



## 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

SD-05-22

April 19, 2022

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Allison Crow**, 541-917-7640 or [allison.crow@cityofalbany.net](mailto:allison.crow@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **May 3, 2022**.

### Application Information

Proposal:	Tentative Partition Plat for a four-lot subdivision.
Review Body:	Staff Review (Type I-L)
Property Owner:	Bob Mitchell; 1120 Linnwood Drive NE, Albany, OR 97322
Applicant:	Michael Quinn; Quinstruction Development Inc. PO Box 2437, Albany, OR 97321
Applicant Representative:	Laura LaRoque; Udell Engineering and Land Surveying, LLC 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2927 Geary Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17BD, Tax Lot 2100
Zoning:	RS-6.5 (Residential Single Family) District
Comprehensive Plan:	Residential Low Density
Overlay District:	N/A
Total Land Area:	27,201 square feet

### Public Notice Period

The City of Albany has received the application for Tentative Subdivision Plat as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. The deadline for submission of written comments is 5:00 p.m. on **May 3, 2022**, 14 days from the date the City mails the notice of filing.

We have attached a location map and site plan. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Allison Crow, project planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [allison.crow@cityofalbany.net](mailto:allison.crow@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision of the application.

The proposed subdivision must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 11 outlined below. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria.

## Approval Standards for This Request

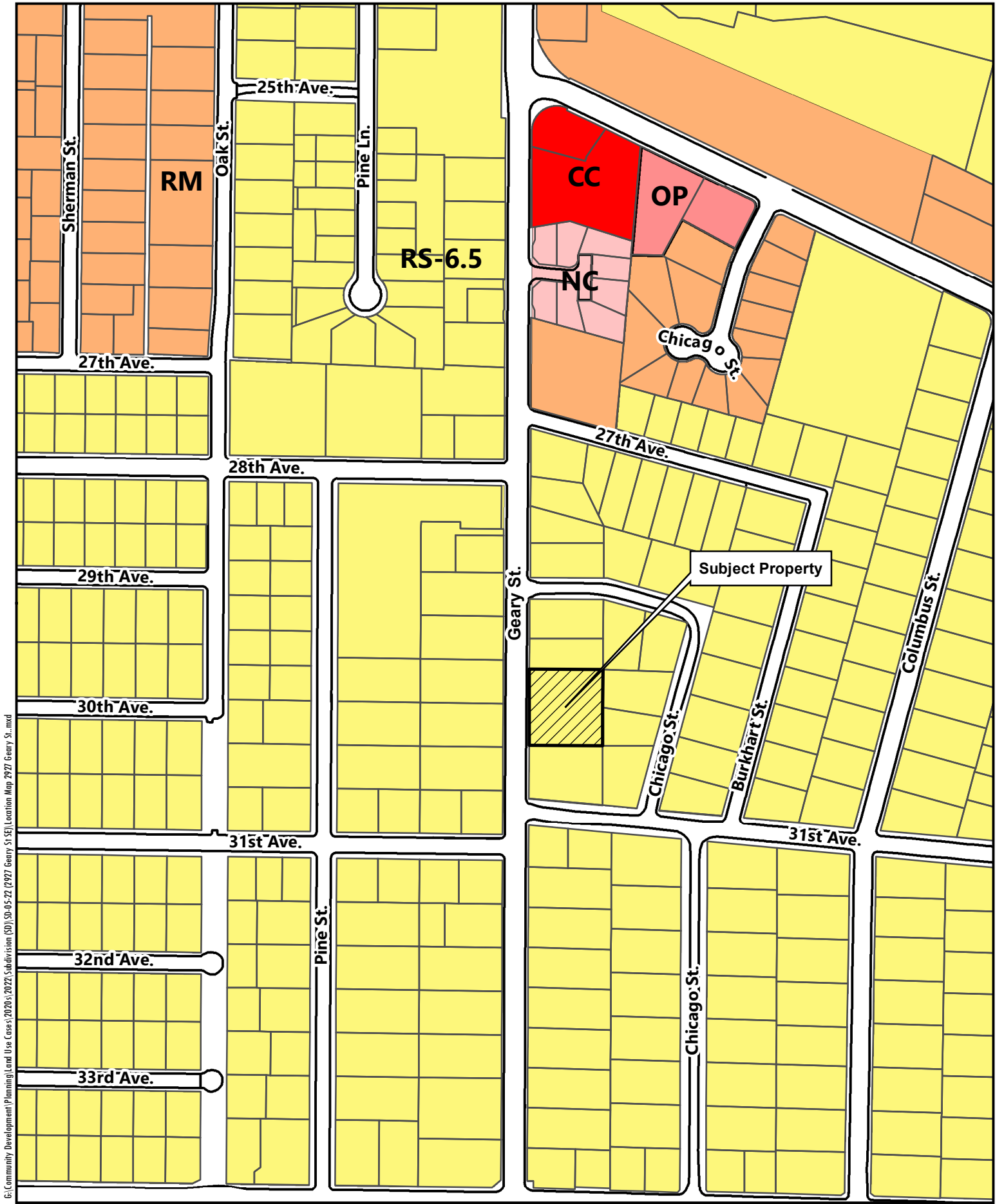
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### Tentative Plat Review Criteria (ADC 11.180)

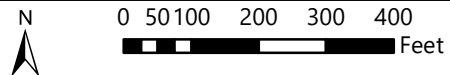
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
- (5) The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
- (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, 3, 9, 11, 12, and 22**

Attachments: Location Map and Tentative Partition Plat Drawings



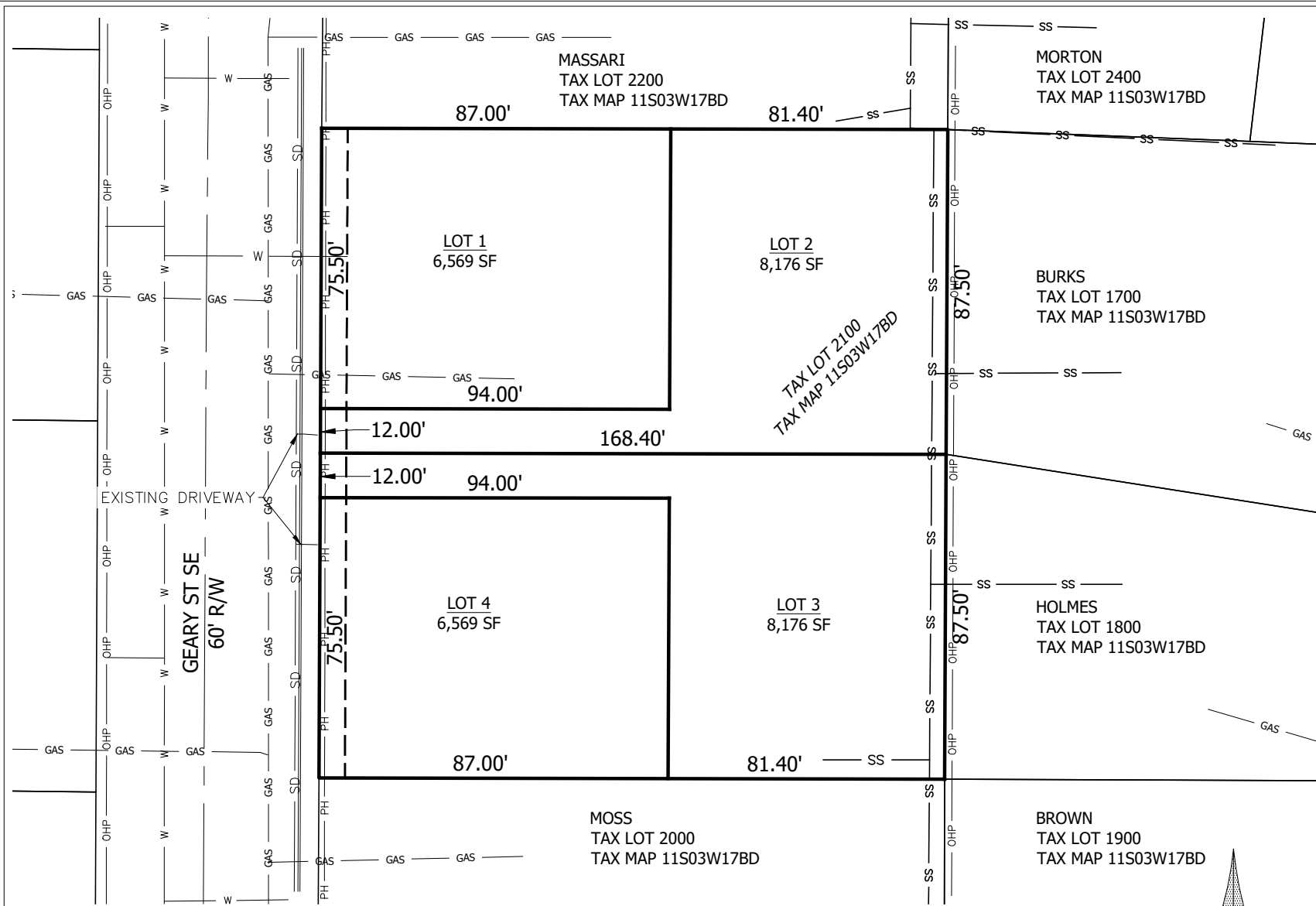
G:\Community Development\Planning\Land Use Cases\2020\2021 Subdivision (SD), SD-05-22 (2027 Geary St SE) Location Map 2927 Geary St.mxd



Date: 3/17/2022 Map Source: City of Albany

**2927 Geary Street SE**

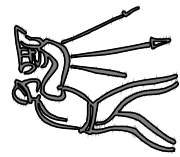
Location / Zoning Map



**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON, 97355  
 541-451-5125

TENTATIVE SUBDIVISION MAP  
**BOB MITCHELL**  
 1120 LINNWOOD DR NE  
 ALBANY, OREGON

Date 3/7/2022  
 Project QUINSTRUCTION SUB  
 21-360  
 Drawn by AWJ  
 Checked by KWL



SHEET 1  
 of 2  
 SCALE: AS NOTED

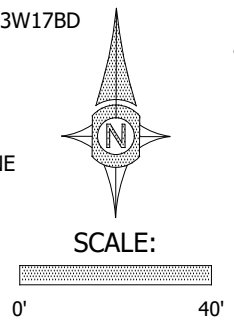
**PROPERTY INFORMATION: AREAS A-D**

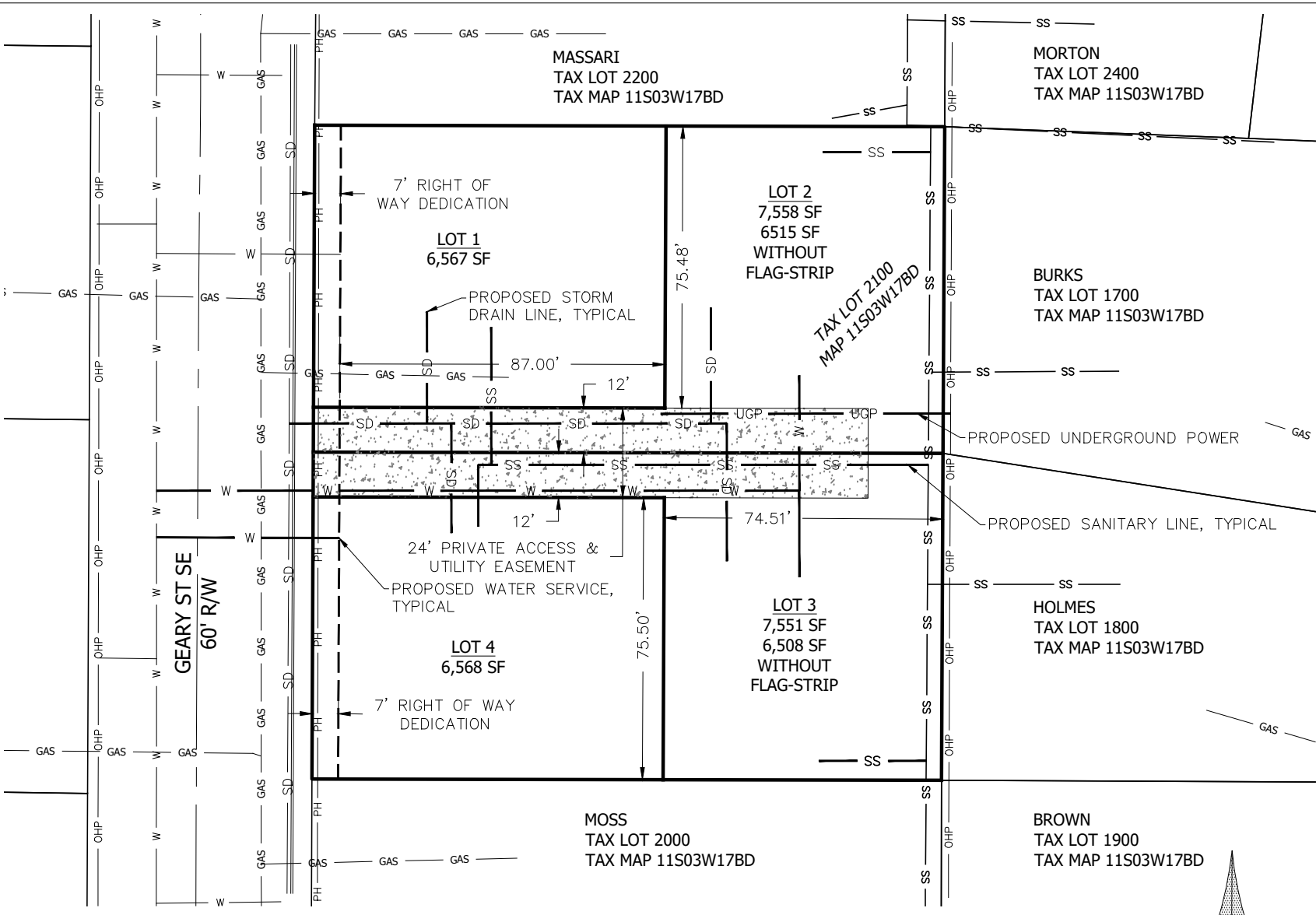
ADDRESS: 2927 GEARY ST SE  
 ZONING: RS  
 LAND USE: SINGLE FAMILY RESIDENCE  
 OWNER: BOB MITCHELL  
 ASSESSORS MAP: 11S03W17BD  
 TAX LOT: 2100

NOTE: EXISTING CONDITIONS DRAWN BY SUPERIMPOSING AN AERIAL PHOTO. LOCATIONS ARE APPROXIMATE.

**LEGEND**

———	NEIGHBORING LOT LINE
———	PROPERTY LINE
R/W	RIGHT OF WAY
CO	COUNTY
RD	ROAD
SF	SQUARE FEET





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63 EAST ASH ST.  
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541-451-5125

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TENTATIVE SUBDIVISION MAP

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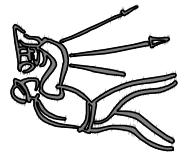
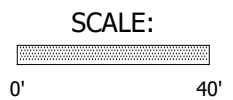
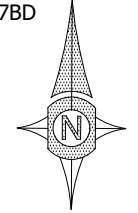
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**LEGEND**

- NEIGHBORING LOT LINE
- PROPERTY LINE
- R/W
- CO
- RD
- SF
- RIGHT OF WAY
- COUNTY ROAD
- SQUARE FEET



SHEET 2  
of 2

SCALE: AS NOTED