



COMMUNITY DEVELOPMENT

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

Notice of Decision

Middle Housing Land Division

SD-02-24

May 8, 2024

Application Information

Proposal:	The application is for Middle Housing Land Division to divide 22 parent lots into 80 child lots for future townhouse construction.
Review Body:	Staff (Review Type N/A)
Property Owner/Applicant:	Serge Serdsev; Pacific National Development; PO Box 3550; Salem, OR 97302
Representative:	Brian Grenz, Multi/Tech Engineering; 1155 SE 13th Street; Salem, OR 97302
Land Use Consultant:	Brandie Dalton, Multi/Tech Engineering; 1155 SE 13th Street; Salem, OR 97302
Address/Location:	3118 Gibson Hill Road NW; Albany, OR 97321
Map/Tax Lot:	Benton County Assessor: 10S-04W-35DB Tax Lot 200
Zoning:	RS-10 (Residential Single-Dwelling Unit District)
Comprehensive Plan:	Residential - Low Density
Overlay Districts:	None
Total Land Area:	7.44 acres

On May 8, 2024, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **David Martineau**, project planner, at 541-917-7555 or david.martineau@albanyoregon.gov

The City's decision may be appealed to the appointed referee if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 14 days from the date the City mails the notice of decision [ADC 11.620(9)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City. This approval expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

Signature on file

Community Development Director's Designee

albanyoregon.gov



Appeal Deadline: May 22, 2024

Approval Expiration Date: May 8, 2027

Conditions of Approval

Condition 1 Further division of the resulting child lots is prohibited.

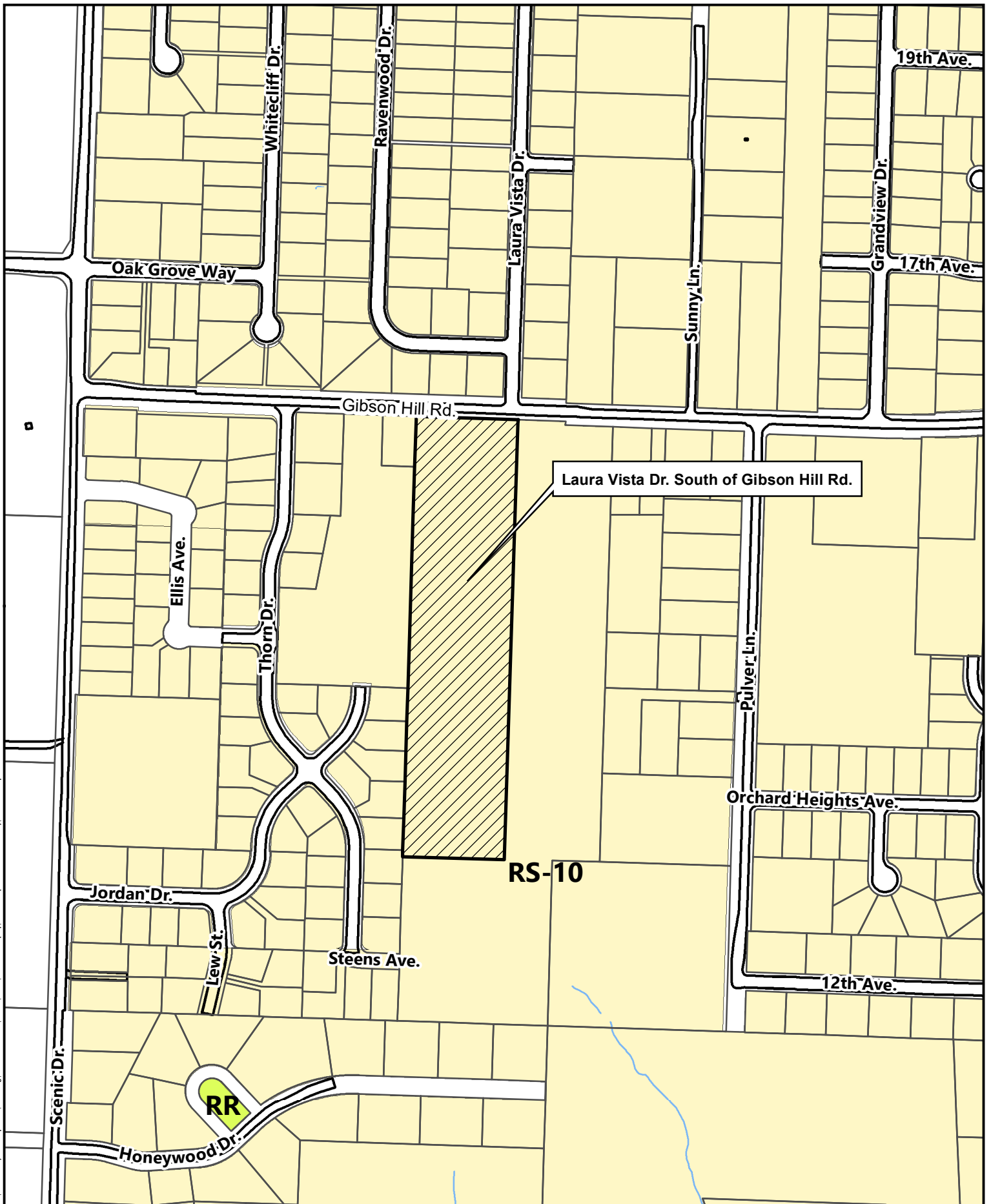
Condition 2 The following notation must appear on the final plat:

- The approval was given under ORS Chapter 92.
- The type of middle housing approved on the subject site and noting that this middle housing type shall not be altered by the middle housing land division.
- Accessory dwelling units are not permitted on child lots resulting from a middle housing land division.

Condition 3 Any improvements associated with review criteria in ADC 11.610 must be provided.

Condition 4 The tentative approval of a middle housing land division is void if and only if a final middle housing land division plat is not approved within three years of the tentative approval.

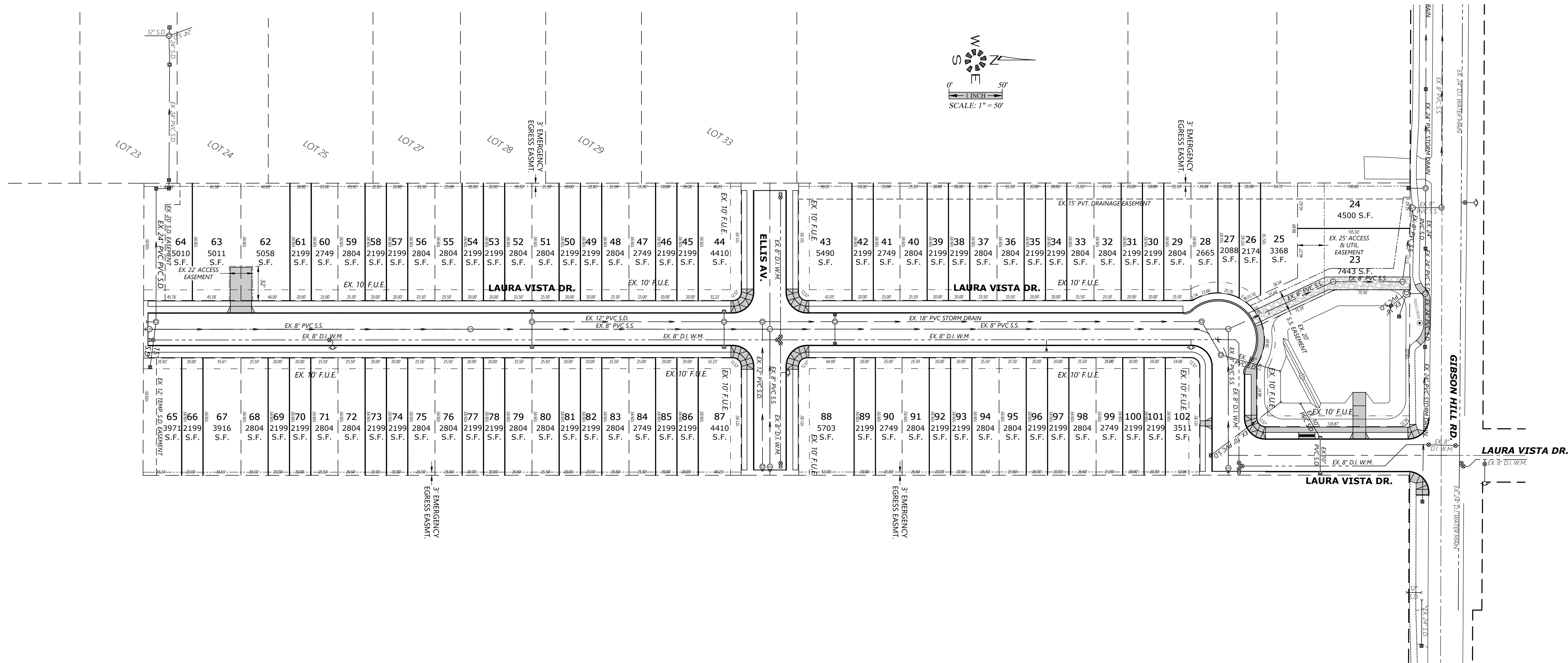
Attachments: Location Map, Tentative Plat



Date: 3/28/2024 Map Source: City of Albany

Riverwood Crossing Subdivision

Location Map



TENTATIVE PLAT

**RIVERWOOD CROSSING
 PHASE II**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7416PH2 103-TENT
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: B.M.G.
 Date: MARCH 2024
 Scale: AS SHOWN
 As-Built: _____

