



COMMUNITY DEVELOPMENT

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

Staff Report

Tentative Partition Plat

PA-06-24

May 14, 2024

Summary

This request is for Tentative Partition Plat Review to divide a 0.50-acre (21,780-square feet) parcel into three parcels. The subject property is addressed 2325 Marion Street SE and is identified as Linn County Assessor Map: 11S-03W-18AB Tax Lot 1601. Parcel 1, as proposed, will be 6,500 square feet and will contain the existing residence. Parcel 2, as proposed, will be 6,691 square feet with a 12-foot wide-flag; and Parcel 3, as proposed, will be 8,358 square feet with a 12-foot-wide flag.

The land division review criteria under Albany Development Code (ADC) 11.180 are applicable for the proposed application. These criteria are addressed in this report and must be satisfied to grant approval for this application.

Application Information

Proposal:	The application is for Tentative Partition Plat to divide one parcel into three parcels.
Review Body:	Staff (Type I-L Review)
Property Owner/Applicant:	James and Janis Vandehey; 1827 NW Olivia Circle, Albany, OR 97321; janvandehey@msn.com
Applicant's Representative:	Udell Engineering and Land Surveying LLC; C/O: Laura LaRoque, 63 E Ash Street, Lebanon, OR 97355; laura@udelleng.com
Applicant's Engineer:	Udell Engineering and Land Surveying, LLC; C/O: Brian Vandetta, 63 E Ashe Street, Lebanon, OR 97355; brian@udelleng.com
Address/Location:	2325 Marion St. SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-18AB Tax Lot 1601
Zoning:	RS-6.5 (Residential Single-Dwelling Unit)
Comprehensive Plan:	Residential Low Density
Overlay Districts:	None
Total Land Area:	0.50 acres
Existing Land Use:	Residential
Neighborhood:	Sunrise
Surrounding Zoning:	North: RS-6.5 (Residential Single-Dwelling Unit) East: RS-5 (Residential Single-Dwelling Unit) South: RS-6.5 (Residential Single-Dwelling Unit) West: RMA/RM (Residential Medium Density Attached/Residential Medium Density)
Surrounding Uses:	North: Single dwelling units/duplex East: Single dwelling units/bare land

South: Single dwelling units
West: Single dwelling units/bare land

Prior History: None

Staff Decision

The subject application referenced above is APPROVED with CONDITIONS as described in this staff report. The approval expires three years from the date of tentative plat approval. The final plat must be recorded with the Linn County Records Division (ADC 11.065) unless an extension is approved by the City and the county surveyor's office.

Appeals

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)].

Notice Information

A notice of filing was mailed to property owners identified within 300 feet of the subject properties on April 15, 2024, in accordance with ADC 1.220. At the time the comment period ended on April 29, 2024, the Albany Planning Division received no comments.

Analysis of Development Code Criteria

The ADC includes the following review criteria for a tentative plat (ADC 11.180) which must be met for these applications to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Tentative Plat Review Criteria

Criterion 1

The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

Findings of Fact

- 1.1 The underlying zoning district of the subject lot is RS-6.5 (Residential Single-Dwelling Unit District). The RS-6.5 zoning district is intended primarily for low-density residential urban development. Lot size in the RS-6.5 zone depends on the proposed use, and ranges in size from 1,500 square feet (townhomes), 6,500 square feet (single-dwelling unit detached, duplex and triplex), to 7,000 square feet (cottage clusters and fourplexes).
- 1.2 The subject property consists of 0.50 acres (21,780-square feet) and is developed with a single dwelling unit and a duplex. The applicant proposes to create three parcels with Parcel 1 consisting of 6,500-square feet and will contain the existing single dwelling unit. The applicant proposes to demolish the existing duplex to create Parcel 2 at 6,691 square feet and Parcel 3 at 8,358 square feet.
- 1.3 The minimum width standard for the RS-6.5 zone is 20 feet for townhomes, and 50 feet for all other uses. Proposed Parcel 1 will be 68 feet wide and proposed Parcel 2 will be 91.7 feet wide. The proposed lots will exceed the minimum width standard.
- 1.4 According to ADC Table 3.190-1, the minimum setback standards in the RS-6.5 zoning district are as follows: 15-foot front (building), 20-foot front (vehicle entrance), 5-foot side (one story), 8-foot side, (two plus stories), or zero for zero lot line dwellings. Maximum height is 30 feet and maximum lot coverage is 60 percent. The subject property is currently developed with a detached single dwelling unit and a duplex. The applicant proposes to create three lots with Parcel 1 consisting of 6,500 square feet and the existing detached single dwelling unit. Based upon the site plan submitted by the applicant, (Attachment B) the new property lines will meet the required setbacks of the RS-6.5 zoning district. The applicant proposes to demolish the existing duplex in order to create Parcels 2 and 3 as vacant developable land. As a condition of approval, prior to recordation of the partition plat, the applicant shall demolish the existing duplex. All future development of Parcels 2 and 3 will be reviewed for compliance with setbacks at the time of building permits.

- 1.5 In any land division for single-dwelling unit residential or middle housing development, lots and blocks shall conform to standards listed in ADC 11.090 and other applicable provisions of the Code. Standards relevant to this proposed partition are addressed below.
- 1.6 ADC 11.090(1) states lots must be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all proposed lots in compliance with the requirements of the Code. Parcel One proposes to contain the existing dwelling. The applicant proposes to demolish the existing duplex, which would straddle the created property line between Parcels 2 and 3. As a condition of approval, the existing duplex must be demolished prior to the signing of the final plat.
- 1.7 According to ADC 11.090(2), when lots are more than double the minimum area designated by the zoning district, those lots must be arranged to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat. All proposed parcels are less than double the minimum lot size of 6,500 square feet.
- 1.8 ADC 11.090(3) states double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector or arterial street status or to overcome specific disadvantages of topography and/or orientation. No double frontage parcels are proposed.
- 1.9 ADC 11.090(4) states side yards of lots shall run at right angles to the street the property faces. All proposed parcels have side yards that run at right angles to the street the property faces.
- 1.10 According to ADC 11.090(5), block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through-streets. Physical conditions may include existing development, steep slopes, wetlands, creeks, and mature tree groves. The proposed partition does not create any new streets, and therefore, does not create any new blocks. This standard is not applicable.
- 1.11 ADC 11.090(6) states off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible. Parcel 1 has an existing pedestrian access to the public sidewalk along Marion Street SE. The applicant has proposed a 5-foot-wide sidewalk along the southern portion of proposed access easements serving Parcels 2 and 3 with a connection to the public sidewalk along Marion Street SE. This standard is satisfied.
- 1.12 ADC 11.090 (7) provide standards for townhomes on cul-de-sacs. The proposed development does not include townhomes on a cul-de-sac. This standard is not applicable.
- 1.13 ADC 11.090(8) states flag lots are allowed only when the City Engineer has determined that the dedication and improvement of a public street is not feasible or not practical. The applicant proposes to create two abutting flag lots each consisting of a 12-foot-wide flag for a total of a 24-foot-wide access easement. The minimum width for a flag is 22 feet, except when an access is shared by an access and maintenance agreement in which case each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet. The City Engineer reviewed the proposed partition and found the creation of a public street not practical. As a condition of approval, the applicant shall provide an access and maintenance agreement with the final plat for review.
- 1.14 According to ADC 11.090(9), street intersections must be constructed so there is not less than a 20-foot radius along the curb line. This standard ensures all public improvements, including accessibility ramps, can be contained in the public right-of-way at the corresponding street corners. Proposed Parcel 1 has access to an existing public street, Marion Street SE, and proposed Parcels 2 and 3 will have access to Marion Street SE via an access and utility easement. All parcels will have access to an existing public street, and therefore, no new intersections are proposed. This standard is not applicable.

Conclusions

- 1.1 The proposal meets the standards of the underlying zoning district.

- 1.2 There are no foreseeable difficulties in securing building permits to build on the proposed lots.
- 1.3 The proposed partition does not propose to create new blocks, intersections, cul-de-sacs, or double-frontage lots.
- 1.4 The proposal meets the underlying development and lot and block standards of the RS-6.5 zoning district.
- 1.5 The existing duplex would straddle the proposed property lines. As a condition of approval, prior to recordation of the partition plat, the applicant shall demolish the existing duplex.
- 1.6 The proposed partition will create two abutting flag lots which will be used as shared access for Parcels 1, 2, and 3. As a condition of approval, the applicant shall provide an access easement and maintenance agreement with the final plat for review.

Conditions

- Condition 1 Prior to the recordation of the partition plat, the applicant shall demolish the existing duplex.
- Condition 2 The applicant shall provide an access easement and maintenance agreement with the final plat for review.

Criterion 2

Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings of Fact

- 2.1 The proposal will divide a single 0.50-acre (21,780-square-foot) property into three parcels; Parcel 1 at 6,500 square feet; Parcel 2 at 6,691 square feet; and Parcel 3 at 8,358 square feet.
- 2.2 The proposed partition would divide the entire parcel owned by the applicant.
- 2.3 The property owner does not propose any further subdivisions of the property.

Conclusions

- 2.1 There is no other remainder of land to consider. The land within the parent parcel will be allocated to the three proposed parcels.
- 2.2 This review criterion is satisfied without conditions.

Criterion 3

Adjoining land can be developed, or is provided access that will allow its development, in accordance with this Code.

Findings of Fact

- 3.1 This review criterion has been interpreted by the city council to require only that adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on or approved access to a public street currently open to traffic.
- 3.3 The subject property currently has access to Marion Street SE. The proposed partition will create three lots. Parcel 1 has direct access to Marion Street SE; Parcels 2 and 3 will each be created with 12-foot-wide flag strips. The applicant proposes to create a 24-foot-wide access easement across the two abutting 12-foot-wide flags to serve as a 24-foot-wide access easement serving Parcels 1, 2, and 3.
- 3.4 ADC 12.110 states new streets may be required to be located where the City Engineer determines additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties. Adjoining properties have independent access to a public street, and the proposed partition will not impact the access of adjoining properties.

Conclusions

- 3.1 All the adjoining land has, and will continue to have, access to public streets.

3.2 This criterion is met without conditions.

Criterion 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.

Findings of Fact

- 4.1 Access for proposed Parcels 1, 2, and 3 will be to Marion Street via the creation of a 24-foot-wide access and utility easement over the two abutting 12-foot-wide flag strips.
- 4.2 Marion Street SE is classified as a minor arterial street and is improved to city standards. Improvements include curb, gutter and sidewalk; a vehicle travel lane in each direction; on-street bike lanes; and on-street parking along both sides of the road.
- 4.3 Based on the site's RS-6.5 zoning designation, the vacant parcels being created with this partition can be developed in the future with detached single dwelling units or middle housing. Plans submitted by the applicant envision the construction of a triplex on Parcel 2 and a fourplex on Parcel 3. When developed the two parcels together can be expected to generate about 50 vehicle trips per average weekday, of which 4 will occur during the peak PM traffic hour.
- 4.4 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.5 The partition will widen the existing driveway approach to Marion Street and create a new shared driveway serving all three parcels.
- 4.6 ADC Section 12.100(1) requires driveways serving more than one parcel be paved the full length of the shared portion. This partition will result in the creation of a shared driveway that is not currently paved the full length of the shared portion. Prior to recordation of the partition plat, the applicant shall widen the driveway approach at the location shown on the approved tentative partition plat, and pave or provide financial assurance for pavement of the shared portion of the driveway serving Parcels 1, 2, and 3.

Conclusions

- 4.1 Albany's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 4.2 The proposed development will ultimately result in approximately 50 new vehicle trips per day and 4 PM peak hour trips on the public street system.
- 4.3 Access to proposed Parcels 1, 2, and 3 will be via creation of an access/utility easement over the proposed flag lots to Marion Street SE.
- 4.4 A condition of approval is required prior to the recordation of the partition plat. The applicant shall widen the existing driveway approach at the location shown on the approved tentative partition plat map, and pave or provide financial assurance for the placement of the shared portion of the driveway serving Parcels 1, 2, and 3.

Condition

- Condition 3 Prior to the recordation of the partition plat, the applicant shall widen the existing driveway approach at the location shown on the approved tentative partition plat map, and pave or provide financial assurance for the placement of the shared portion of the driveway serving Parcels 1, 2, and 3.

Criterion 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.

Findings of Fact

Sanitary Sewer

- 5.1 City utility maps show an eight-inch public sanitary sewer main in Marion Street. The subject property is currently served with public sanitary sewer.
- 5.2 The preliminary plan shows a new utility easement within the proposed 24-foot-wide access easement providing access to public sanitary sewer system in Marion Street.
- 5.3 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sanitary sewer line.
- 5.4 AMC 10.01.080(2) states that before the City will issue a Building Permit, the applicant must pay to the City the necessary System Development Charges and any other applicable fees for connection to the public sanitary sewer system.
- 5.5 All sewer mains intended to serve multiple properties must be public, installed in public rights-of-way or public utility easements. The normal routing for the sewer main extensions shall be in a dedicated street right-of-way (AMC 10.01.110(2)(b)). All parcels shall have independent sanitary sewer laterals.
- 5.6 The proposed partition will not negatively affect public sanitary sewer service to the existing home, or impact sewer service availability for future development on the created parcels.

Water

- 5.6 City utility maps show a 12-inch public water main in Marion Street. The property is currently served with public water.
- 5.7 The preliminary plan shows a new utility easement over within the proposed 24-foot-wide access easement providing access to the public water system in Marion Street.
- 5.8 ADC 12.410 requires all new development, including a single-family residence, must extend and connect to the public water system when service is available within 150 feet of the property. Fire hydrants, mains, and related appurtenances shall be installed as required by the City Fire Marshal.
- 5.9 The proposed new lot must connect to the public water system upon development.
- 5.10 The proposed property partition will not negatively affect public water service to the existing home, or impact water availability for future development on the created parcels.

Storm Drainage

- 5.11 City utility maps show an 18-inch piped public storm drainage facilities in Marion Street. Marion Street has been improved to city standards with curb and gutter.
- 5.12 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 5.13 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 5.14 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained prior to work commencing for all new development and/or redevelopment projects that create or replace 5,000 square feet or more of impervious surface area, including all phases of development.

- 5.15 Because more than 5,000 square feet of impervious surfaces will be created or replaced, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.
- 5.16 The applicant has submitted a preliminary drainage plan that shows a private storm lateral from Marion Street to the subject property and a private detention system. Final design details for these storm drainage facilities will be reviewed in conjunction with the partition. Before any work is done on or around a public storm drainage main the applicant must obtain an Encroachment Permit from the City's Engineering Division.

Conclusions

- 5.1 Public sanitary sewer and water are available to serve the proposed development. The applicant must install water and sewer services to serve each of the proposed parcels at the time of development.
- 5.2 The applicant shall construct stormwater detention facilities to provide storm and flood-water controls. Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- 5.3 The applicant must obtain a stormwater quality permit for the project and construct stormwater quality facilities that satisfy the City's Engineering Standards.
- 5.4 Before the applicant can make a new sanitary sewer service connection to the public sanitary sewer system an Encroachment Permit must be obtained from the Public Works Department.
- 5.5 Before the applicant can make a new storm drainage service connection to the public storm drainage system an Encroachment Permit must be obtained from the Public Works Department.

Conditions:

- Condition 4 Before the applicant can make a new sanitary sewer service connection to the public sanitary sewer system for each parcel an Encroachment Permit must be obtained from the Public Works Department.
- Condition 5 Before the applicant can make a new storm drainage service connection to the public storm drainage system an Encroachment Permit must be obtained from the Public Works Department.
- Condition 6 Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality and detention facilities that comply with the City's Engineering Standards.

Criterion 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.

Findings of Fact

- 6.1 Article 4: Airport Approach District. According to Figure 4.410-1 of the ADC, the subject property is not located in the Airport Approach District.
- 6.2 Article 6: Steep Slopes. *Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is outside the Hillside Development District.
- 6.3 Article 6: Floodplains. *Comprehensive Plan Plate 5:* According to the FEMA Flood Insurance Rate Map, Community Panel No. 41043C0526G, dated September 29, 2010, the subject property is located in Zone X, Area of Minimal Flooding and is outside of the Special Flood Hazard Area (aka 100-year floodplain).
- 6.4 Article 6: Wetlands. *Comprehensive Plan Plate 6* does not show Significant Wetlands on the properties. The National Wetlands Inventory (NWI) does not show wetlands on the property.
- 6.5 Article 6: Significant Natural Resource Overlay Districts. *Comprehensive Plan, Plate 3* shows that the property is not located in a significant natural resource overlay district.

- 6.6 Historic and Archaeological Resources. *Comprehensive Plan, Plate 9* shows the property is not in a historic district. There are no known archaeological sites on the property.

Conclusions

- 6.1 The subject property is not located within a special purpose district.
- 6.2 This criterion is met.

Overall Conclusion

As proposed, the application for tentative plat to partition one parcel into three parcels satisfies all applicable review criteria as outlined in this report.

Conditions of Approval

- Condition 1 Prior to the recordation of the partition plat, the applicant shall demolish the existing duplex.
- Condition 2 The applicant shall provide an access easement and maintenance agreement with the final plat for review.
- Condition 3 Prior to the recordation of the partition plat, the applicant shall widen the existing driveway approach at the location shown on the approved tentative partition plat map, and pave or provide financial assurance for the placement of the shared portion of the driveway serving Parcels 1, 2, and 3.
- Condition 4 Before the applicant can make a new sanitary sewer service connection to the public sanitary sewer system for each parcel an Encroachment Permit must be obtained from the Public Works Department.
- Condition 5 Before the applicant can make a new storm drainage service connection to the public storm drainage system an Encroachment Permit must be obtained from the Public Works Department.
- Condition 6 Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality and detention facilities that comply with the City's Engineering Standards.

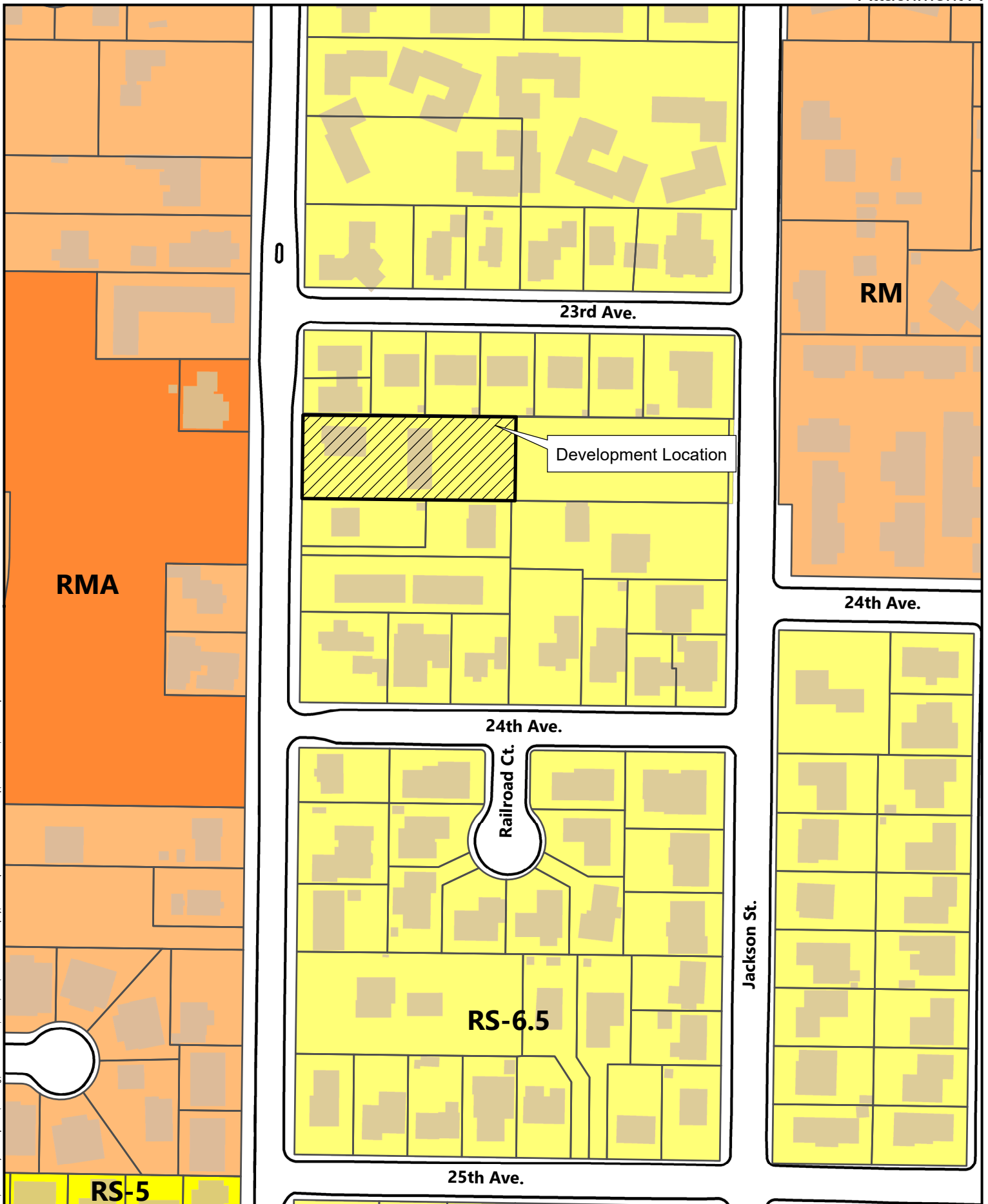
Attachments

- A. Location Map
- B. Proposed Tentative Partition Plat
- C. Applicant's Narrative

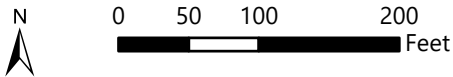
Acronyms

- ADC Albany Development Code
- AMC Albany Municipal Code
- FEMA Federal Emergency Management Agency
- FIRM Flood Insurance Rate Map
- RM Residential Medium Density
- RMA Residential Medium Density Attached
- RS-6.5 Residential Single-Dwelling Unit District
- SFHA Special Flood Hazard Area

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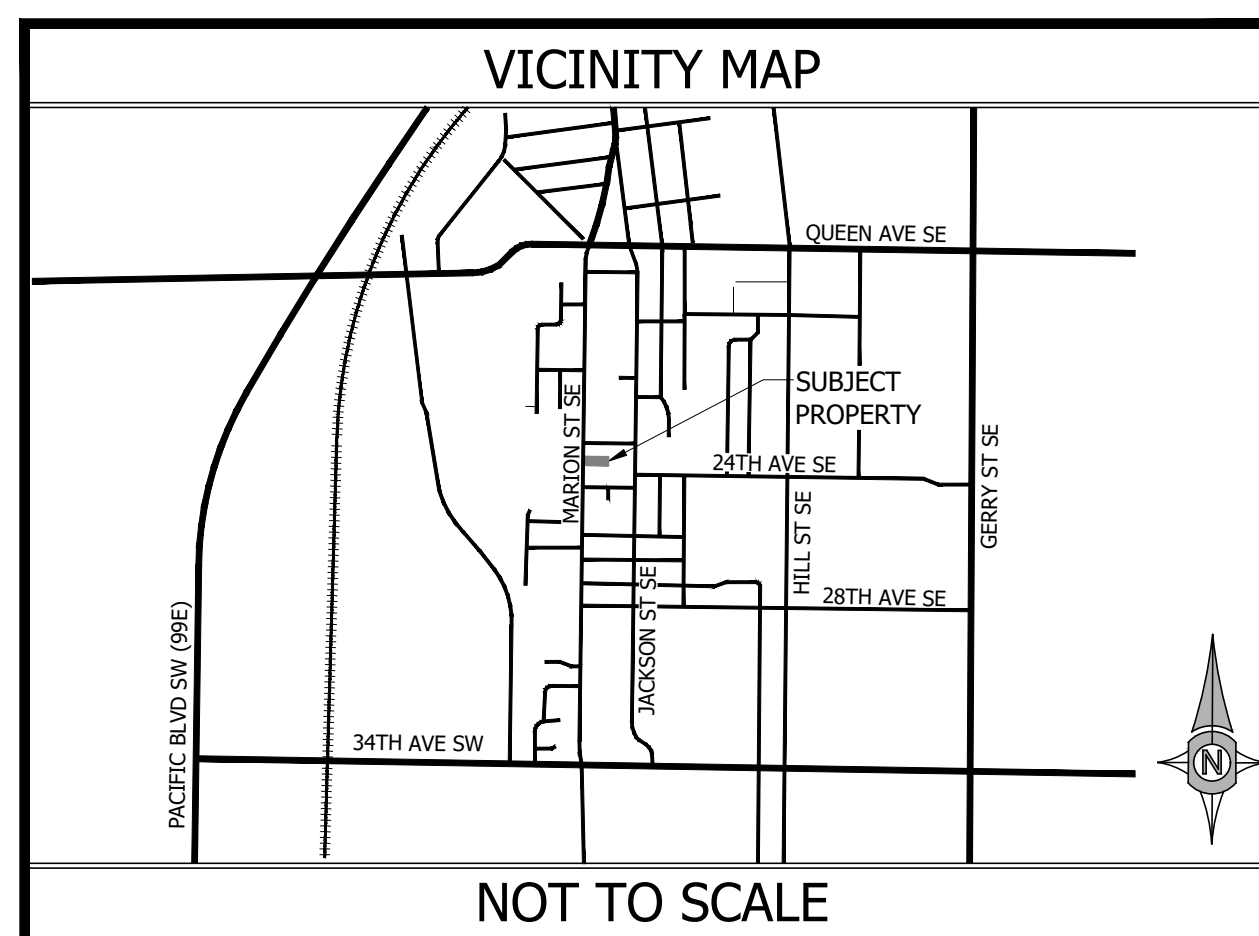
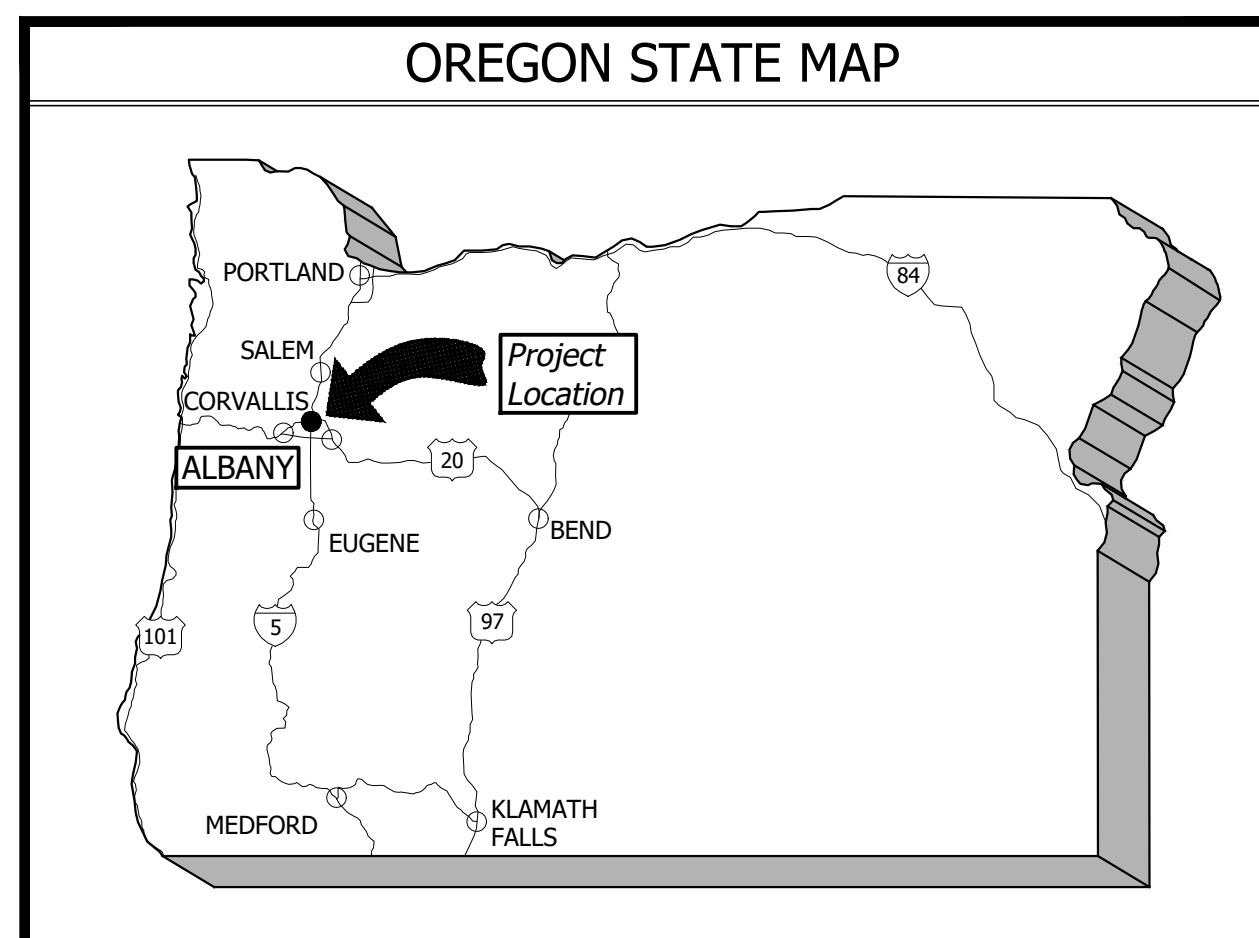


2325 Marion Street SE



Date: 3/20/2024 Map Source: City of Albany

Location Map



SHEET INDEX

C100	- COVER SHEET
C101	- EXISTING CONDITIONS/DEMO PLAN
C102	- TENTATIVE PLAT
C103	- PRELIMINARY SITE PLAN
C200	- PRELIM. GRADING & DRAINAGE PLAN
C300	- PRELIMINARY UTILITY PLAN

SHEET REVISIONS

PROPERTY

TAX MAP: 11S-3W-18AB
TAX LOT: 1601

SITE ADDRESS: 2325 MARION ST SE
ALBANY, OR 97321

OWNER/DEVELOPER

JAMES AND JANIS VANDEHEY
1827 NW OLIVIA CIRCLE
ALBANY, OR 97321
(541) 990-9958

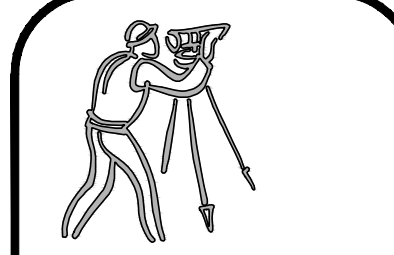
DESIGN TEAM

CIVIL ENGINEER

UELLE ENGINEERING AND LAND SURVEYING, LLC
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LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UELLE ENGINEERING AND LAND SURVEYING, LLC
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CLIENT:

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UELLE ENGINEERING AND LAND SURVEYING, LLC

63 EAST ASH ST.
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(541) 451-5125 PH.
(541) 451-1366 FAX

COVER SHEET

VANDEHEY MARION ST PARTITION
2325 MARION STREET SE
ALBANY, OREGON

DATE: 03/11/24
PROJECT: 23-278 VANDEHEY MARION ST
DRAWN BY: ATR
CHECKED BY: BSJ

PROJECT LEGENDS

EXISTING SYMBOL LEGEND	ABBREVIATIONS LEGEND	GRADING LEGEND
	SS - SANITARY SEWER	S = 0.00% - SURFACE DRAIN DIRECTION
	SD - STORM DRAIN	(E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
	MH - MANHOLE	(E)TC 000.00 - EXISTING TOP OF CURB ELEVATION
	CB - CATCH BASIN	(E)G 000.00 - EXISTING GROUND ELEVATION
	CO - CLEAN OUT	P 000.00 - DESIGN TOP OF ASPHALT PAVEMENT ELEVATION
	PP - UTILITY POLE	C 000.00 - DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
	IE - INVERT ELEVATION (FLOW LINE)	W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
	FF - FINISH FLOOR	TC 000.00 - DESIGN TOP OF CURB ELEVATION
	R.O.W. - RIGHT-OF-WAY	GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
	FD - FOUND	GND 000.00 - DESIGN TOP OF GROUND ELEVATION
	CS - COUNTY SURVEY	TW 000.00 - DESIGN TOP OF WALL ELEVATION
	IR - IRON ROD	
	R - RADIUS	
	BO - BLOWOFF	
	S.L. - STREET LIGHT	
	TC - TOP FACE OF CURB	
	BW - BACK OF WALK	
	CL - CENTERLINE	
	FH - FIRE HYDRANT	
	CI - CURB INLET	
	T.O.P. - TOP OF PIPE	
	FL - FLOW LINE	
	PUE - PUBLIC UTILITY EASEMENT	
	EX OR (E) - EXISTING	
	(P) - PROPOSED	
	PE - PLAIN END	
	FLGD OR FLG - FLANGED	
	MJ - MECHANICAL JOINT	
	D.I. - DUCTILE IRON	
	W/L - WATERLINE	
	TW - TOP OF WALL	
	SDAD - STORM DRAIN AREA DRAIN	

PROJECT VERTICAL DATUM -- NGVD 29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS CITY OF ALBANY GPS CONTROL POINT 93269 LOCATED AT THE INTERSECTION OF 28TH AVE AND JACKSON ST. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

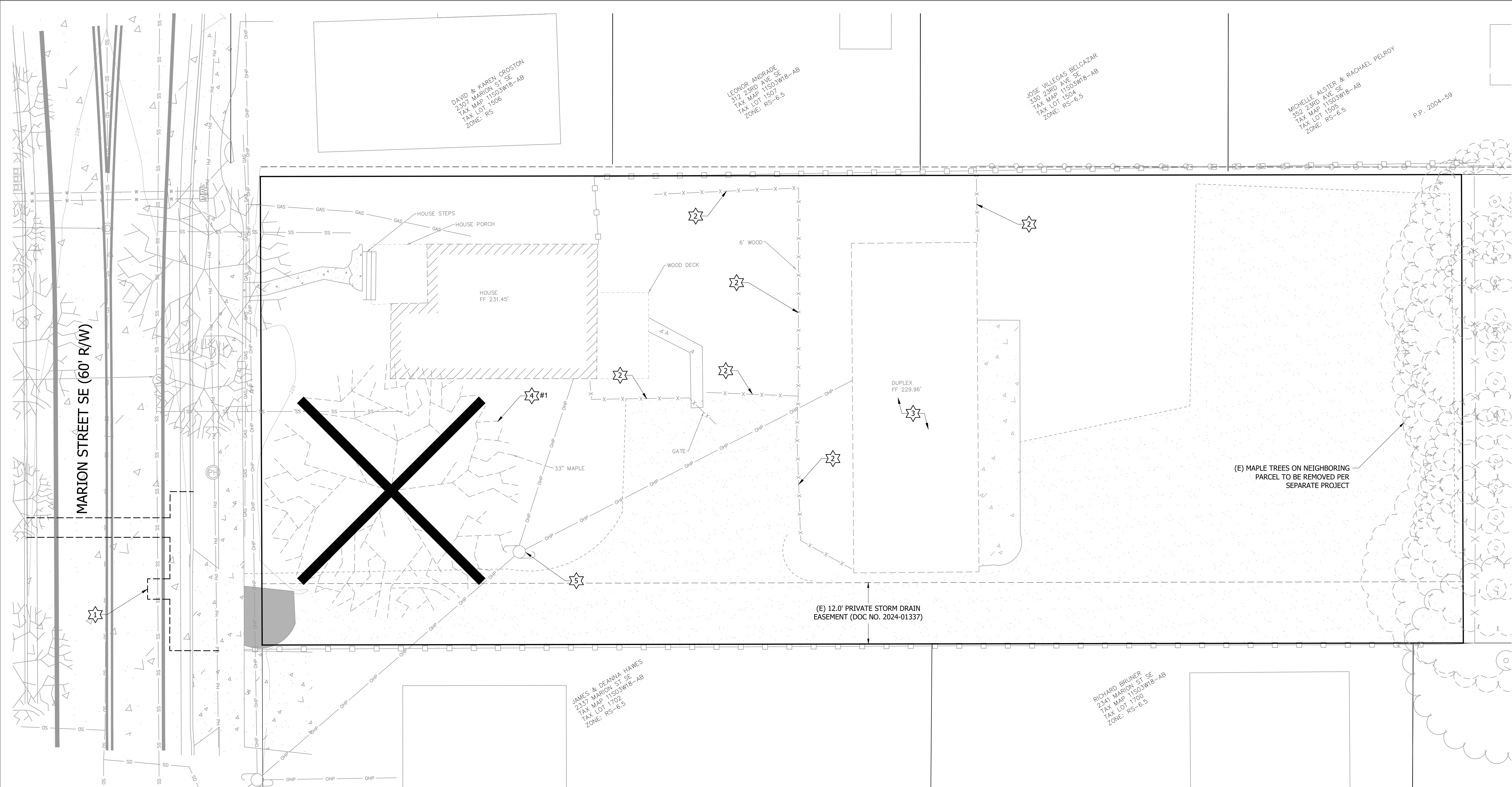
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C100**

SCALE: SEE BARSCALE



CLIENT:
 JAMES AND JANIS VANDEHEY
 1827 NW OLIVIA CIRCLE
 ALBANY, OR 97321
 (541) 990-9958

UDELL ENGINEERING AND LAND SURVEYING, LLC
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 (541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN
VANDEHEY MARION ST PARTITION
2325 MARION STREET SE
ALBANY, OREGON

DATE: 03/11/24
 PROJECT: 23-278 VANDEHEY MARION ST
 DRAWN BY: ATR
 CHECKED BY: BSJ

TREE REMOVAL SUMMARY

TREE ID NUMBER	TREE SPECIES	TRUNK DIAMETER	TRUNK CIRCUMFERENCE	CANOPY	SIGNIFICANT
1	MAPLE	33"	104"	1963 SF	YES

TREE LEGEND

	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

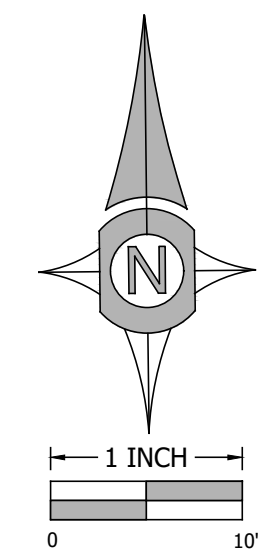
DEMOLITION NOTES

	SAWCUT AND REMOVE A 2.0 FOOT STRIP OF EXISTING COINCRETE TO ACCOMMODATE REMOVING AND REPLACING EXISTING CURB & GUTTER.
	EXISTING FENCE TO BE REMOVED.
	EXISTING DUPLEX TO BE REMOVED.
	EXISTING TREE TO BE REMOVED.
	EXISTING UTILITY POLE TO BE RELOCATED.

PROJECT VERTICAL DATUM -- NGVD 29
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS CITY OF ALBANY GPS CONTROL POINT 93269 LOCATED AT THE INTERSECTION OF 28TH AVE AND JACKSON ST. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C101**

SCALE: SEE BARSCALE



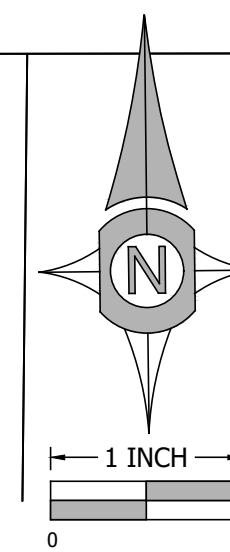
CLIENT:
 JAMES AND JANIS VANDEHEY
 1827 NW OLIVIA CIRCLE
 ALBANY, OR 97321
 (541) 990-9958

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

TENTATIVE PLAT
VANDEHEY MARION ST PARTITION
2325 MARION STREET SE
ALBANY, OREGON

DATE: 03/11/24
 PROJECT: 23-278 VANDHEHEY MARION ST
 DRAWN BY: ATR
 CHECKED BY: RSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



PLAN REVISIONS	DATE

Sheet **C102**
 SCALE: SEE BARS SCALE

23RD AVE SE (47' R/W)

23RD AVE SE (47' R/W)

MARION STREET SE (60' R/W)

RICHARD & PEGGY BRUNER, ET AL
 2308 MARION ST SE
 TAX MAP 11503W18-BA
 TAX LOT 600
 ZONE: RM

2350 MARION LLC
 2350 MARION ST SE
 TAX MAP 11503W18-BA
 TAX LOT 601
 ZONE: RMA

2350 MARION LLC
 2398 MARION ST SE
 TAX MAP 11503W18-BA
 TAX LOT 700
 ZONE: RM

SANDRA SATHER
 2410 MARION ST SE
 TAX MAP 11503W18-BA
 TAX LOT 801
 ZONE: RM

THIRD CHANCE LLC
 2303 MARION ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1500
 ZONE: RS

DAVID & KAREN CROSTON
 2307 MARION ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1506
 ZONE: RS

LEONOR ANDRADE
 312 23RD AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1507
 ZONE: RS-6.5

JOSE VILLEGAS BELCAZAR
 330 23RD AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1504
 ZONE: RS-6.5

MICHELLE ALSTER & RACHAEL PELROY
 352 23RD AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1505
 ZONE: RS-6.5
 P.P. 2004-59

ELIZABETH DECAMILLO
 400 23RD AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1508
 ZONE: RS-6.5

BECKNER PROPERTIES LLC
 408 23RD AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1502
 ZONE: RS-6.5

CD-LUG
 P.P. 2005-30
 8.20'
 8.20'

(P) PARCEL 1
 6,500 SF

(P) PARCEL 2
 6,691 SF

(P) PARCEL 3
 8,358 SF

MOISES & ELAINE MORENO
 2336 JACKSON STREET SE
 TAX MAP 11503W18-AB
 TAX LOT 1600
 ZONE: RS-6.5

JAMES & DEANNA HAWES
 2337 MARION ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1702
 ZONE: RS-6.5

RICHARD BRUNER
 2341 MARION ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1700
 ZONE: RS-6.5

STEVE, LAURIE & COLE CROFT
 2358 JACKSON ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1800
 ZONE: RS-6.5

RICHARD AND PEGGY BRUNER ET AL
 2345 MARION ST SE
 TAX MAP 11503W18-AB
 TAX LOT 1701
 ZONE: RS-6.5

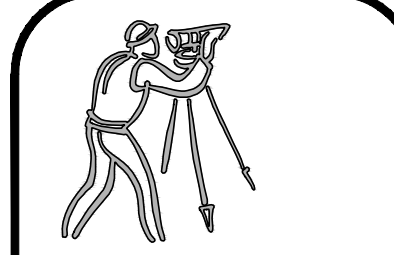
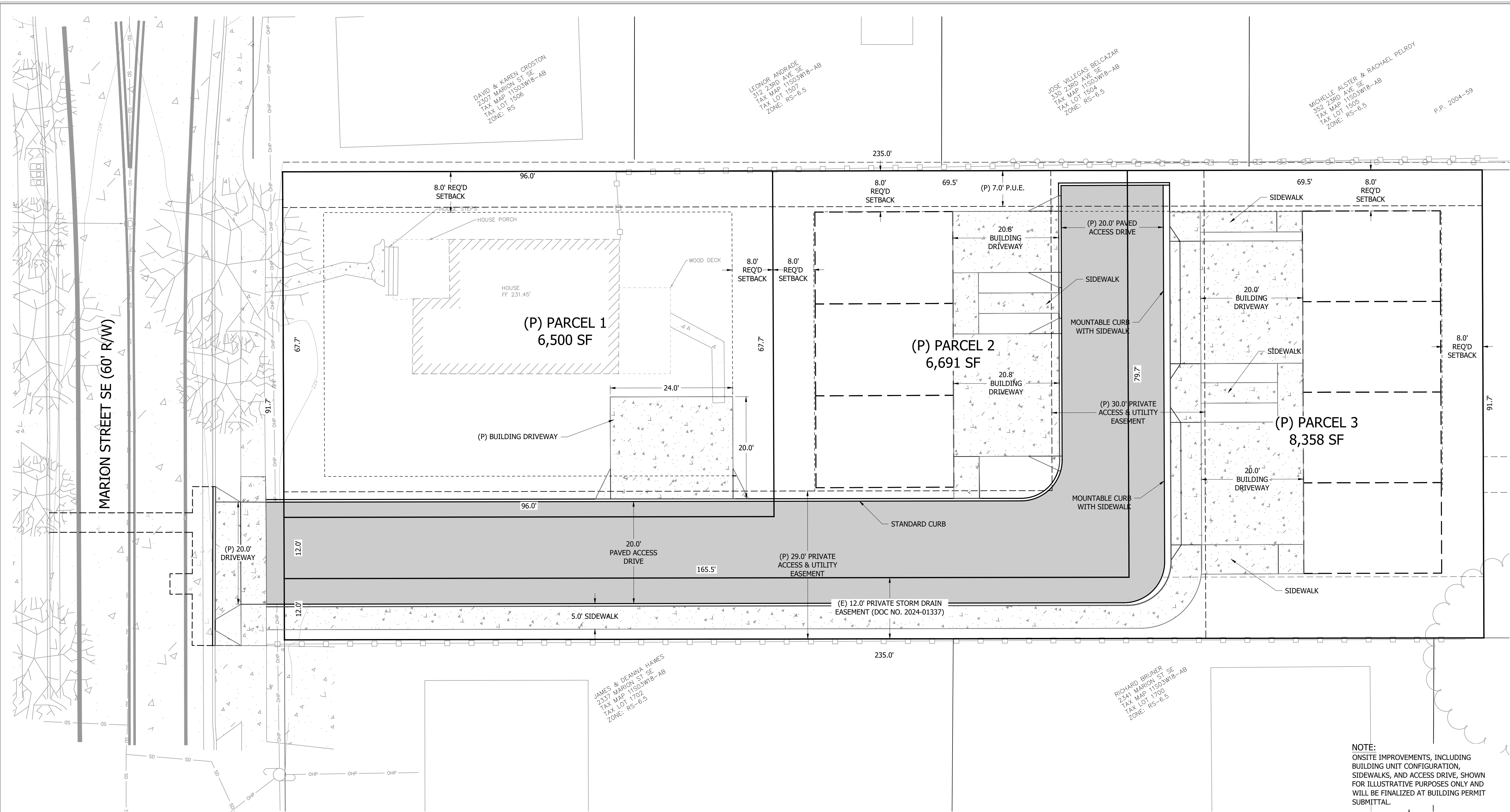
EVELYN AND ROSS BROEFFLE
 409 24TH AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 2000
 ZONE: RS-6.5

MICHAEL AND EDITH RENFROW
 415 24TH AVE SE
 TAX MAP 11503W18-AB
 TAX LOT 1900
 ZONE: RS-6.5

PROPERTY INFORMATION

ZONE: RESIDENTIAL (RS-6.5)
LAND USE: SINGLE DWELLING UNIT AND DUPLEX
OWNER: JAMES AND JANIS VANDEHEY
ADDRESS: 2335, 2329, AND 2331 MARION ST SE
ASSESSORS MAPS: 11S-03W-18AB
TAX LOT: 1601
AREA: 0.495 AC (21,550 SF)

NOTE: BUILDING FOOTPRINTS DRAWN BY SUPERIMPOSING AN AERIAL PHOTO. LOCATIONS ARE APPROXIMATE.



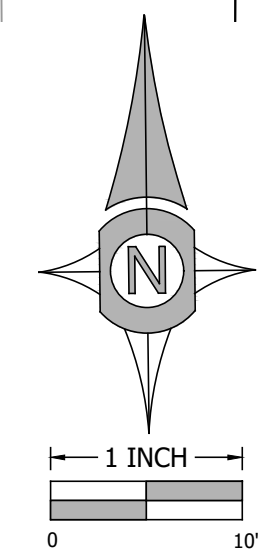
CLIENT:
 JAMES AND JANIS VANDEHEY
 1827 NW OLIVIA CIRCLE
 ALBANY, OR 97321
 (541) 990-9958

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
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PRELIMINARY SITE PLAN
VANDEHEY MARION ST PARTITION
2325 MARION STREET SE
ALBANY, OREGON

DATE: 03/11/24
 PROJECT: 23-278 VANDEHEY MARION ST
 DRAWN BY: ATR
 CHECKED BY: BSU

NOTE:
 ONSITE IMPROVEMENTS, INCLUDING BUILDING UNIT CONFIGURATION, SIDEWALKS, AND ACCESS DRIVE, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT BUILDING PERMIT SUBMITTAL.

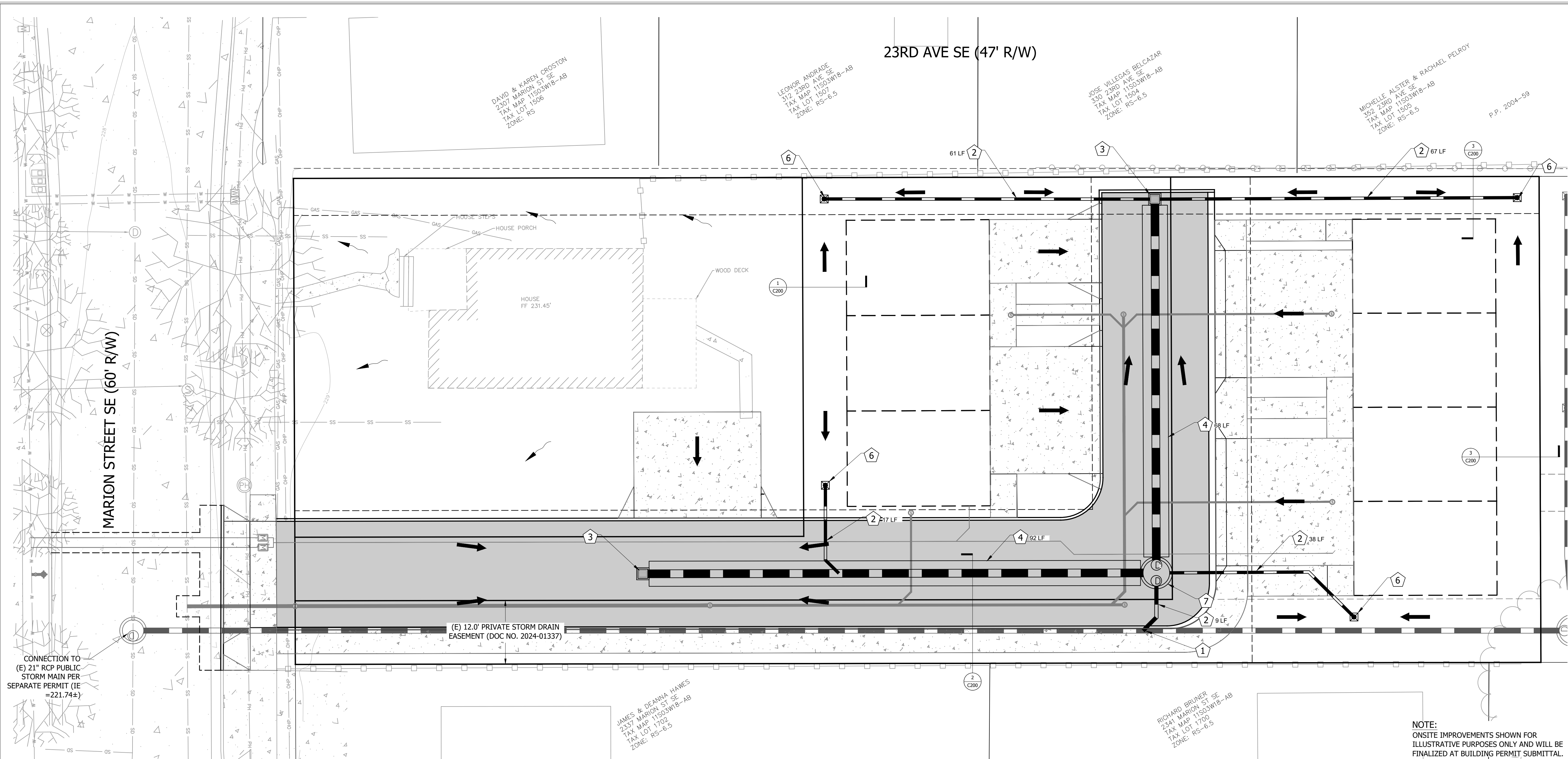


THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PROPERTY INFORMATION
 ZONE: RESIDENTIAL (RS-6.5)
 LAND USE: UNIMPROVED
 OWNER: MOISES & ELAINE MORENO
 ADDRESS: 2336 JACKSON STREET SE
 ASSESSORS MAPS: 11S-03W-18AB
 TAX LOT: 1600
 AREA: 0.50 AC

PLAN REVISIONS	DATE

Sheet **C103**
 SCALE: SEE BARSCALE



CONNECTION TO (E) 21" RCP PUBLIC STORM MAIN PER SEPARATE PERMIT (IE = 221.74±)

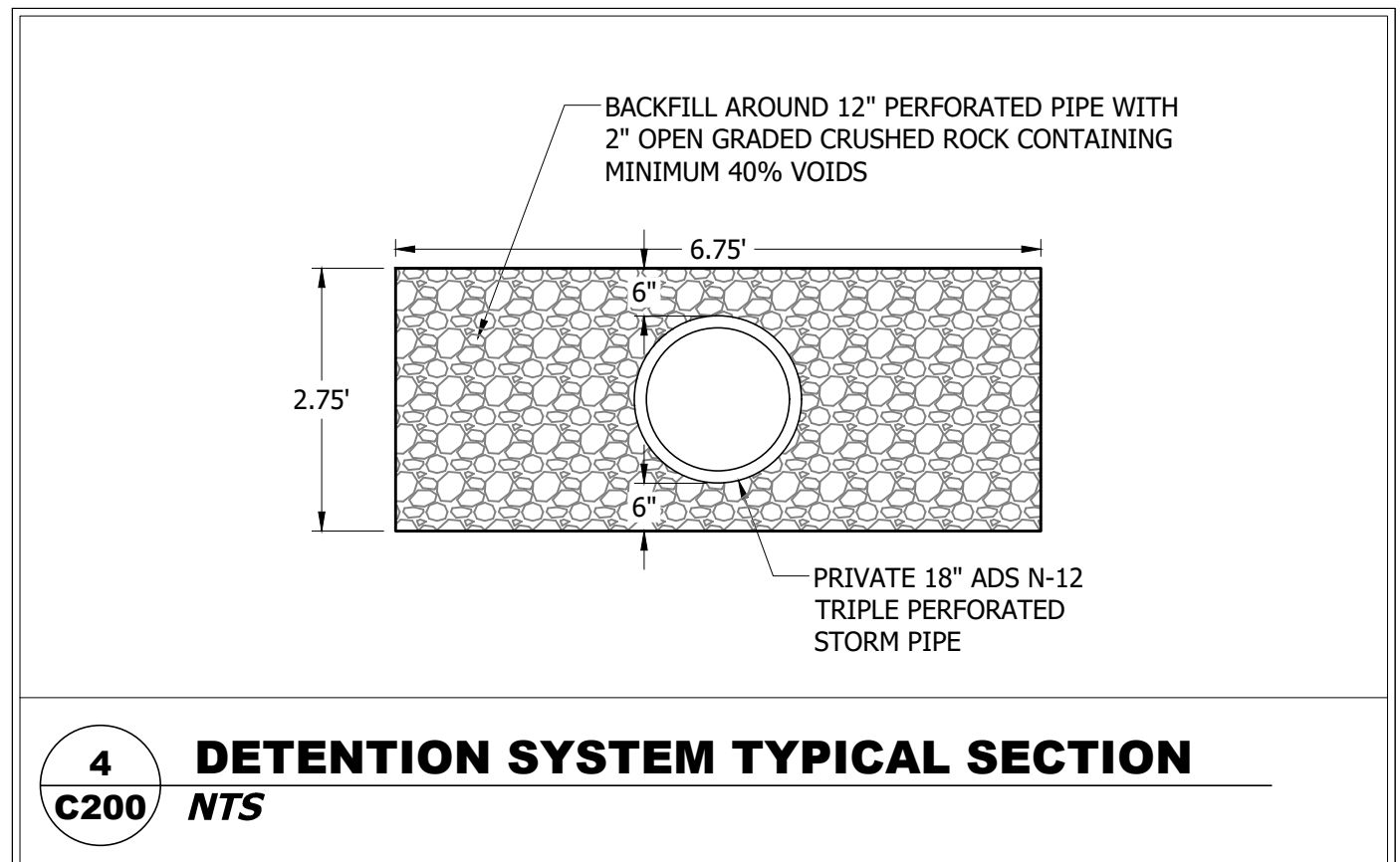
(E) 12.0' PRIVATE STORM DRAIN EASEMENT (DOC NO. 2024-01337)

NOTE: ONSITE IMPROVEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT BUILDING PERMIT SUBMITTAL.

1 PROPERTY LINE SECTION VIEW A
C200

2 PROPERTY LINE SECTION VIEW B
C200

3 PROPERTY LINE SECTION VIEW C
C200

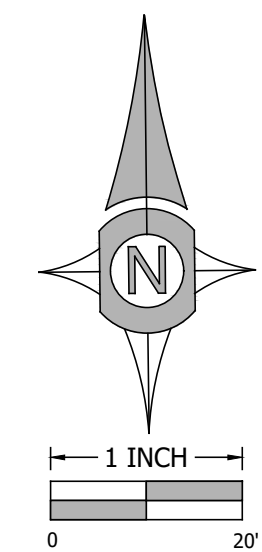


GRADING LEGEND

- 362 — - EXISTING SURFACE CONTOUR ELEVATION
- 662 — - DESIGN SURFACE CONTOUR ELEVATION
- - - - - EXISTING SURFACE DRAIN DIRECTION
- - - - - DESIGN SURFACE DRAIN DIRECTION

STORM DRAIN NOTES

- 1** PROPOSED CONNECTION TO PRIVATE STORM DRAIN PER SEPARATE PROJECT, IE = 222.22±
- 2** PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.
- 3** PROPOSED PRIVATE LYNCH-STYLE CATCH BASIN.
- 4** PROPOSED UNDERGROUND STORMWATER DETENTION USING 18" PERFORATED PIPE AND ROCK GALLERY (APPROX. 1,334 CF OF STORAGE). SEE DETAIL 4/C200.
- 5** PROPOSED PRIVATE 24" MANHOLE.
- 6** PROPOSED PRIVATE AREA DRAIN.
- 7** PROPOSED PRIVATE 60" FLOW CONTROL MANHOLE WITH 2" ORIFICE AND 12" OVERFLOW STANDPIPE.



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PLAN REVISIONS	DATE

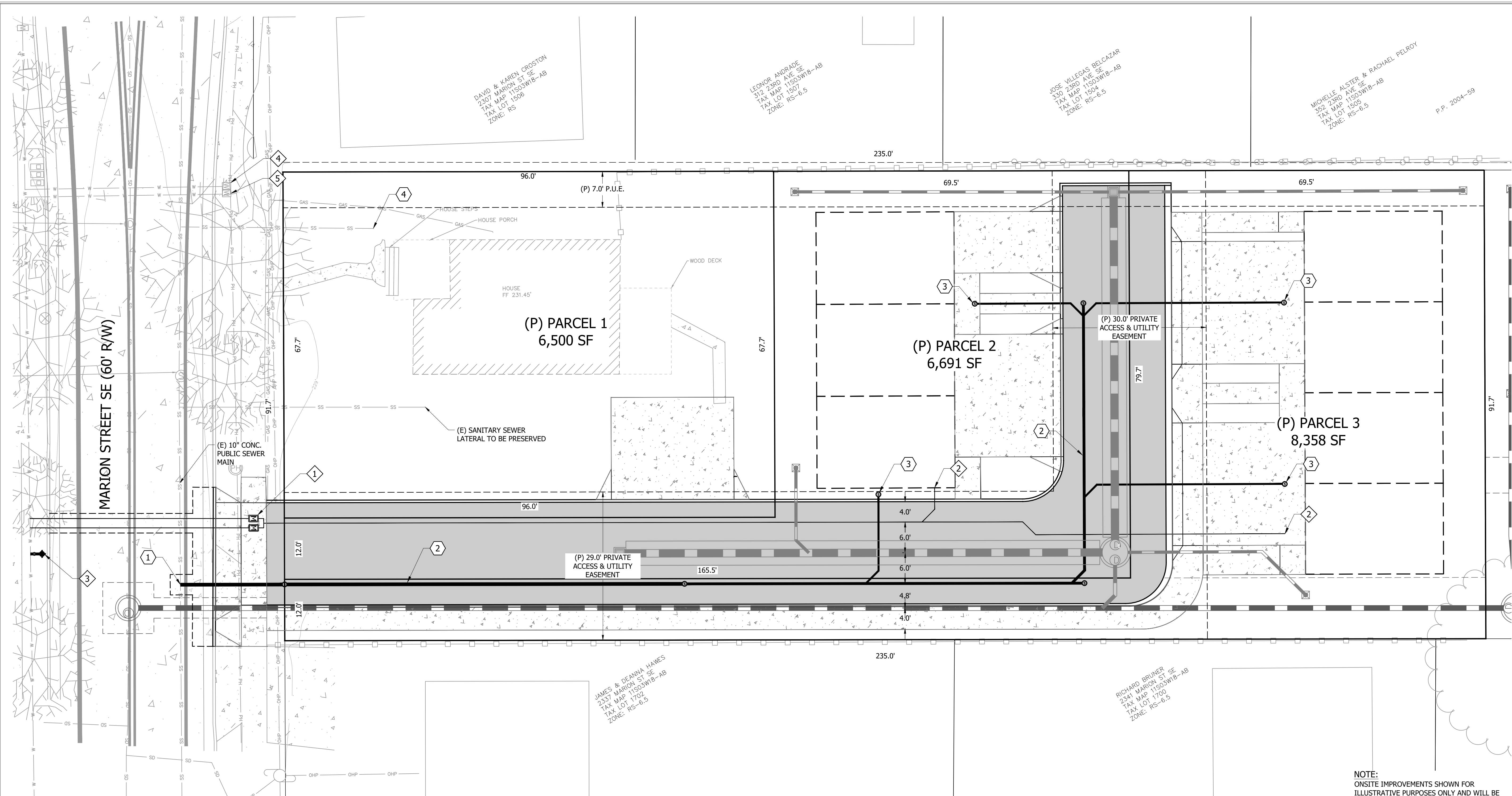
Sheet **C200**
SCALE: SEE BARS SCALE

CLIENT:
JAMES AND JANIS VANDEHEY
1827 NW OLIVIA CIRCLE
ALBANY, OR 97321
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PRELIM. GRADING AND DRAINAGE PLAN
VANDEHEY MARION ST PARTITION
2325 MARION STREET SE
ALBANY, OREGON

DATE: 03/11/24
PROJECT: 23-278 VANDERHEY MARION ST
DRAWN BY: ATR
CHECKED BY: BSV



CLIENT:
 JAMES AND JANIS VANDEHEY
 1827 NW OLIVIA CIRCLE
 ALBANY, OR 97321
 (541) 990-9958

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

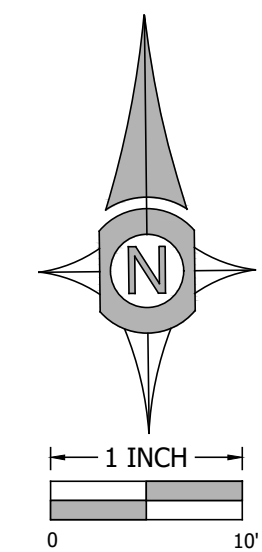
PRELIMINARY UTILITY PLAN
 VANDEHEY MARION ST PARTITION
 2325 MARION STREET SE
 ALBANY, OREGON

DATE: 03/11/24
 PROJECT: 23-278 VANDEHEY MARION ST
 DRAWN BY: ATR
 CHECKED BY: RSV

- PRIVATE SEWER NOTES**
- 1 PROPOSED CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN, IE = 220.07±
 - 2 PROPOSED PRIVATE 6-INCH SANITARY SEWER.
 - 3 PROPOSED PRIVATE 4-INCH SANITARY SEWER LINE TO WITHIN 5' OF BUILDING.
 - 4 EXISTING SEWER SERVICE LATERAL TO BE REMOVED

- WATER NOTES**
- 1 PROPOSED PUBLIC SERVICE, ANGLE METER STOP, DOMESTIC METER, AND METER BOX (x2)
 - 2 PROPOSED PRIVATE PVC DOMESTIC WATER LINE IN JOINT TRENCH, ONE FOR EACH BUILDING
 - 3 PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY WITH GATE VALVE.
 - 4 EXISTING WATER METER AND SERVICE TO BE USED FOR IRRIGATION.
 - 5 EXISTING WATER METER AND SERVICE TO BE PRESERVED FOR PARCEL 1 DWELLING.

NOTE:
 ONSITE IMPROVEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT BUILDING PERMIT SUBMITTAL.



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PLAN REVISIONS	DATE

Sheet **C300**
 SCALE: SEE BARSCALE

TENTATIVE PARTITION PLAT APPLICATION

Submitted to: City of Albany
Planning Division
P.O. Box 490
Albany, Oregon 97321-0144
541-917-7550
cd.customerservice@cityofalbany.net

Property Owner/Applicant: James and Janis Vandehey
1827 NW Olivia Circle
Albany, OR 97321
(541) 990-9958
ianvandehey@msn.com

Applicant's Representative: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, OR 97355
Laura LaRoque
(541) 990-8661
laura@udelleng.com

Site Location: 2325 Marion Street SE, Albany, OR 97322

Linn County Assessor's Map No.: 11S-03W-18AB Tax Lot 1601

Site Size: ±0.50-acres

Existing Land Use: Multiple Dwelling Residential

Zone Designation: Residential Single Family Attached (RS-6.5)

Comprehensive Plan Designation: Residential Low Density

Surrounding Zoning: North: RS-6.5
South: RS-6.5
East: RS-6.5
West: RMA

Surrounding Uses: North: Single Dwelling Residential
East: Unimproved
South: Single Dwelling Residential
West: Multiple Dwelling Residential

I. Executive Summary

This application is for a Tentative Partition Plat to divide a single ±0.50-acre parcel into three parcels. The subject property is addressed 2325 Maion Street SE and identified as Linn County Assessor's Map No. 11S-03W-18AB Tax Lot 1601. Parcels 1, 2, and 3 are proposed to be 6,500 square feet, 6,691 square feet, and 8,358 square feet, respectively. All parcels will share a 29-foot-wide access and utility easement with access encroachment onto Marion Street SE right-of-way.

Land Division criteria contained in Albany Development Code (ADC or Code) 11.180 are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application.

II. Replat Decision Criteria

ADC 11.180 includes the following review criteria for a tentative plat, which must be met for this application to be approved. Code criteria are written in **bold** and are followed by findings and conclusions.

Criterion 1

The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

Findings

- 1.1 This application is for a Tentative Partition Plat to divide a single ±0.50-acre parcel into three parcels.
- 1.2 The subject property is addressed 2325 Maion Street SE and identified as Linn County Assessor's Map No. 11S-03W-18AB Tax Lot 1601.
- 1.3 The subject property is zoned RS-6.5. Per ADC 3.020(3) RS-6.5 District is intended primarily for a lower density residential environment. The average minimum detached single-family lot size is 6,500 square feet.
- 1.4 According to ADC 3.050, Schedule of Permitted Uses, the following residential uses are permitted in the RS-6.5 either outright: single-family, detached; two single-family detached; duplex, townhouse, triplex, fourplex, and cottage cluster.

According to ADC 3.190, Table 3.190-1, the minimum property size ranges based on use or unit size and range from 6,500 square feet for single-family detached and duplex dwelling types and 7,000 square feet for fourplex and cottage cluster units. The proposed resultant parcel sizes of 6,500 square feet, 6,691 square feet, and 8,358 square feet exceed the minimum development standards for single-family and middle housing residential uses.
- 1.5 According to Table 3.190-1 there is a 50-foot minimum lot width for development of the following dwelling types: single-family, detached; two single-family detached; duplex, triplex, fourplex, and cottage cluster. The width of the proposed are 67.7-feet, 69.5-feet, and 69.5-feet, respectively. Therefore, the parcels may be developed with any of the

following dwelling types: single-family, detached; two single-family detached; duplex, triplex, fourplex, and cottage cluster.

- 1.6 Development standards such as setbacks, height, lot coverage, and landscaping provided under ADC 3.190, Table 3.190-1 will be reviewed in association with an application for development and therefore, are not applicable in association with this application.
- 1.7 In any single-family or middle housing land division, lots and blocks shall conform to standards listed in ADC 11.090 and other applicable provisions of the development code. Standards relevant to this proposed partition are addressed below.

- a. ADC 11.090(1) states lots must be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all proposed lots in compliance with the requirements of the development code.

As discussed under finding 1.4 and 1.5 above, the proposed lots meet the development standards of the underlying zoning. The size and dimension of the proposed lots will allow for setbacks to be met while providing an adequate building envelope. Therefore, there will be no foreseeable difficulties in obtaining building permits for the lots within the proposed subdivision.

- b. According to ADC 11.090(2), when lots are more than double the minimum area designated by the zoning district, those lots must be arranged to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. None of the proposed parcels will be more than double the minimum lot area of the RS-6.5 zoning district. Therefore, an urban conversion plan is not required.
- c. ADC 11.090(3) states double frontage lots shall be avoided, except, when necessary, to provide separation of residential developments from streets of collector and arterial street status or to overcome specific disadvantages of topography and/or orientation. No double-frontage lots are proposed with this development. This standard is not applicable.
- d. ADC 11.090(4) states side yards of lots shall run at right angles to the street the property faces, except on a curved street, the side property line shall be radial to the curve. No changes are proposed to the perimeter lot line. All parcels will have side yards that will run at right angles to the street frontage. This standard is met.
- e. According to ADC 11.090(5), the average block length shall not exceed 600 feet unless an exception is granted by the City per subsections (a) through (c). Block length is defined as the distance along a street between the centerline of two intersecting through-streets. The proposed partition is for infill development and does not create any new streets, and therefore does not create any new blocks. This standard is not applicable.

- f. ADC 11.090(6) states off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible. Parcel 1 will have frontage along Marion Street with a direct sidewalk connection to the public sidewalk. A 5-foot sidewalk connection is proposed from Parcels 2 and 3 with connection to public sidewalk along Jackson Street. Therefore, this standard is met.
- g. ADC 11.090(7) states that, except for townhouse development, the minimum frontage of a lot on a cul-de-sac shall be 22 feet as measured perpendicular to the radius. The proposed lot does not utilize a cul-de-sac; therefore, this standard is not applicable.
- h. ADC 11.090(8) states flag lots are allowed only when the City Engineer has determined that the dedication and improvement of a public street cannot be provided or not practical. The minimum width for a flag lot is 22 feet, except when the point of access is shared by an access and maintenance agreement, in which case, each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet.

Parcels 2 and 3 will be flag lots with 12-foot-wide flag stems to the Marion Street right-of-way. Parcel 1 will have frontage but no direct access to the abutting public street. All parcels will share a variable width (29-foot/30-foot) access and utility easement with access encroachment onto Marion Street right-of-way. An access and utility easement will be recorded with or on the final plat. This standard is met.

- i. ADC 11.090(9) requires street intersections to be constructed so there is no less than a twenty-foot radius of the curb line. This standard ensures all public improvements, including accessibility ramps, can be contained in the public right-of-way at the corresponding street corners. All parcels will have access to an existing public street, and therefore, no new intersections are proposed. This standard is not applicable.

Conclusions

- 1.1 The proposal meets the standards of the underlying zoning district.
- 1.2 The proposal meets all lot and block length standards.
- 1.3 This criterion is met without conditions.

Criterion 2

Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings

- 2.1 The subject property is located at 2325 Maion Street SE and identified as Linn County Assessor’s Map No. 11S-03W-18AB Tax Lot 1601. All property included in this partition is under the same ownership, and there is not any reminder of land to consider with this application.
- 2.2 The lots are not proposed to be further subdivided.

Conclusions

- 2.1 There is no other remainder of land to consider. All the land area within the parent property will be allocated to the two proposed parcels.
- 2.2 This review criterion is not applicable.

Criterion 3

Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Findings

- 3.1 This review criterion has been interpreted by the City Council to require adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on, or approved access to, a public street currently open to traffic.
- 3.3 The property currently has access to Marion Street SE and the resultant parcels will have frontage on and access to Marion Street SE.
- 3.4 ADC 12.110 states new streets may be required to be located where the City Engineer determines additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties.
 - a. Properties to the North: The residential properties to the north of the subject property have direct access to 23rd Avenue SE and/or Marion Street SE.
 - b. Properties to the East: The residential property to the east of the subject property has shared access to Jackson Street SE.
 - c. Properties to the South: The residential properties to the south of the subject property have direct access to Marion Street SE.
 - d. Properties to the West: The residential properties to the west of the subject property have direct access to Marion Street SE and/or Lyon Street SE.
- 3.2 All adjoining properties have independent access to a public street, and the proposed partition will not impact the access of adjoining properties.

Conclusions

- 3.1 All adjoining properties to the subject property have existing access to a public street in accordance with ADC 12.060. The proposed partition will not remove that access.
- 3.2 Adjoining land is land developed or can be developed in accordance with ADC 12.060.
- 3.3 This criterion is met.

Criterion 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 available at the time of development.

Findings

- 4.1 This application is for a Tentative Partition Plat to divide an ±0.50-acre parcel into three parcels.
- 4.2 The subject property is located at 2331 Marion Street SE to the east of Marion Street SE. As proposed, the parcels will have frontage on and access to Marion Street SE.
- 4.3 ADC 12.060 requires all streets adjacent and interior to new development be improved to City standards. The city can accept a petition for Improvement/Waiver of Remonstrance if the City Engineer determines that the construction of street improvement is not timely.
- 4.4 Marion Street SE is classified as a Major Collector Street and is fully improved to city standards.
- 4.5 Parcel 1 is improved with a single dwelling unit. Parcel 2 is improved with a duplex, which is proposed to be demolished for redevelopment of a triplex. Parcel 3 is unimproved and proposed to be improved with a fourplex. Based on the site's RS-6.5 zoning designation.

The 11th edition of the ITE trip generation manual added Land Use Category 215, attached single family homes, which applies to duplexes, townhomes, etc. The rate for these uses is 7.20 vehicle trips per day and 0.57 trips during the p.m. peak hour per unit.

At maximum density this development will create up to seven new dwelling units. Construction of seven units would add about 50 new vehicle trips per day to the public street system with four occurring during the peak p.m. traffic hour per day to the public street system.
- 4.6 The development will not generate enough trips to require submittal of a trip generation analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a trip generation analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 4.7 Albany's Transportation System Plan (TSP) does not identify any capacity or safety issues occurring along the street frontages of this development.

Conclusions

- 4.1 The proposed development has the potential to generate 50 new vehicle trips per day. About four of those trips will occur during the PM peak traffic hour.
- 4.2 The development is not projected to generate enough trips to require submittal of a trip generation estimate or traffic impact analysis.
- 4.3 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.
- 4.4 The development has a frontage on Marion Street SE, which is open to traffic and classified as Major Collector. Marion Street SE is fully improved to City standards.

Criterion 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.

Findings

Sanitary Sewer

- 5.1 City utility maps show an 8-inch public sanitary sewer main along the west boundary of the subject property within the Marion Street SE right-of-way.
- 5.2 ADC 12.470 requires all new developments to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 5.3 Albany Municipal Code (AMC) 10.01.010 (1) states the objective of the AMC requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 5.4 To regulate connections to the public sewers, to ensure the proper installation of connections to the public sewers, and to ensure the property construction of private service laterals, no unauthorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining an encroachment permit. (AMC 10.01.120).

Water

- 5.5 City utility maps show a 12-inch public water main along the west boundary of the subject property in the Marion Street SE right-of-way.
- 5.6 ADC 12.410 requires all new development, including a single-dwelling residence, must extend and connect to the public water system when service is available within 150 feet of the property. Fire hydrants, mains, and related appurtenances shall be installed as required by the City Fire Marshal.

- 5.7 AMC 11.01.120(2) states that all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.
- 5.8 Water service installation permits will be obtained from the City's Public Works Department to the proposed parcel prior to recordation of the final plat.

Storm Drainage

- 5.9 City utility maps show a 21-inch public storm drainage main in Marion Street SE along the west boundary of the subject property in the Marion Street SE right-of-way.
- 5.10 It is the property owner's responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system, must be reviewed and approved by the City of Albany's Engineering Division.
- 5.11 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. Also, no storm water may be discharged to the public sanitary sewer system.
- 5.12 Roof drainage will be routed to the west and discharge to the existing storm drainage pipe within the Marion Street right-of-way. These private drainage pipes will lie within a private utility easement.
- 5.13 ADC 12.580 states all new development within the city must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines the extension is needed to provide service to upstream properties.
- 5.14 ADC 12.550 states any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.

- 5.15 A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 5.16 Applicants for a post-construction stormwater quality permit shall submit as a part of their permit application a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).

Conclusions

- 5.1 City utilities (sanitary sewer, water, and storm drainage) are available to the subject property.
- 5.2 Sanitary sewer service laterals must be constructed to the resultant parcels. Sewer lateral installation is the responsibility of the developer.
- 5.3 Water services must be installed to the resultant parcel. City personnel install water services two inches and smaller. Water service installation permits must be obtained before any of the water services are installed.
- 5.4 Storm drainage services must be constructed to the resultant parcels. Storm drainage service installation is the responsibility of the developer.
- 5.5 Because the subject property is less than one acre, stormwater quality facilities are not required for this project.

Criterion 6

Activities and developments within special purpose districts must comply with the regulations described in Article 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings

- 6.1 Article 4: Airport Approach district. According to Figure 4.410-1 of the ADC, the subject property is not located within the Airport Approach District.
- 6.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat, does not show any areas of vegetation or wildlife habitat on the property.
- 6.3 Article 6: Steep Slopes. Comprehensive Plan Plate 7: does not show any steep slopes on the subject property.
- 6.4 Article 6: Floodplains. Comprehensive Plan Plate 5: The applicable Flood Insurance Rate Map (FIRM) for the subject site is Community Panel No. 41043C0526G, dated September 9, 2010. Based on this FIRM, the subject property is located out of the Special Flood Hazard Area (SFHA), otherwise known as the 100-year floodplain.

- 6.5 Article 6: Wetlands. Comprehensive Plan Plate 6 does not show any wetlands on the property. The National Wetlands Inventory (NWI) does not show wetlands on the property. This property is not included in a local wetlands inventory.
- 6.6 Article 7: Historic Districts. Comprehensive Plan Plate 9: The subject site is not located in a historic district. There are no known archaeological sites on the property.

Conclusions

- 6.1 The subject property is not located within the special purpose districts described in Article 7 (Historic).
- 6.2 The subject property is not located within a special purpose district described in Article 7 (Riparian Corridor Overlay).
- 6.3 The subject property is not located within the Article 4 (Airport Approach) special purpose district nor subject to the height restrictions of ADC 4.420.
- 6.4 This review criterion is met.

III. Overall Conclusion

Based on the above analysis, the proposed tentative partition plat meets all the applicable review criteria as outlined above.

IV. Exhibits

A. Tentative Plat

1. Cover Sheet, Sheet C100
2. Existing Conditions/Demo Plan, Sheet C101
3. Tentative Partition Plat, Sheet C102
4. Preliminary Site Plan, Sheet C103
5. Preliminary Grading and Drainage Plan, Sheet C200
6. Preliminary Utility Plan, Sheet C300.

B. Preliminary Stormwater Report