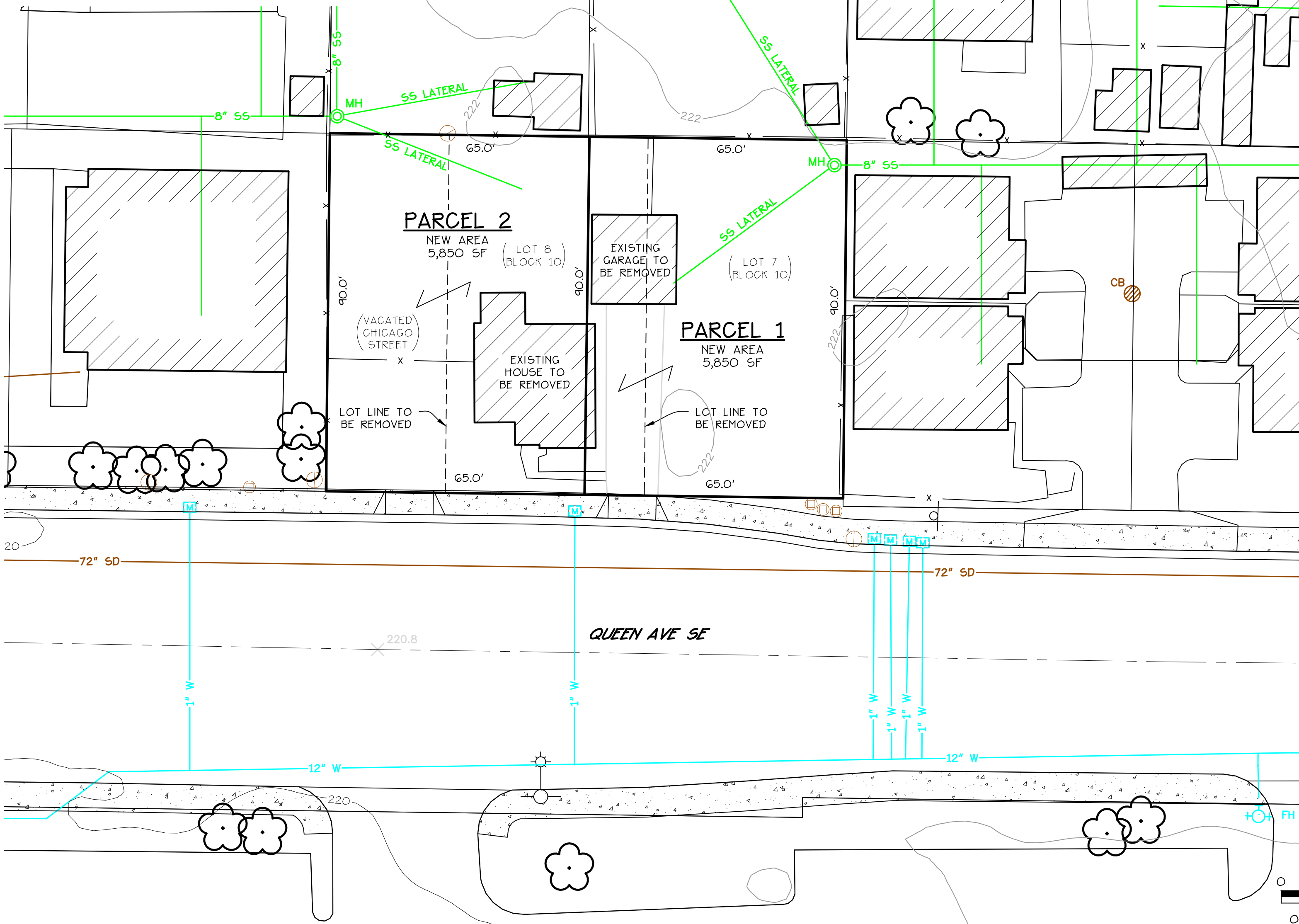
ALL STRUCTURES ON THE SUBJECT PROPERTY TO BE
 DEMOLISHED

LEGEND:

-  EXISTING WATER METER
-  EXISTING FIRE HYDRANT
-  EXISTING CATCH BASIN
-  EXISTING MAN HOLE
-  EXISTING LIGHT POLE
-  EXISTING UTILITY POLE
-  EXISTING UTILITY VAULT
-  EXISTING SIGN
-  EXISTING TREE
-  EXISTING WATER LINES
-  EXISTING SEWER LINES
-  EXISTING STORM DRAIN LINES
-  EXISTING FENCE



VICINITY MAP
 NOT TO SCALE



0 10 20 40 FT.
 ORIG. SCALE: 1" = 20'