



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Revised Notice of Filing

Tentative Replat

File: RL-04-19

July 3, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Laura LaRoque** (541-917-7640, laura.laroque@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **July 17, 2019**.

Application Information

Proposal:	Replat to adjust a common property line between Parcel 11 of Benton County Partition Plat No. 2015-28 and Parcel 15 of Benton County Partition Plat no. 2016-17.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Patty and Gary Davenport; Hickory Station LLC; P.O. Box 2744, Albany, OR 97321
Engineer/Representative:	Troy Plum; TKP Engineering LLC; P.O. Box 374, Corvallis, OR 97339
Address/Location	640 Hickory Street NW, Albany, OR 9732
Map/Tax Lot:	Benton County Assessor's Map No. 11S-04W-01DA Tax Lot 1400 & 1800
Zoning:	CC (Community Commercial)
Overlay:	Floodplain Overlay (/FP) District

The City of Albany has received the application referenced above. A similar public notice regarding this application was mailed on June 10, 2019. This REVISED NOTICE of the application is being mailed to property owners within 300 feet of the proposed development because the original notice stated incorrectly that the proposal included a property line adjustment when the proposal is actually for the replat of a partition plat. 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. Your comments must relate to the approval standards listed below. Issues that 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 to the issue. ***The deadline for submission of written comments is 5:00 p.m. on July 17, 2019, 14 days from the date the City mails the Notice of Filing.***



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 telephone **Laura LaRoque, Project Planner**, at 541-917-7640. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to laura.laroque@cityofalbany.net. Any person submitting written comments will receive a copy of the Notice of Decision on the application.

Approval Standards for This Request


Tentative Plat Review, ADC 11.180:

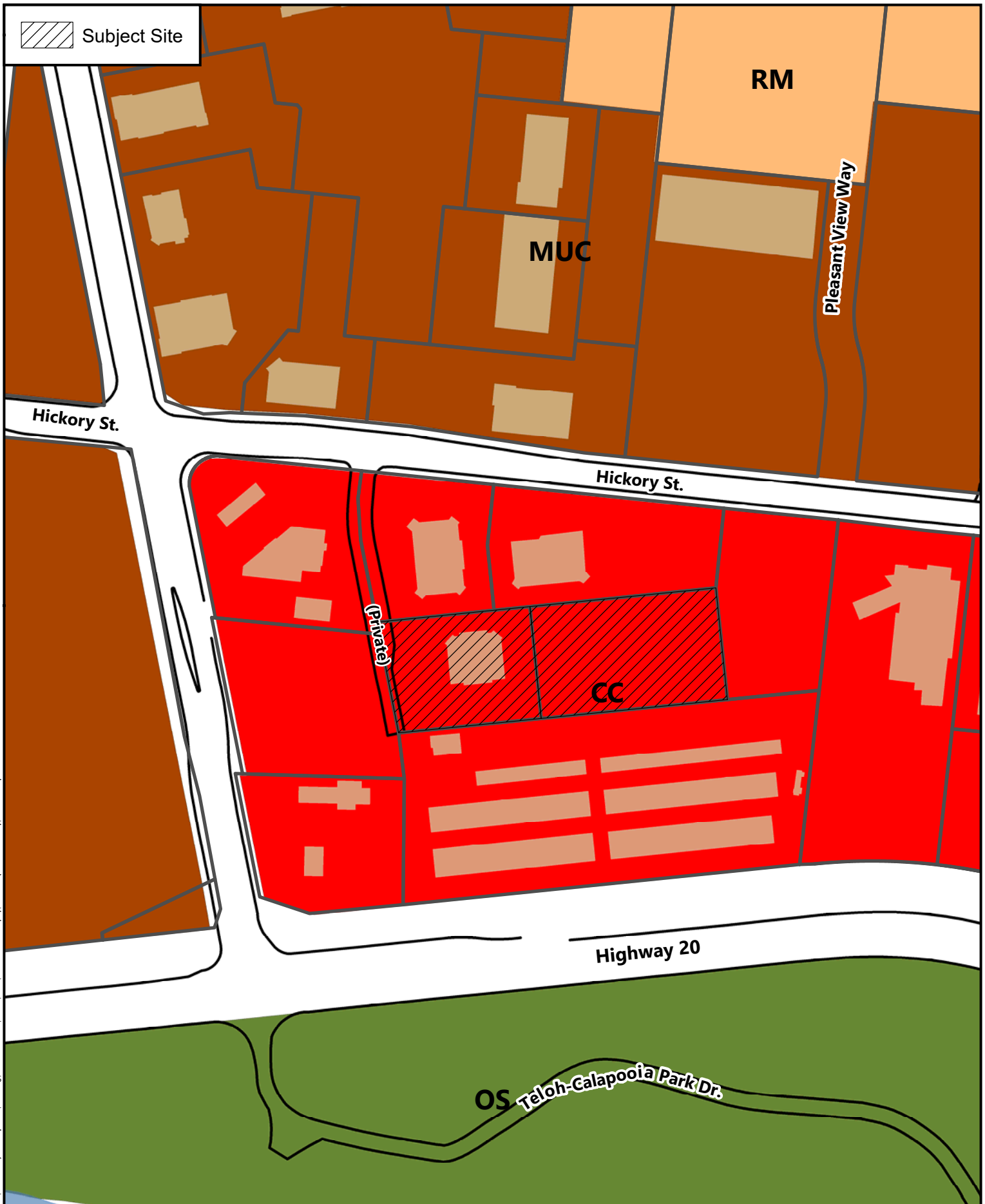
Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

- 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 these applications are found in ADC Articles 1, 2, 4, 11, & 12.

Attachments: Location Map, Applicant's Tentative Replat

 Subject Site



G:\Community Development\Planning\Land Use Cases\2019\2019\Site Plan Review (SP)\SP-03-19 (2409 SE Pacific)\Location Map.mxd

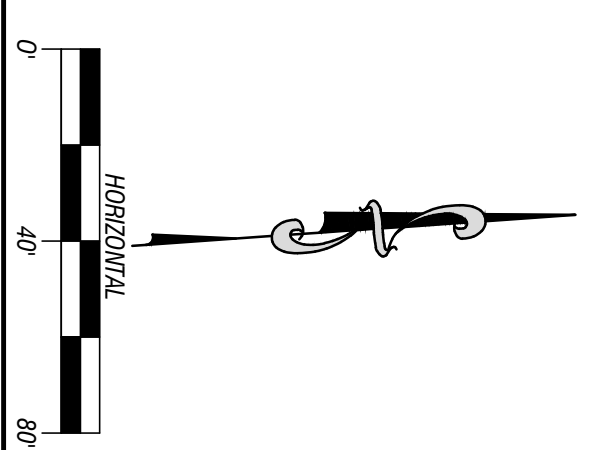
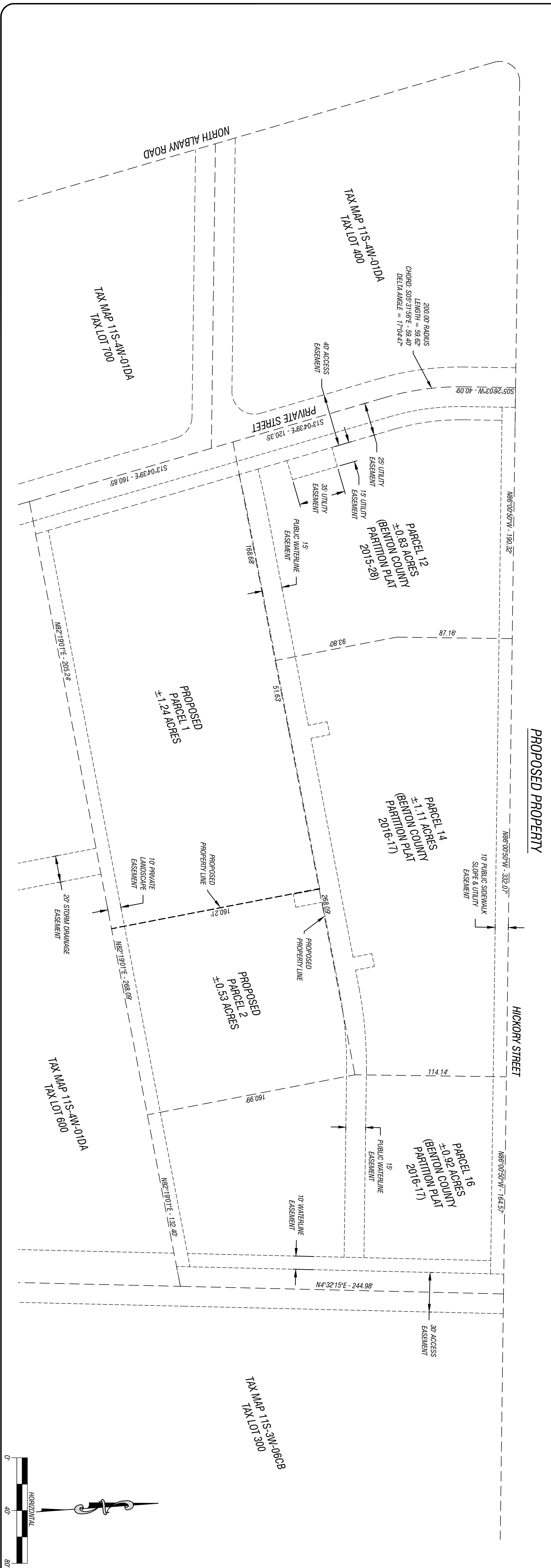
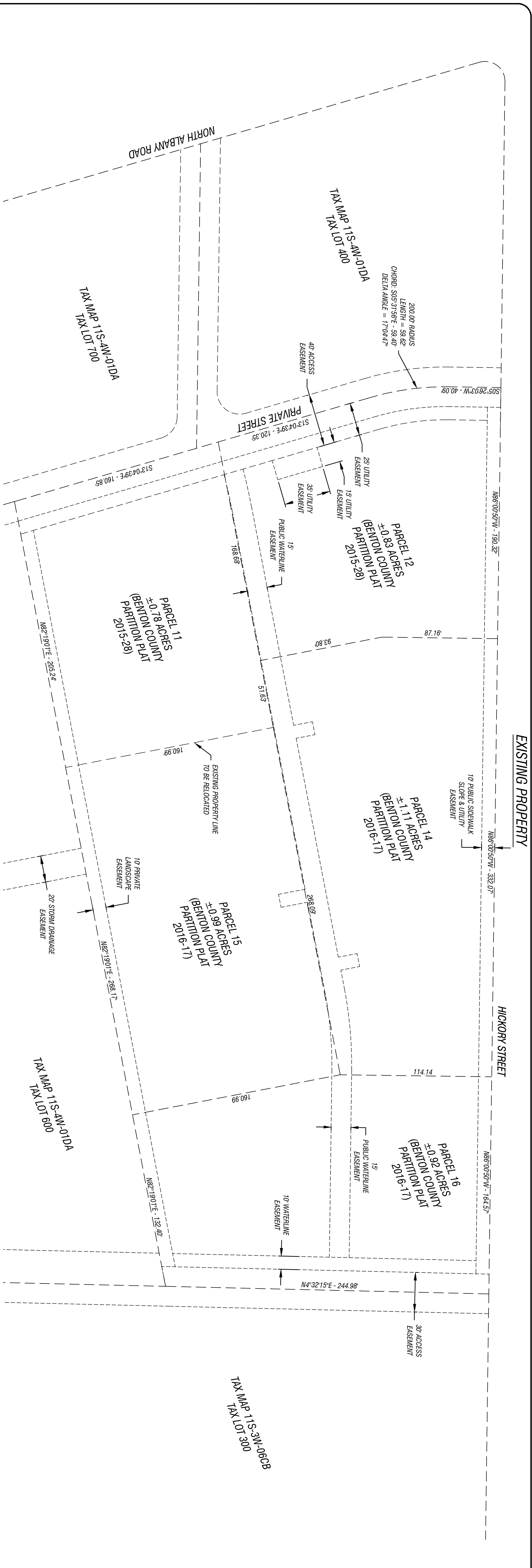


0 75 150 300 Feet

Date: 5/28/2019 Map Source: City of Albany

640 NW Hickory St.

Location / Zoning Map



SHEET		P. 104	
DATE	5/15/2019	PROJECT	19-002
DWG	19-002.DWG	REVISION	DATE
THE BARN AT HICKORY STATION PREPARED FOR: HICKORY STATION, LLC			
TKP ENGINEERING P.O. BOX 374 Corvallis, OR 97339 Phone (541) 760-7205 Fax (866) 861-5704		TKP PROPERTY LINE ADJUSTMENT	
<small>REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TKP ENGINEERING LLC AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKP ENGINEERING LLC.</small>			