



COMMUNITY DEVELOPMENT

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

Notice of Filing

Replat

RL-10-18

February 1, 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, travis.north@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **before February 15, 2019**.

Application Information

Proposal:	Replat to move an existing property line 12.34 feet to align shared wall with property line.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Monteith Square, LLC; Matt Bennet; PO Box 99, Albany, OR 97321
Representative Architect:	William G. Ryals; 935 NW Jones Avenue, Albany, OR 97321
Representative Engineer:	David J. Reece; 321 1 st Avenue E., Suite 3a, Albany, OR 97321
Address/Location	401 2 nd Avenue SW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 11S-03W-06CC; Tax Lot 1200
Zoning:	Historic Downtown (HD)
Overlay Districts:	Historic
Total Land Area:	.12 acres
Existing Land Use:	Commercial Retail

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 **February 15, 2019**, 14 days from the date the City mails the Notice of Filing.

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 telephone **Travis North, Project Planner**, at 541-791-0176. Submit any written comments to the Planning Division; P.O. Box

cd.cityofalbany.net



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.

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. 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 Site Plan Review application are found in ADC Articles 1, 2, 5, 11, & 12.

Attachments: Location Map, Tentative Replat

LOCATION MAP



N
0 25 50 100
Feet

Date: 1/3/2019 Map Source: City of Albany

401 2nd Ave SW

Location / Zoning Map

