



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550
cd.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: August 7, 2018
FILE: RL-06-18
TYPE OF APPLICATION: Replat of Lots 9, 10, 11, 12, Block 2 of Pipes South Albany Addition
REVIEW BODY: Staff (Type I-L review)
APPLICANT/
PROPERTY OWNER: Richard B. Hall; SW 18 LLC & Equity Trust Co. Custodian
3433 NW McNary Parkway, Unit 603, Lake Oswego, OR 97035
APPLICANT'S
REPRESENTATIVE: David Dodson; Willamette Valley Planning LLC.
545 NW Elizabeth Drive, Corvallis, OR 97330
ADDRESS/LOCATION: 1730 Maple Street SW, Albany, OR 97321
819 18th Avenue SW, Albany, OR 97321
MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-12DD Tax Lots 1500 & 1600
ZONING: Residential Medium Density

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 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 Land Use Board of Appeals 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 **August 21, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available 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 contact **Travis North, Project Planner**, at 541-791-0176 or travis.north@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.

REVIEW CRITERIA FOR THIS REQUEST:

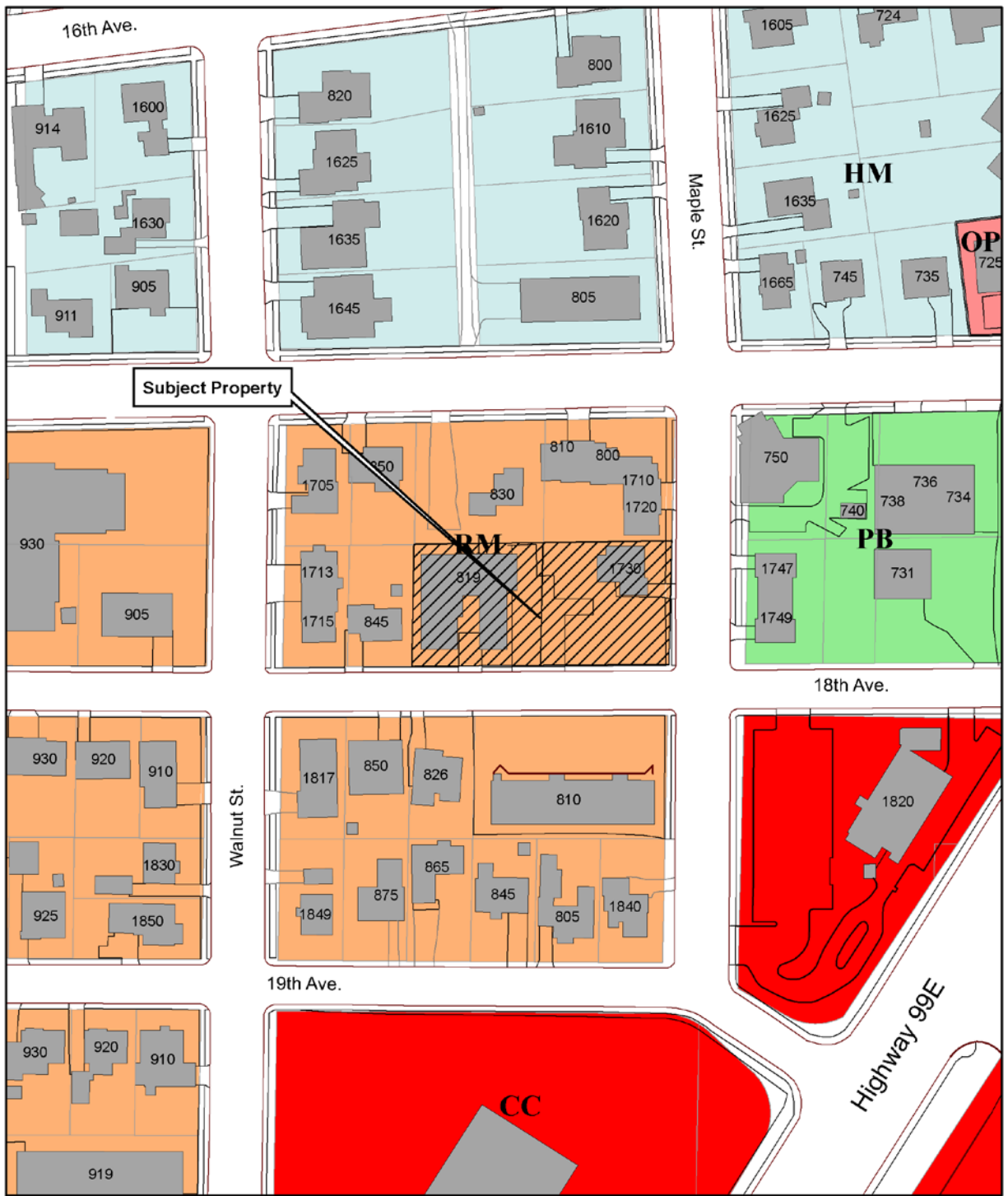
Albany Development Code (ADC)

TENTATIVE PLAT REVIEW CRITERIA (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 USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, & 11.

Attachment: Location Map and Site Plan



Location Map: 819 SW 18th Ave. & 1730 SW Maple St. Albany, OR 97321

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, communication, 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 using any property boundaries or other information based in full or in part upon the material provided, it is specifically advised that you independently verify the

Albany

0 20 40 80 120 160 Feet

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March 5, 2018

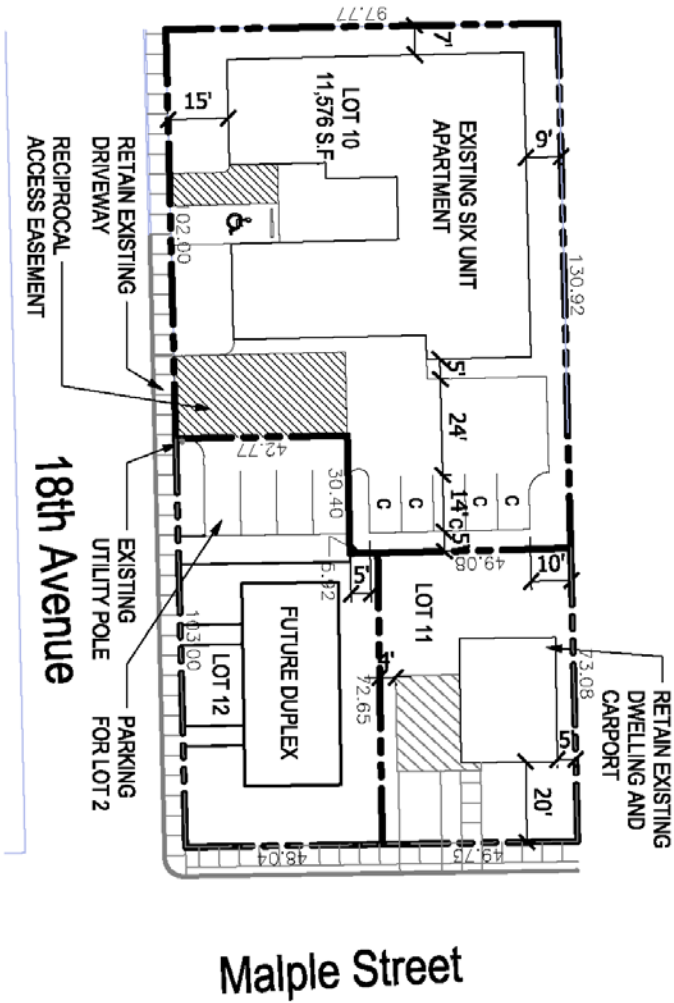
Planning Division

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

ATTACHMENT E



SCALE: 1" = 40'



WILLAMETTE VALLEY PLANNING, LLC
 545 N.W. ELIZABETH DRIVE
 CORVALLIS, OR. 97330
 541-231-6111

Future Redevelopment Potential

Designed: DP
Drafted: CCB
Checked: DP
Date: May 28, 2018
Revision: