



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Replat

RL-05-19

November 15, 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 or travis.north@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **November 29, 2019**.

Application Information

Proposal:	Remove a common property line between Lot 1 and Lot 2 of Bryant's second addition. The replat will convert two lots into one lot.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	CMH Homes Inc., 5000 Clayton Road, Maryville, TN 37804
Address/Location	391 Cleveland Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S03W05CC Lot 10100
Zoning:	Residential Medium (RM) Density
Overlay Districts:	None
Total Land Area:	.54 acres
Existing Land Use:	Vacant

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 **November 29, 2019**, 14 days from the date the City mails the Notice of Filing.

We have attached a location map and a replat plan 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 **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 travis.north@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

cd.cityofalbany.net



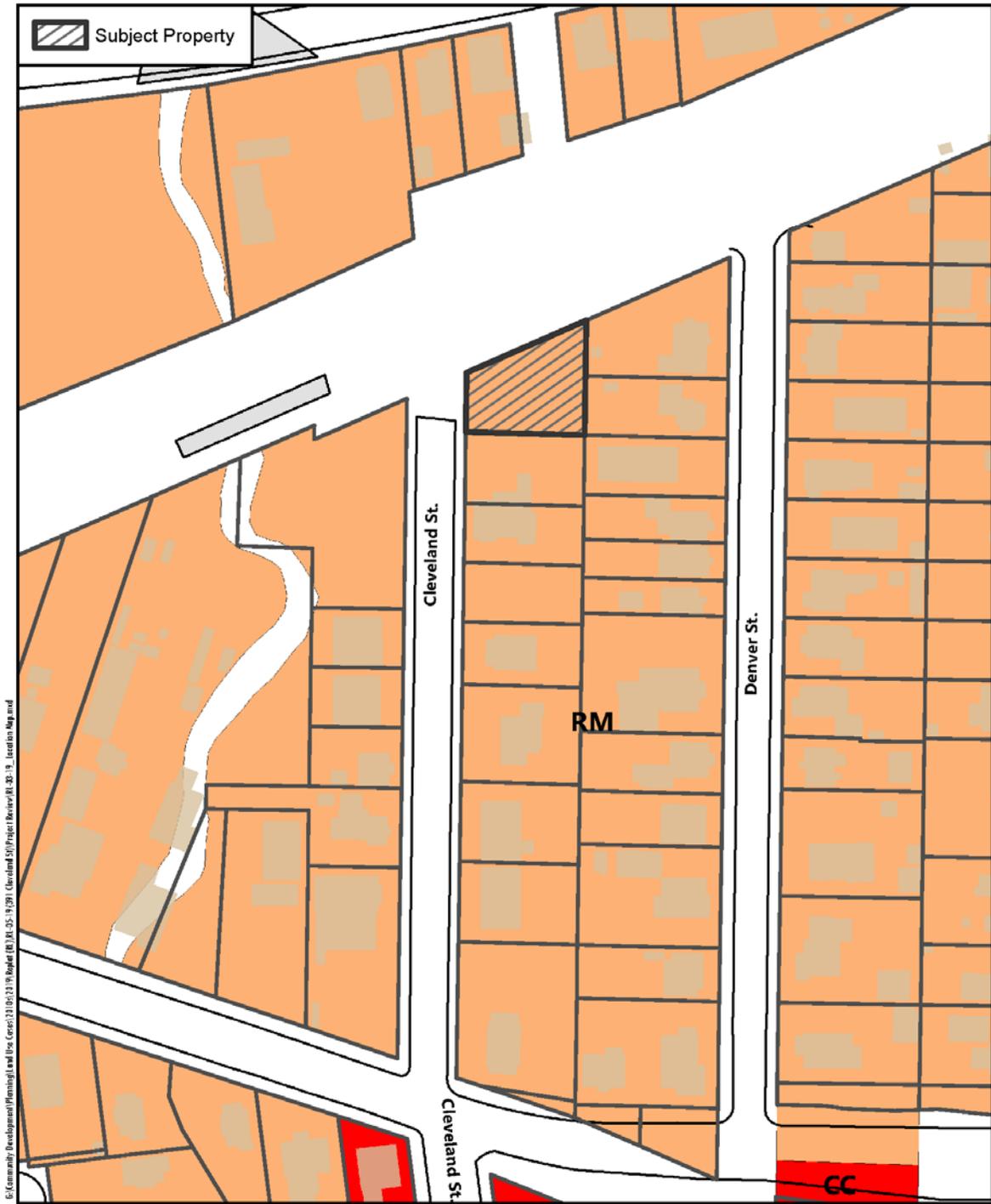
Approval Standards for This Request

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. 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, 3, 11 & 12.

Attachments: Location Map, Applicant's Replat Plan



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0 50 100 200 Feet
Date: 10/24/2019 Map Source: City of Albany

391 Cleveland Street SE
Location / Zoning Map

