



## 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-06-21

November 5, 2021

The Planning Division has received the following APPLICATION. Written comments on this project may be submitted to the Planning Division; PO Box 490; Albany, OR 97321 or by email to [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net). Written comments must include your name and mailing address. The deadline for submission of written comments is 5:00 p.m. on **November 19, 2021**.

### Application Information

File:	SD-06-21
Proposal:	Tentative Plat to develop a four-lot subdivision.
Review Body:	Staff (Type I-L Review)
Property Owner/Applicant:	Jeremy Delamarter, JDM2 Development, LLC 1221 NW Skyline Drive; Albany, OR 97321
Applicant's Engineer:	Dan Watson, K&D Engineering; PO Box 725; Albany, OR 97321
Address/Location:	1187 and 1221 Skyline Drive NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-36CC; Tax Lots 3101 & 3200
Zoning:	RS-10 Residential Single-Family District
Comprehensive Plan:	Residential Low Density
Overlay District:	None
Total Land Area:	3.05 acres

The City of Albany has received the land use applications 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 **November 19, 2021**, 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 **David Martineau** at 541-917-7555 or [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321.

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



## Approval Standards for This Request

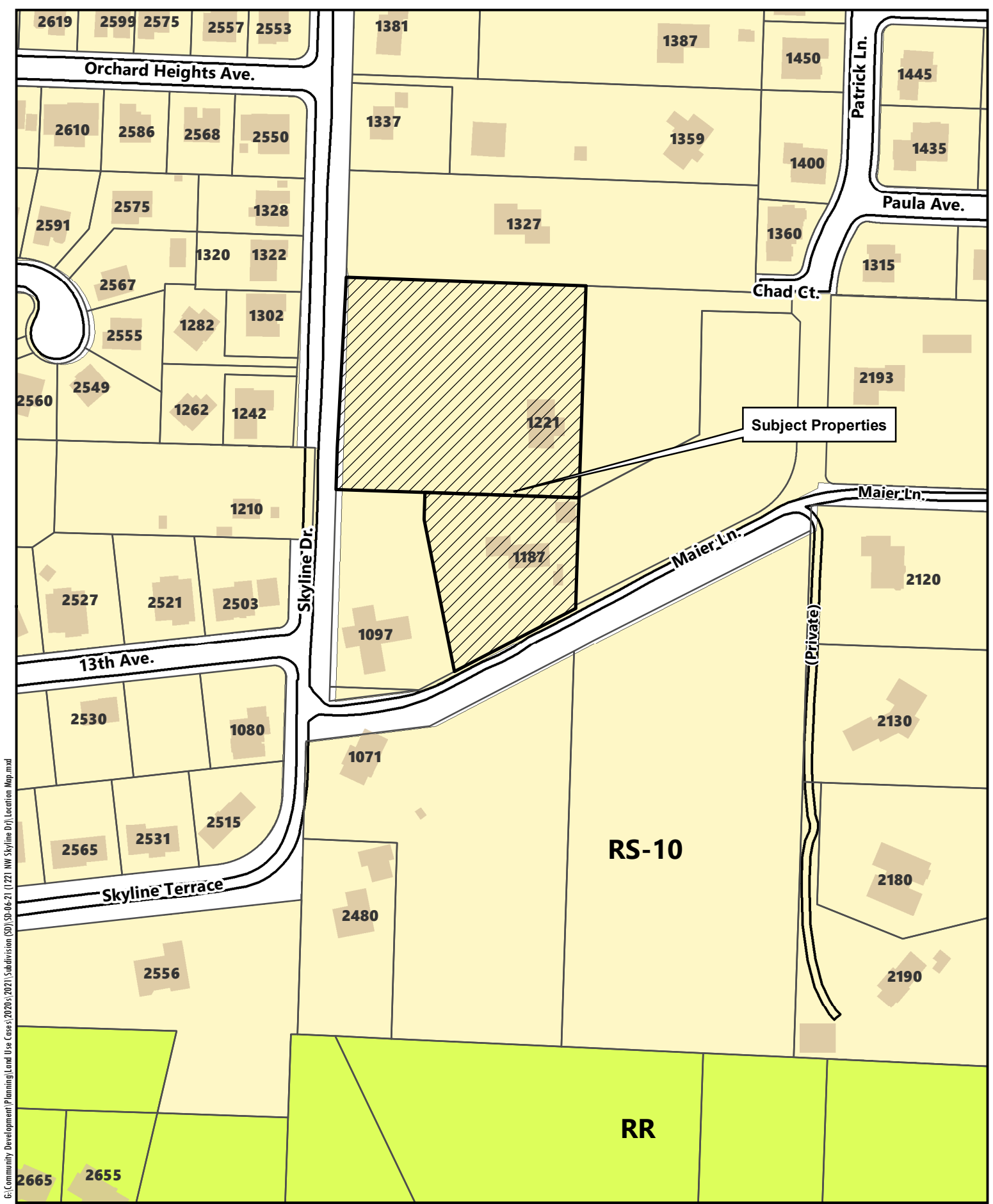
### **Tentative Plat Review Criteria (ADC 11.180):**

Approval of a tentative subdivision or partition plat will be granted if the review body finds the applicant has met all of the following criteria which apply to the development:

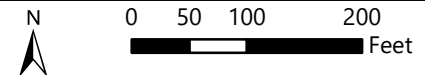
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed 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, 3, 6, 8, 9, 11, and 12.**

Attachments: Location Map, Applicant's Proposed Subdivision Plan



G:\Community Development\Planning\Land Use Cases\2020s\2021\Subdivision (SD)\_SP-06-21 (121 NW Skyline Dr.) Location Map.mxd



Date: 9/1/2021 Map Source: City of Albany

# 1187 & 1221 Skyline Drive NW

Location / Zoning Map

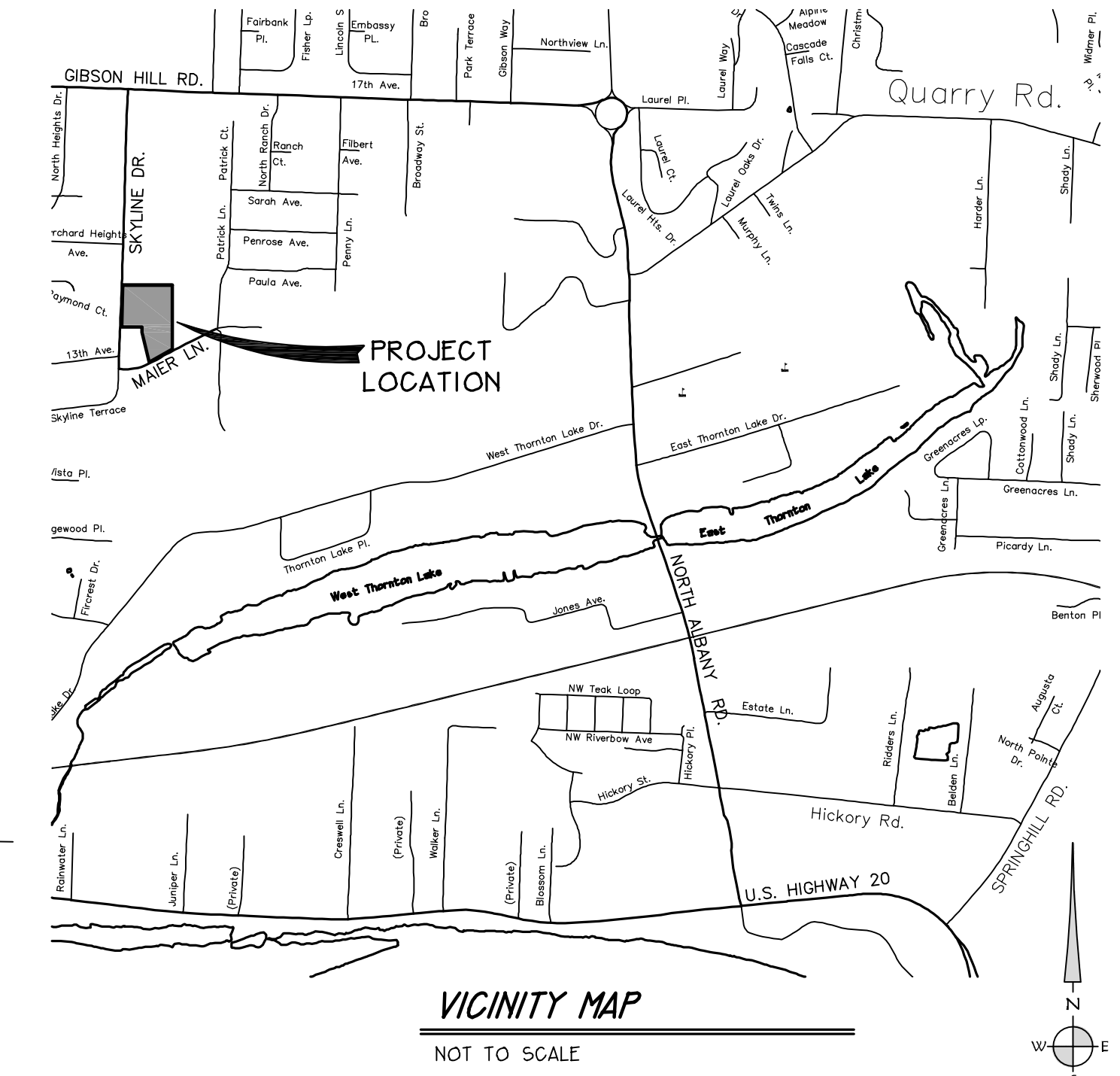


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**TENTATIVE SUBDIVISION PLAT**  
 FOR  
**JDM2 DEVELOPMENT LLC**  
 LOCATED AT  
**1187 SKYLINE DRIVE NW, ALBANY, OREGON**  
**SW 1/4 SEC. 36, T. 10 S., R. 4 W., W.M.**  
 IN THE  
**CITY OF ALBANY, BENTON COUNTY, OREGON**  
 JULY 26, 2021

**OWNER / APPLICANT:**  
 JDM2 DEVELOPMENT LLC  
 C/O JEREMY DELAMARTER  
 1221 SKYLINE DR. NW  
 ALBANY, OR 97321

**ENGINEER:**  
 K&D ENGINEERING INC.  
 276 HICKORY ST. NW  
 ALBANY, OR 97321  
 (541) 928-2583



**TAX LOT 3101:**  
 TAX LOT 3101,  
 MAP 1054W36CC  
 1187 SKYLINE DR. NW  
 ALBANY, OR 97321  
 ORIGINAL AREA 0.88 AC

**TAX LOT 3200:**  
 TAX LOT 3200,  
 MAP 1054W36CC  
 1221 SKYLINE DR. NW  
 ALBANY, OR 97321  
 ORIGINAL AREA 2.17 AC

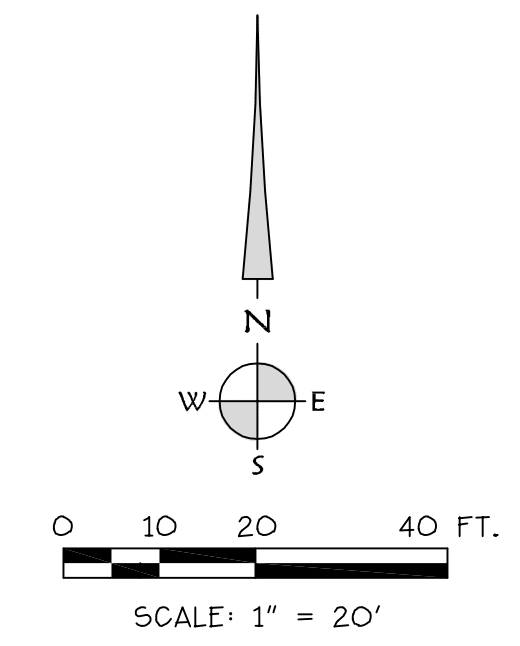
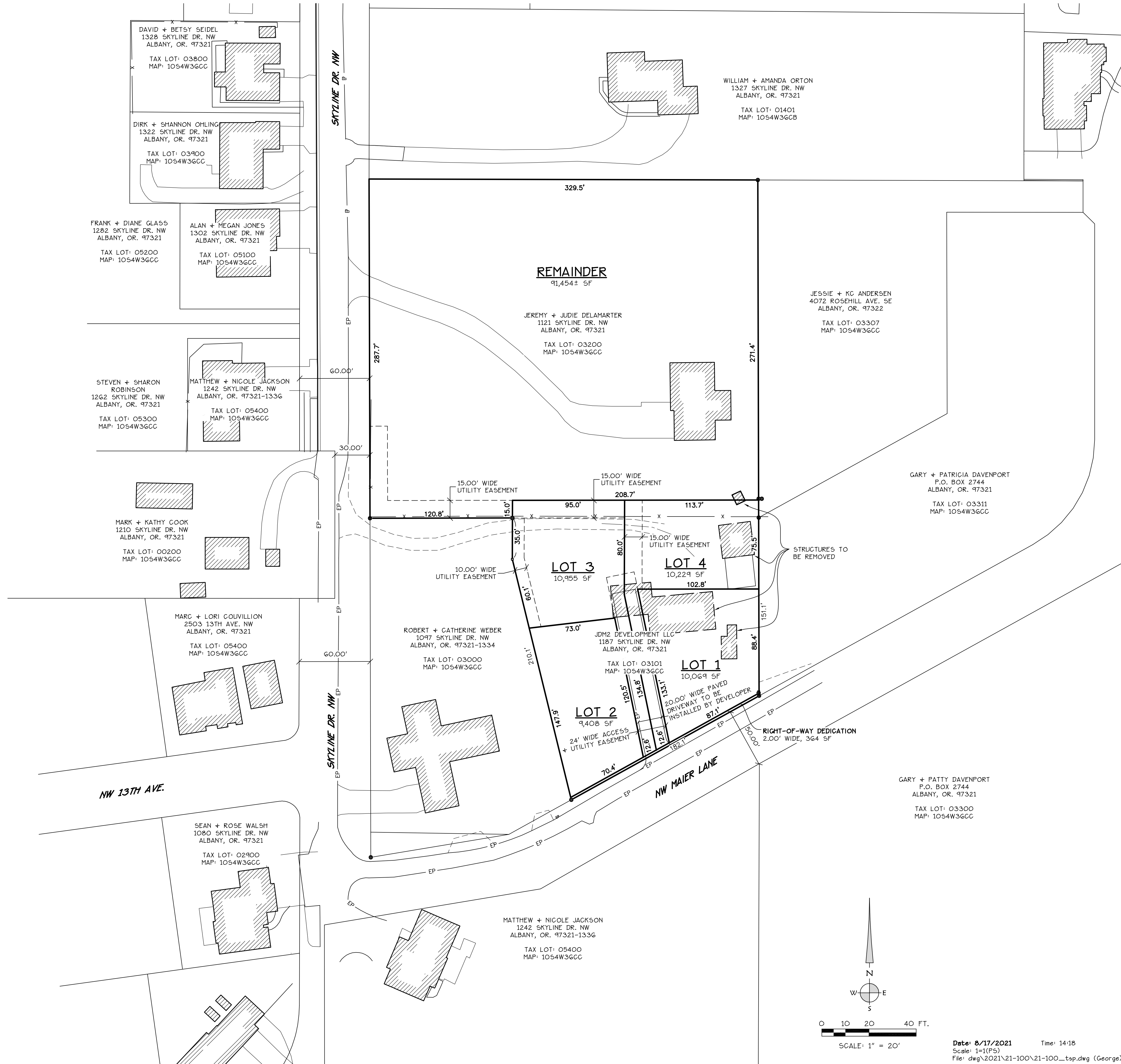
**CURRENT USE:**  
 TAX LOT 3101: EXISTING RESIDENCE  
 TAX LOT 3200: EXISTING RESIDENCE

**TOTAL PROJECT AREA (GROSS):**  
 3.05 ACRES

**NET AREA:**  
 3.04 ACRES

**AREA OF PUBLIC DEDICATION:**  
 0.01 ACRES, 364 SQUARE FEET

- TOTAL NUMBER OF LOTS:**  
 5 LOTS WILL BE CREATED FROM 2 EXISTING LOTS  
 AN AVERAGE LOT SIZE OF 10,165 SF.
- SITE ZONING:**  
 R5-10 - RESIDENTIAL SINGLE FAMILY  
 ALL PROPERTY WITHIN 100' IS ZONED R5-10
- SEPTIC SYSTEM:**  
 EXISTING SEPTIC SYSTEM TO BE ABANDONED IN PLACE
- FLOOD ZONE:**  
 SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP 41043C0195H DATED DECEMBER 8, 2016, ZONE X  
 DATUM = NAVD 88
- LEGEND:**
- FOUND MONUMENT
  - CALCULATED POINT
  - SEPTIC DISTRIBUTION BOX
  - SEPTIC LIFT STATION
  - MAILBOX
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING UTILITY POLE
  - EXISTING GUY WIRE
  - EXISTING SEWER MANHOLE
  - W — EXISTING WATER LINES (GIS)
  - W — ABANDONED WATER LINES (GIS)
  - SS — EXISTING SEWER LINES (GIS)
  - OHP — EXISTING OVERHEAD POWER
  - EP — EXISTING EDGE OF PAVEMENT
  - X — EXISTING FENCE LINE
  - ☀ EXISTING CONIFER TREE
  - ☀ EXISTING DECIDUOUS TREE



Date: 8/17/2021 Time: 14:18  
 Scale: 1"=1(P5)  
 File: dwg\2021\21-100\21-100\_tsp.dwg (George)

**TENTATIVE SUBDIVISION PLAT**

**JDM2 DEVELOPMENT LLC  
 SUBDIVISION**

LINN COUNTY, OREGON

DATE	REVISIONS	BY

**K  
&  
D**

K&D ENGINEERING, INC.  
 276 N.W. HICKORY ST.  
 P.O. BOX 725  
 ALBANY, OREGON 97321  
 (541) 928-2583

HORZ. SCALE: 1" = 40'  
 VERT. SCALE:  
 SIGN DATE: 8-17-2021  
 DSGN BY: DKW  
 DRWN BY: GSG  
 CHCK BY: DKW  
 PROJECT No.: 21-100

SHEET No.:  
1 of 2