



## 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 Plat Review

SD-05-19

July 12, 2019

The Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **July 26, 2019**.

### Application Information

Proposal:	Land division for a five (5) lot subdivision
Review Body:	Staff Decision (Type I-L review)
Property Owner / Applicant:	Good Shepherd Church; 1910 34th Avenue SE, Albany, OR 97322
Applicant's Representative:	Brandie Dalton, Multi/Tech Engineering; 1155 SE 13th Street, Salem, OR 97302
Address/Location	1910 34th Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17CA; Tax Lots 3201
Zoning:	RS-6.5 (Residential Single Family)

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 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 **July 26, 2019**, 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 or call **Melissa Anderson** at 541-704-2319 or [melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321.

### Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code includes the following review criteria that must be met for this application to be approved.

[cd.cityofalbany.net](http://cd.cityofalbany.net)




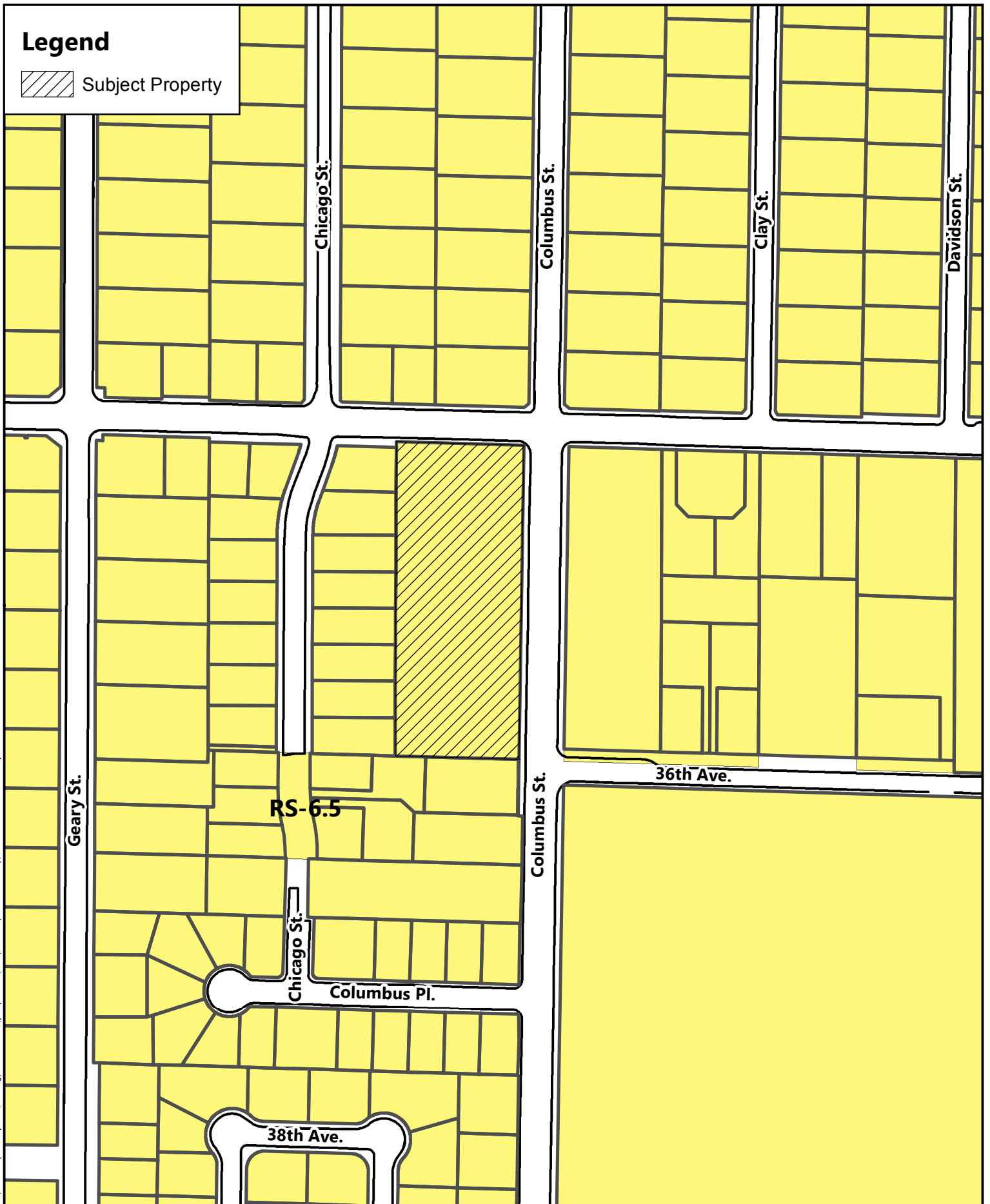
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided 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: Location Map, Site Plan

**Legend**

 Subject Property



G:\Community Development\Planning\Land Use Cases\prepreviews\2018\Pr-86-18 (1910 SE 34th Ave)\1910 SE 34th Ave Location Map.mxd

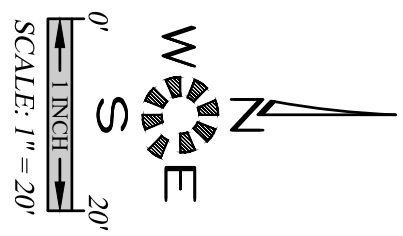
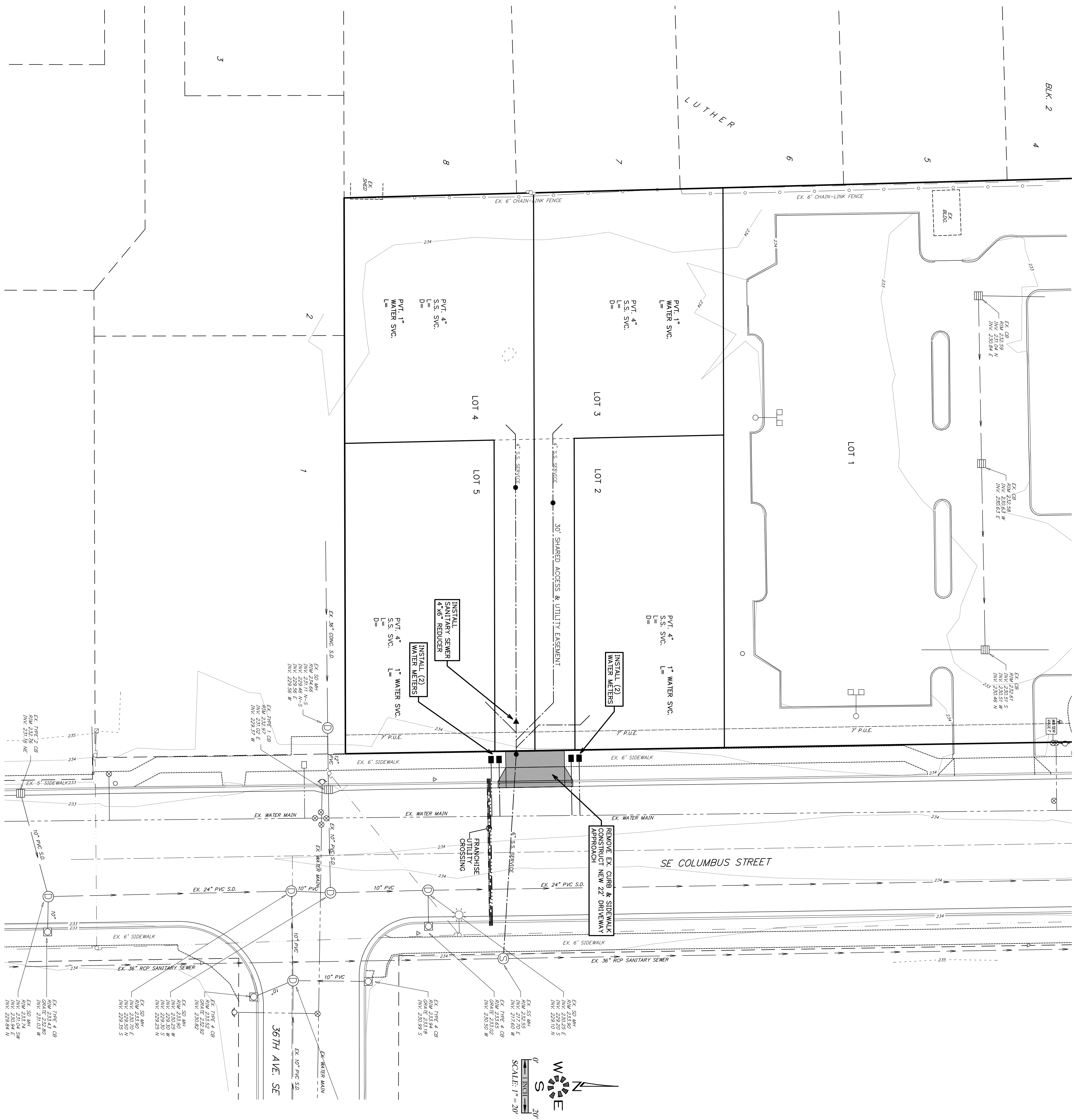


0 100 200 400 Feet

Date: 11/7/2018 Map Source: City of Albany

**1910 34th Avenue SE**

Location / Zoning Map



**P201**

6803p 2019.PLT  
 Design: M.D.G.  
 Drawn: P.H.S.  
 ProjMgr: B.M.G.  
 Date: APRIL 2019  
 Scale: AS SHOWN  
 As-Built: ----

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**GOOD SHEPHERD ESTATES**

**PRELIMINARY UTILITY IMPROVEMENTS**

**MULTI/TECH**

**ENGINEERING SERVICES, INC.**

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