



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Filing

Tentative Subdivision Plat

SD-03-24

August 8, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead**, 541-917-7640 or liz.olmstead@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **August 22, 2024**.

Application Information

Proposal:	Tentative Subdivision Plat for a 12-lot subdivision with associated site, utility, and street improvements.
Review Body:	Staff Review (Type I-L)
Property Owner/Applicant:	Sona Athwal, AA Apex Builders, LLC, 6732 Seven Mile Lane, Albany, OR 97322
Applicant's Representative	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	Address unassigned; Southwest of the intersection of 22nd Avenue SE & SE Edgemont Street
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17A; Tax Lot 230
Zoning:	RS-6.5 (Residential Single Dwelling Unit District)
Comprehensive Plan:	Low Density Residential
Overlay District:	N/A
Total Land Area:	1.07 acres
Prior Land Use Approvals:	None

Public Notice Period

The City of Albany has received the application for Tentative Subdivision Plat as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. The deadline for submission of written comments is 5:00 p.m. on **August 22, 2024**, 14 days from the date the City mails the notice of filing.

We have attached a location map and tentative plat map. All application materials are available for review in person 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 **Liz Olmstead, project planner**, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to liz.olmstead@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision for the application.

The proposed subdivision must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 11 outlined below. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria.

albanyoregon.gov/cd



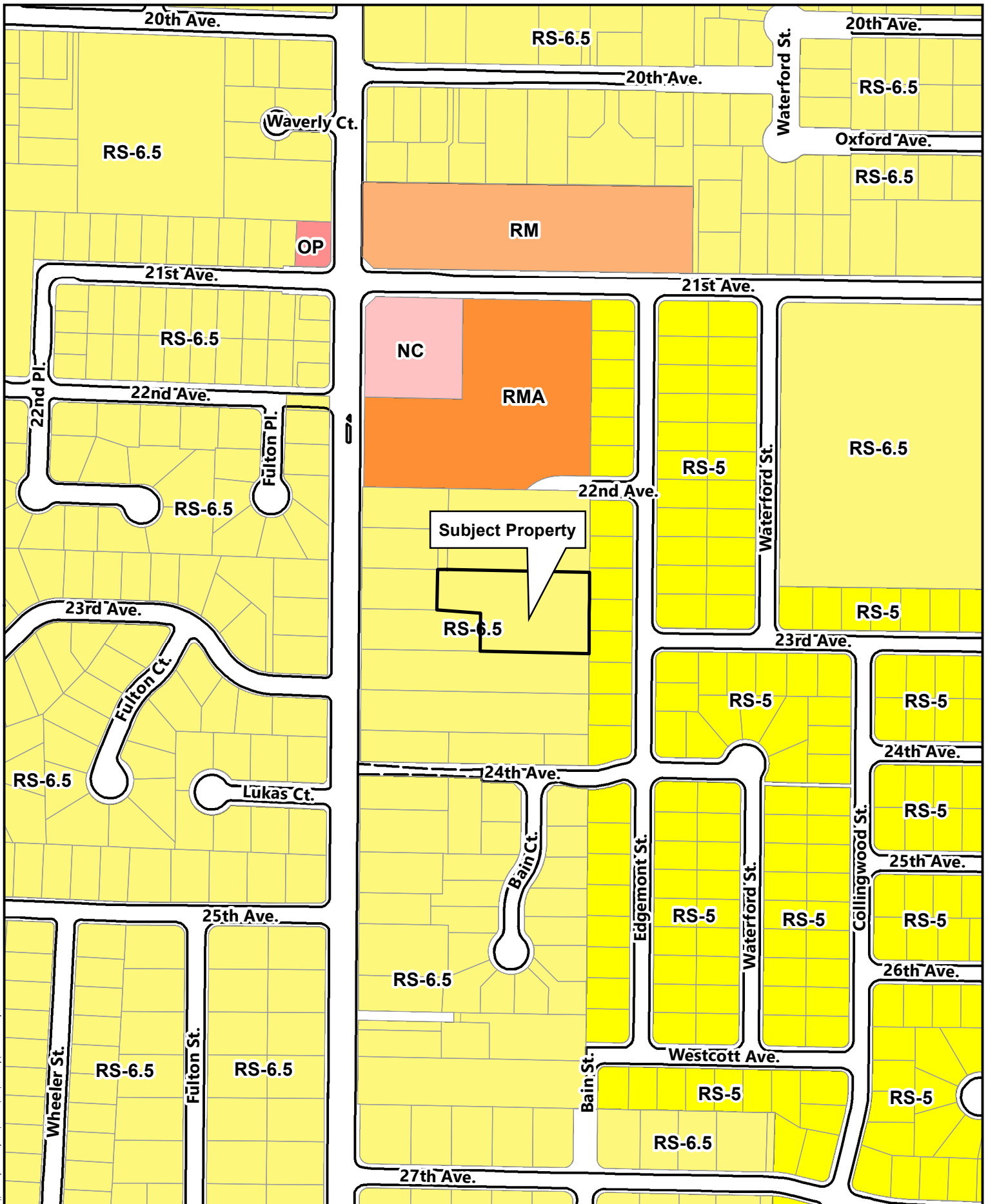
Approval Standards for This Request

Tentative Plat Review Criteria (ADC 11.180)

- (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 Tentative Partition Plat application are found in ADC Articles 1, 2, 3, 9, 11, 12, and 22

Attachments: Location Map and Tentative Partition Plat



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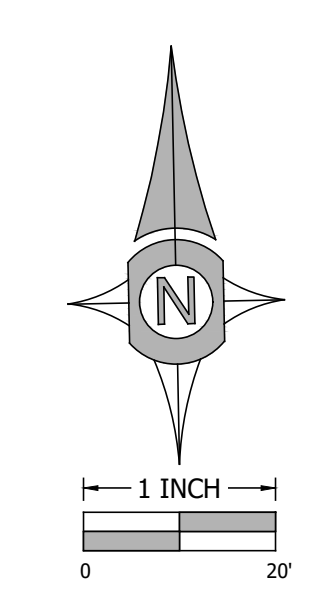
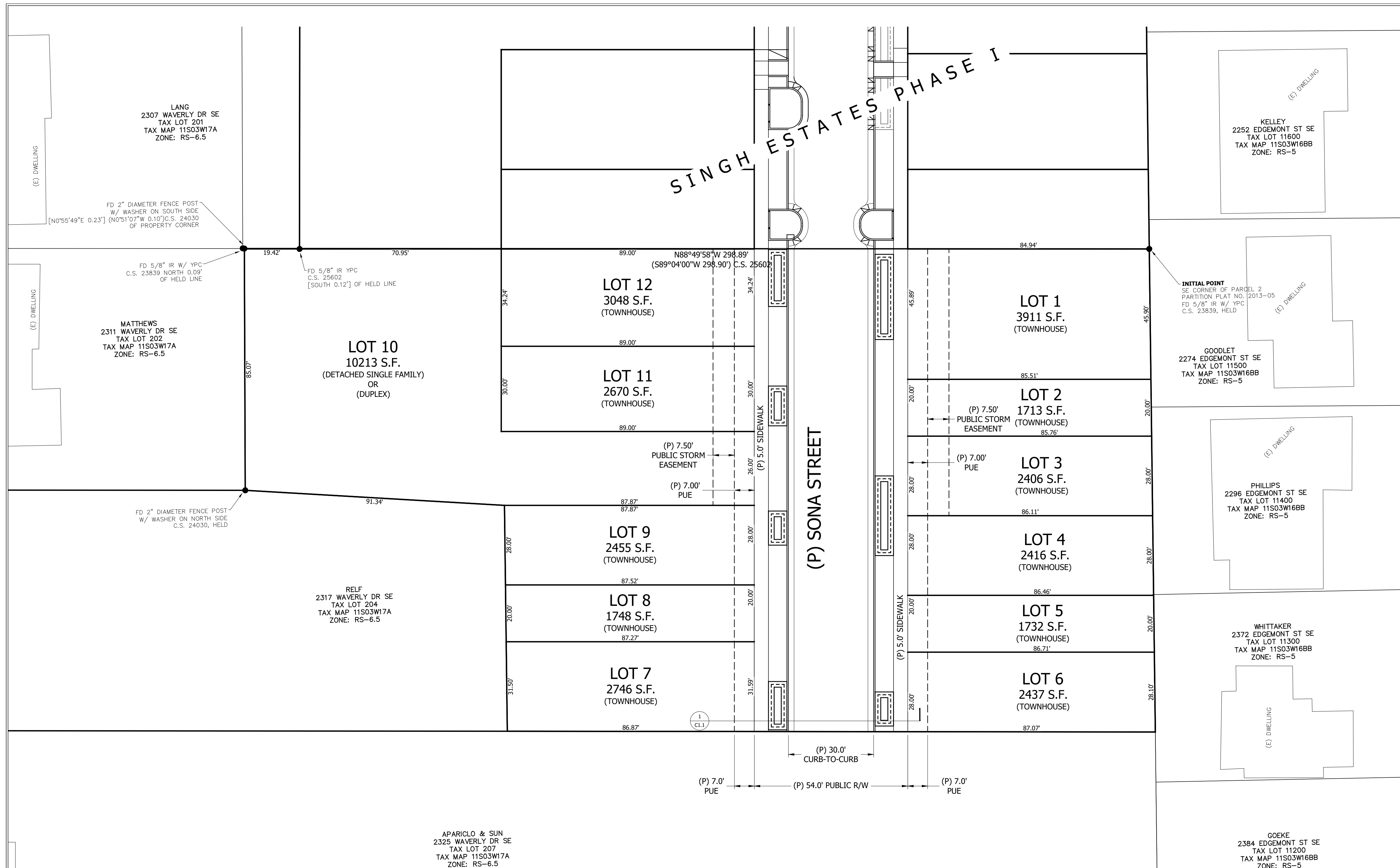


Linn County Assessor's Map No. 11S-03W-17A; Tax Lot 230

Date: 8/7/2024 Map Source: City of Albany



Location / Zoning Map



CLIENT:
SONA (RANDY) ATHWAL
6732 SEVEN MILE LANE SE
ALBANY, OR 97321
(530) 682-2100

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

TENTATIVE LOT LAYOUT
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

PROJECT AREA SUMMARY
GROSS LAND AREA: 1.07± ACRES
RIGHT-OF-WAY DEDICATION: 0.21 ± ACRES
NET LAND AREA: 0.86 ± ACRES

PROPERTY
TAX MAP: 11S03W17A
TAX LOT: 230
SITE ADDRESS: UNASSIGNED
ALBANY, OR 97321

OWNER/DEVELOPER
SONA (RANDY) ATHWAL
6732 SEVEN MILE LANE SE
ALBANY, OR 97321
(530) 382-2100

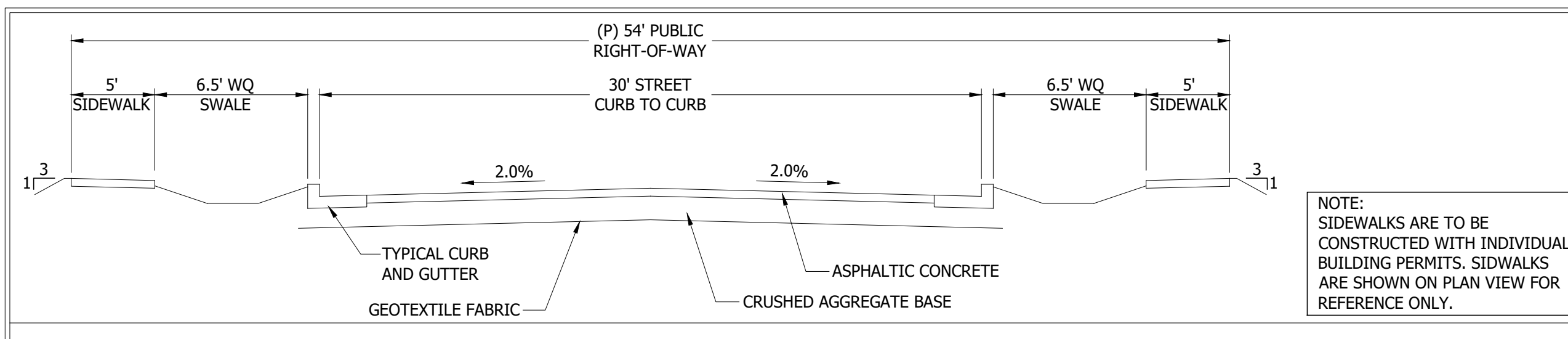
DESIGN TEAM
CIVIL ENGINEER
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

ARCHITECT
STUDIO 3 ARCHITECTURE, INC
275 COURT STREET NE
SALEM, OREGON 97301-3442
(503) 390-6500

SURVEYOR
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

DATE: JULY 8, 2024
PROJECT: 22-003 ATHWAL 22nd STREET
DRAWN BY: MLM
CHECKED BY: RBV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY



PLAN REVISIONS	DATE

Sheet **C1.1**
SCALE: SEE BARSCALE