



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: January 14, 2019

FILE: RL-11-18

TYPE OF APPLICATION: Replat to consolidate multiple lots into one lot

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER / APPLICANT: Willamette River View Holdings, LLC
3545 Deerfield Drive South, Salem, OR 97302

REPRESENTATIVE: Zach Pelz, AICP
AKS Engineering & Forestry, LLC
4300 Cherry Avenue NE, Keizer, OR 97303

ADDRESS/LOCATION: 594 Geary Street NE; 1905, 1925, & 1935 Linn Avenue; and
533 Alco Street

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-05BD, Tax Lots 200 & 300;
11S-03W-05CA, Tax Lots 1001, 1100, 6800, 6801, 6802 and 6805

ZONING: RM (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 **January 28, 2019**, 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 **Melissa Anderson, Project Planner**, at 541-704-2319 or melissa.anderson@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 (ADC)

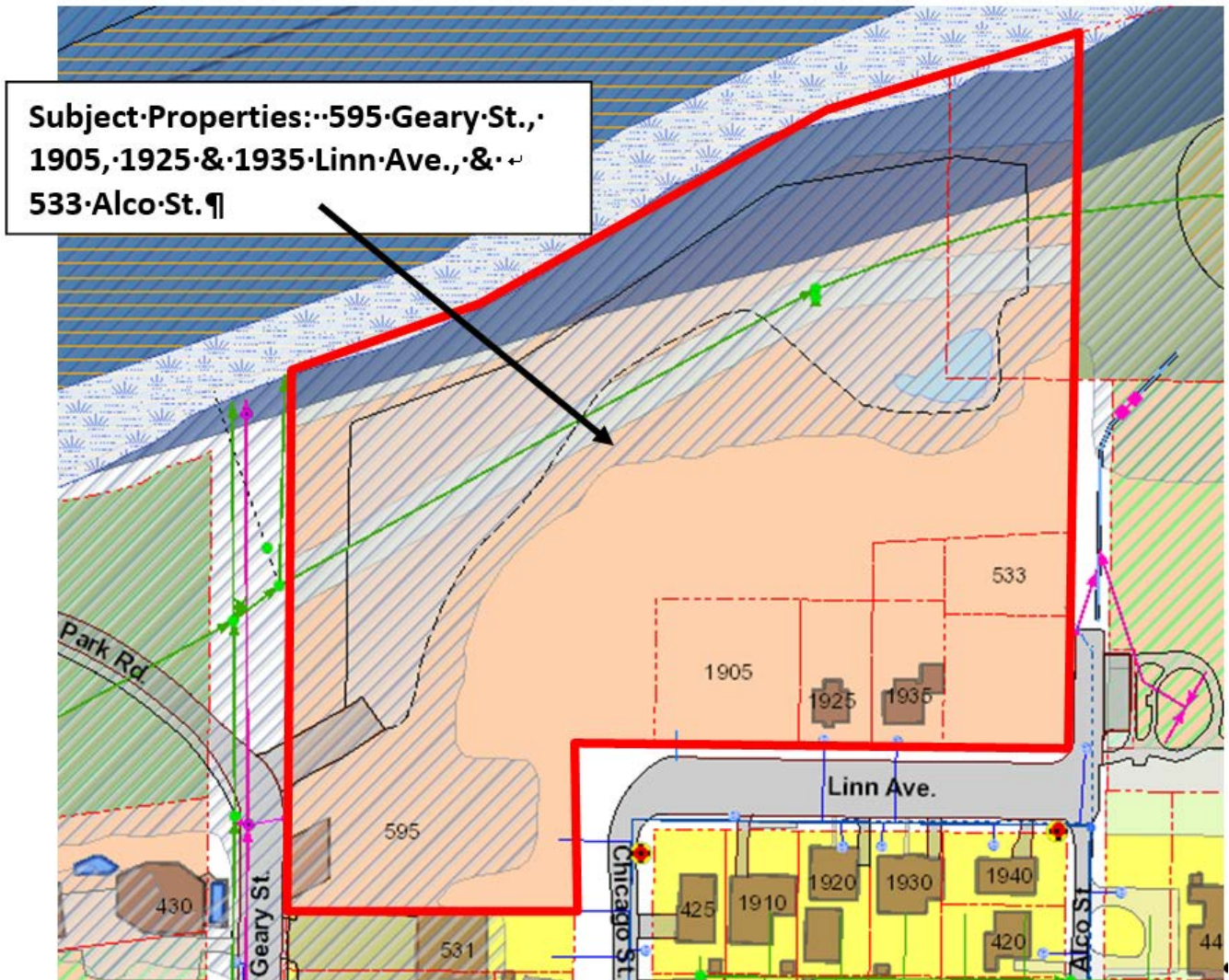
TENTATIVE PLAT REVIEW (ADC 11.180)

- (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 USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 3, 11 & 12

LOCATION MAP



Attachment: Tentative Replat Map