



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 Subdivision Review

SD-03-20

July 30, 2020

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **August 13, 2020**.

Application Information

Proposal:	Land division for a four (4) lot subdivision.
Property Owner/Applicant:	James Thompson; PO Box 2752, Albany, Oregon 97321
Engineer:	Reece and Associates Inc. 321 1st Avenue NE Suite 3A, Albany, Oregon 97321
Address/Location:	1818 Clay Street SE
Map/Tax Lot:	Linn County Tax Assessor's Map No(s): 11S-03W-08DB; Tax Lot 5600
Zoning:	RM - Residential Medium Density

The City of Albany has received the Partition application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed 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 13, 2020**, 14 days from the date the City mails the Notice of Filing. Any person submitting written comments will receive a copy of the Notice of Decision.

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 by appointment only, or contact **Tony Mills** at 541-917-7555 or tony.mills@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321.

Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code (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 application are found in ADC Articles 1, 2, 3, 11, & 12.

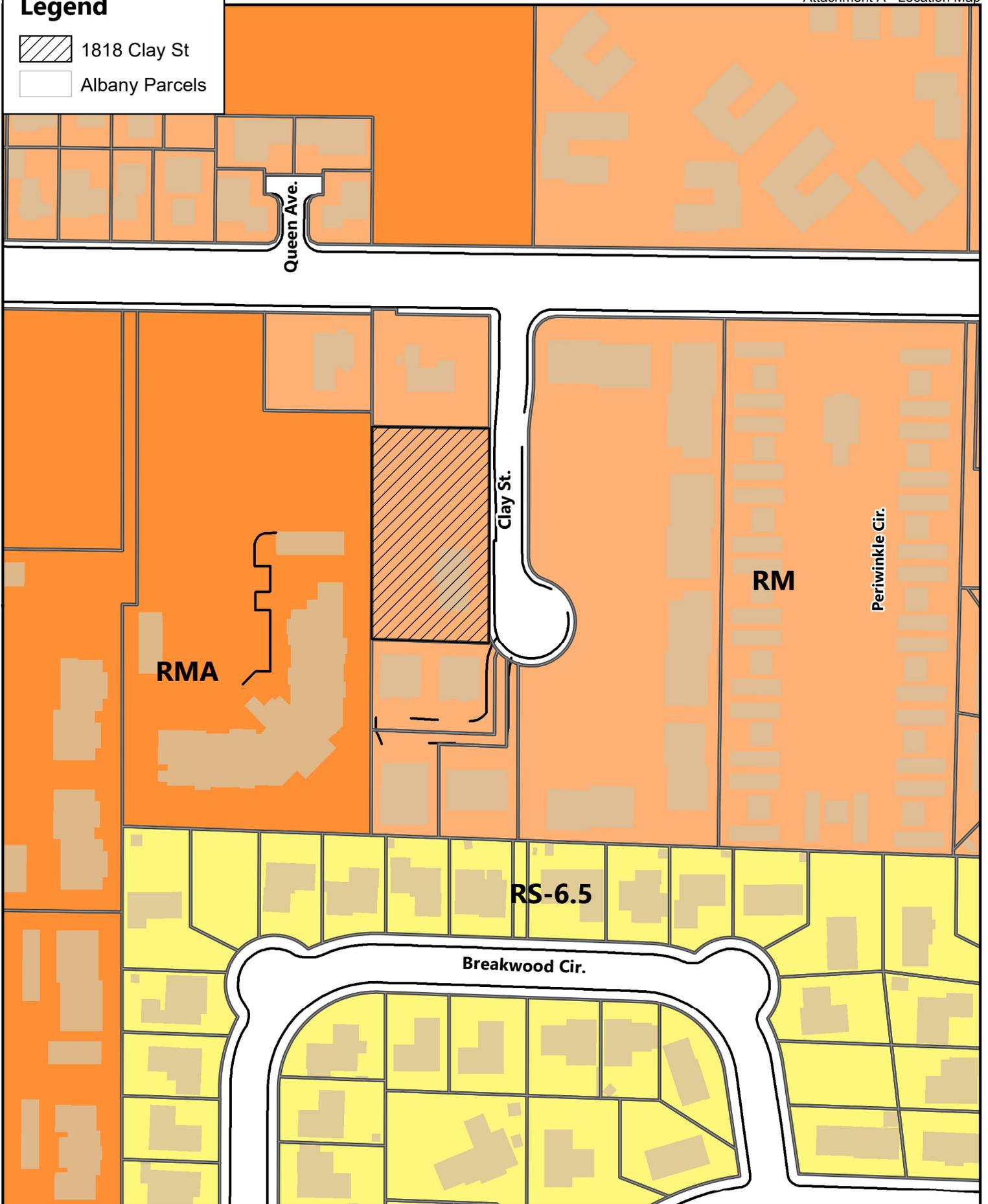
Attachments:

Attachment A - Location Map

Attachment B - Applicant's Tentative Subdivision Plan

Legend

-  1818 Clay St
-  Albany Parcels



\\con.cityofalbany.net\homas\tonym\Desktop\locationmap template.mxd



0 65 130 Feet

Date: 5/7/2020 Map Source: City of Albany

1818 Clay Street

Location / Zoning Map

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FOUR-LOT SUBDIVISION TENTATIVE PLAT

ALBANY, OREGON

OWNER/DEVELOPER:

JIM THOMPSON
P.O. BOX 2752
ALBANY, OR 97321

CIVIL ENGINEERING:

REECE & ASSOCIATES, INC
C/O DAVID J. REECE, PE
321 FIRST AVENUE EAST, SUITE 3A
ALBANY, OR 97321
PHONE: 541-926-2428
EMAIL: dave@r-aengineering.com

LOCATION:

LINN COUNTY TAX MAP:
11S03W08DB, LOT 5600

PROPERTY ADDRESS:
1818 CLAY STREET SE
ALBANY, OR 97321

ZONING:

SUBJECT PROPERTY IS ZONED RM -
RESIDENTIAL MEDIUM DENSITY

ZONING LEGEND:
RM - RESIDENTIAL MEDIUM DENSITY
RMA - RESIDENTIAL MEDIUM DENSITY ATTACH

SITE DATA:

ALL EXISTING TOPOGRAPHIC, UTILITY AND SITE DATA
SHOWN HEREON ARE FROM SITE SURVEY & LOCATES
PERFORMED BY COLE SURVEYING, LLC.

- NO EXISTING STRUCTURES ON THE SITE
- PARKING SPACES ON SUBJECT PROPERTY HAVE
BEEN DEMOLISHED, REMOVED, OR ABANDONED

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF ALBANY

SANITARY SEWER:

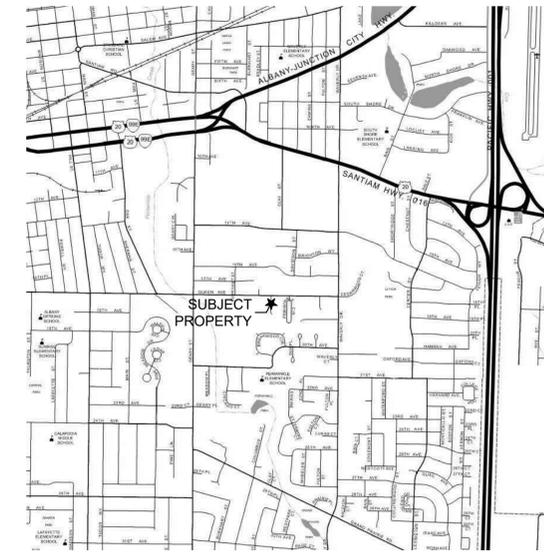
SANITARY SEWER IS BY THE CITY OF ALBANY

FLOODPLAIN NOTE:

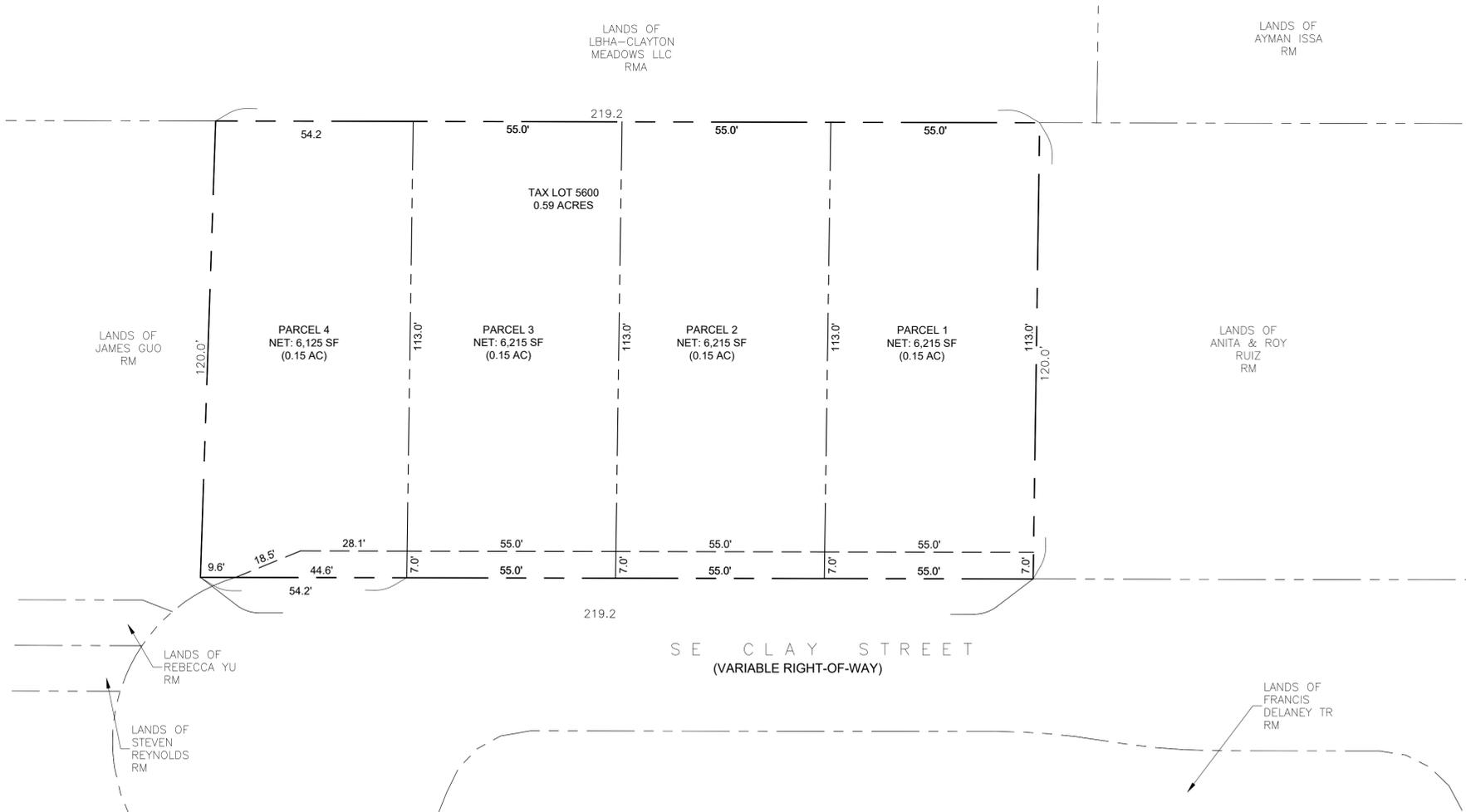
THIS SITE LOCATED WITHIN ZONE "X", OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOODPLAINS AS DESIGNATED
ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER
41043C0527G LAST REVISED SEPTEMBER 29TH, 2010.

PLAN PURPOSE NOTE:

THE PROJECT DESCRIPTIONS SHOWN HEREON ARE
APPROXIMATE AND ARE FOR CONCEPTUAL PURPOSES
ONLY. A FINAL FORMAL BOUNDARY REPLAT AND
LEGAL DESCRIPTION SHALL BE PERFORMED BY A
LICENSED PROFESSIONAL LAND SURVEYOR.



VICINITY MAP
NOT TO SCALE

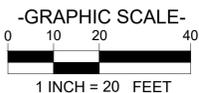


SHEET INDEX

Sheet Number	Sheet Title
1.0	TENTATIVE PLAT
2.0	EXISTING CONDITIONS
3.0	EXISTING CONDITIONS
4.0	TENTATIVE IMPROVEMENTS
5.0	SITE PLAN - CURB & GUTTER EXTENSION TO QUEEN AVENUE

PROPERTY SIZE			
PARCEL	GROSS AREA	ROW DEDICATION	NET AREA
T.L. 5600 (PARENT PARCEL)	25,623 SF (0.59 AC)	0 SF (0.00 AC)	25,623 SF (0.59 AC)
PARCEL 1	6,600 SF (0.15 AC)	385 SF (0.01 AC)	6,215 SF (0.14 AC)
PARCEL 2	6,600 SF (0.15 AC)	385 SF (0.01 AC)	6,215 SF (0.14 AC)
PARCEL 3	6,600 SF (0.15 AC)	385 SF (0.01 AC)	6,215 SF (0.14 AC)
PARCEL 4	6,381 SF (0.15 AC)	256 SF (0.01 AC)	6,125 SF (0.14 AC)

TENTATIVE PLAT PLAN
SCALE: 1" = 20'



---REVISION BLOCK---	
No.	DESCRIPTION
1	REVISED PER SITE SURVEY & CURB CONNECTION TO QUEEN AVE

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456

PLANNING SERVICES

CHANGING SERVICES

REGISTERED PROFESSIONAL
ENGINEER
11,745
16, 1982
PRELIMINARY
D. J. REECE
RENEWS 12/31/20

FOUR-LOT SUBDIVISION
TENTATIVE PLAT

JIM THOMPSON
ALBANY, OREGON

PLAN REVISIONS	DATE	BY
1	07-10-2020	KSR

R&A PROJECT NO.
THO2001

DATE | 06-2-20
DESIGNED | K. RICCIPELLI
ENGINEER | D. REECE
CHECKED | H. WOOTON
SCALE | AS INDICATED

SHEET NUMBER _____

PRELIMINARY - NOT FOR CONSTRUCTION **1.0**