

### COMMUNITY DEVELOPMENT

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

# **Notice of Filing**

Tentative Replat

RL-03-24 June 5, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at **541-791-0176** or <u>alyssa.schrems@albanyoregon.gov</u>. The deadline for submission of written comments is 5:00 p.m. on **June 20, 2024**.

## APPLICATION INFORMATION

Proposal: Replat to combine two existing lots into one at 606 & 616 6th Avenue SE

Review Body: Staff (Type I-L review)

Applicant/Property Owner: Cory Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321

Applicant's Representative: Jason Cota; K & D Engineering Inc, 276 NW Hickory Street, Albany, OR

97321

Address/Location 606 & 616 6th Avenue SE

Map/Tax Lot: Linn County Assessor's Map No. 11S-03W-07AB Tax Lots 05500 & 05600

Zoning: Hackleman Monteith (HM)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the 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 Planning Commission or Hearings Board 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 June 20, 2024, 14 days from the date the City mails the Notice of Filing.

A location map and tentative plat are attached to this notice. All application materials are available 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 **Alyssa Schrems, project planner,** at **541-791-0176** or <u>alyssa.schrems@albanyoregon.gov</u>. Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by June 20, 2024, by 5:00 pm. Any person submitting written comments will receive a copy of the Notice of Decision.

#### APPROVAL STANDARDS FOR THIS APPLICATION

*Tentative Replat (ADC 11.180)* 

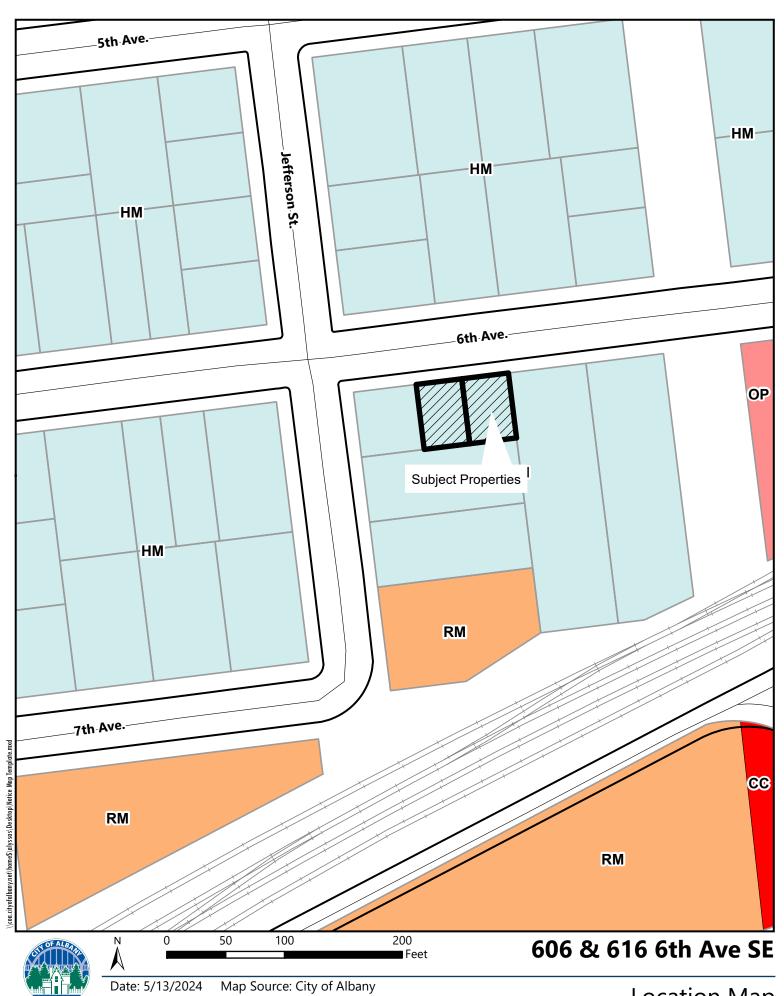
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

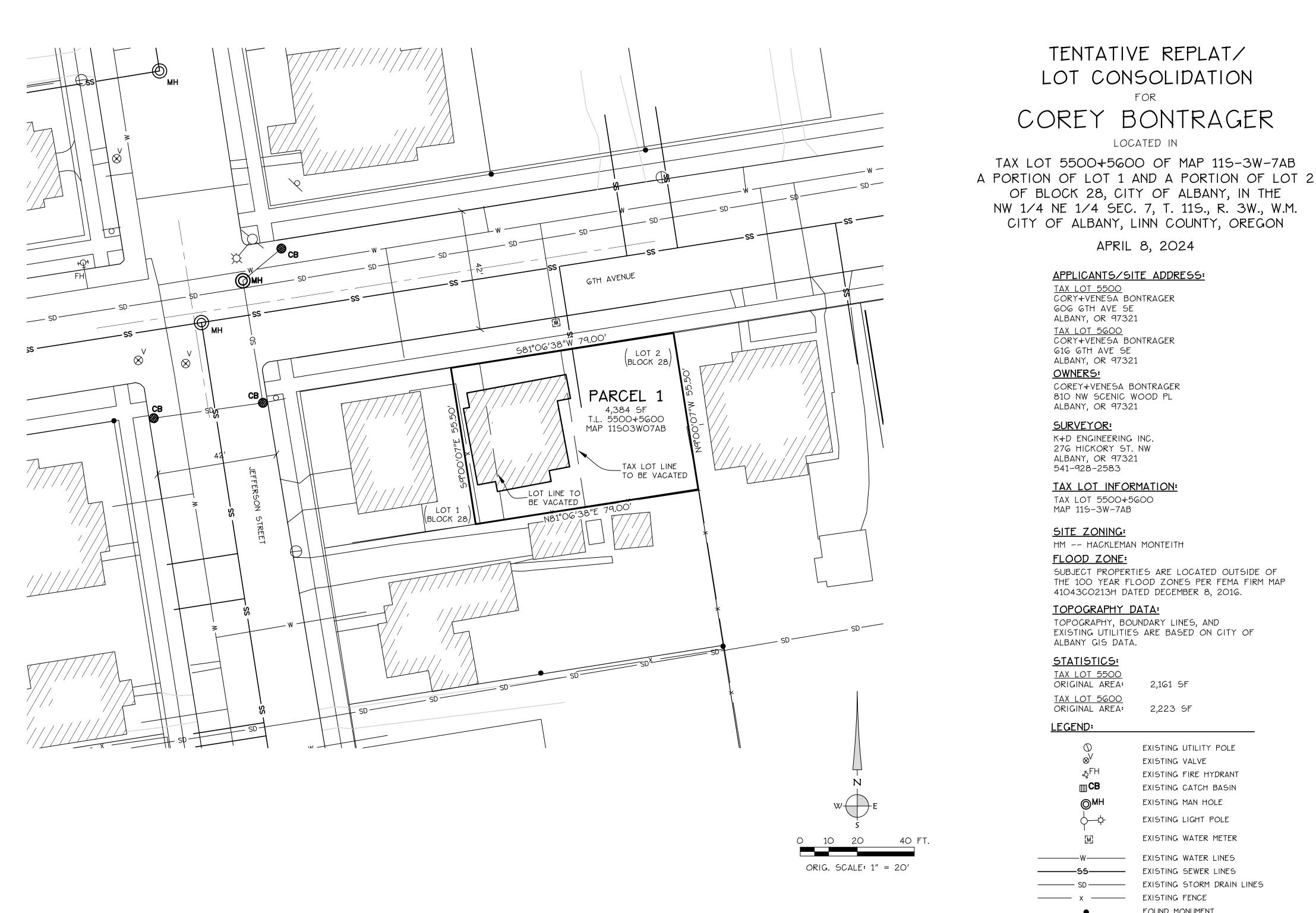
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

- 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 application are found in ADC Articles 1, 2, 3, 11, 12, and 22.

Attachments: Location Map, Tentative Plat





# $\mathcal{O}$ EXISTING UTILITY POLE EXISTING VALVE ШСВ

EXISTING FIRE HYDRANT EXISTING CATCH BASIN EXISTING MAN HOLE EXISTING LIGHT POLE EXISTING WATER METER

EXISTING WATER LINES EXISTING SEWER LINES EXISTING STORM DRAIN LINES

TENTATIVE REPLAT/

LOT CONSOLIDATION

COREY BONTRAGER

LOCATED IN

TAX LOT 5500+5600 OF MAP 115-3W-7AB

OF BLOCK 28, CITY OF ALBANY, IN THE NW 1/4 NE 1/4 SEC. 7, T. 115., R. 3W., W.M. CITY OF ALBANY, LINN COUNTY, OREGON

APRIL 8, 2024

APPLICANTS/SITE ADDRESS:

TAX LOT 5500 CORY+VENESA BONTRAGER

CORY+VENESA BONTRAGER

COREY+VENESA BONTRAGER

810 NW SCENIC WOOD PL

TAX LOT INFORMATION:

HM -- HACKLEMAN MONTEITH

SUBJECT PROPERTIES ARE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP

2,161 SF

2,223 SF

41043CO213H DATED DECEMBER 8, 2016.

EXISTING UTILITIES ARE BASED ON CITY OF

TOPOGRAPHY, BOUNDARY LINES, AND

606 6TH AVE SE ALBANY, OR 97321

TAX LOT 5600

616 6TH AVE SE

**OWNERS:** 

**SURVEYOR:** 

541-928-2583

MAP 115-3W-7AB

SITE ZONING:

FLOOD ZONE:

ALBANY, OR 97321

ALBANY, OR 97321

K+D ENGINEERING INC. 276 HICKORY ST. NW ALBANY, OR 97321

TAX LOT 5500+5600

TOPOGRAPHY DATA:

ALBANY GIS DATA.

**STATISTICS:** TAX LOT 5500

ORIGINAL AREA:

ORIGINAL AREA:

LEGEND:

EXISTING FENCE FOUND MONUMENT

K & D ENGINEERING, Inc. 276 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

File: dwg\2024\24-51\Source Drawings\24-51\_Topo.dwg (MDittmer)