



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-04-24

October 11, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems**, 541-791-0176 or alyssa.schrems@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **October 25, 2024**.

Application Information

Proposal:	Tentative Partition Plat for a 10-lot subdivision with associated site, utility, and street improvements.
Review Body:	Staff Review (Type I-L)
Property Owner/Applicant:	Kangaroo Properties LLC, C/O Jerry Boehme, PO Box 1009, Albany, OR 97321.
Applicant's Representative	Brandie Dalton, MultiTech Engineering, 1155 SE 13th Street, Salem, OR 97302.
Address/Location:	2120 Three Lakes Road SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-09D; Tax Lot 1109
Zoning:	RS-5 (Residential Single Dwelling Unit District)
Comprehensive Plan:	Low Density Residential
Overlay District:	N/A
Total Land Area:	1.88 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 **October 25, 2024**, 14 days from the date the City mails the notice of filing.

We have attached a location map and site plan. 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 **Alyssa Schrems, project planner**, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to alyssa.schrems@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision of the application.

The proposed subdivision and minor variance must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 2 and 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.

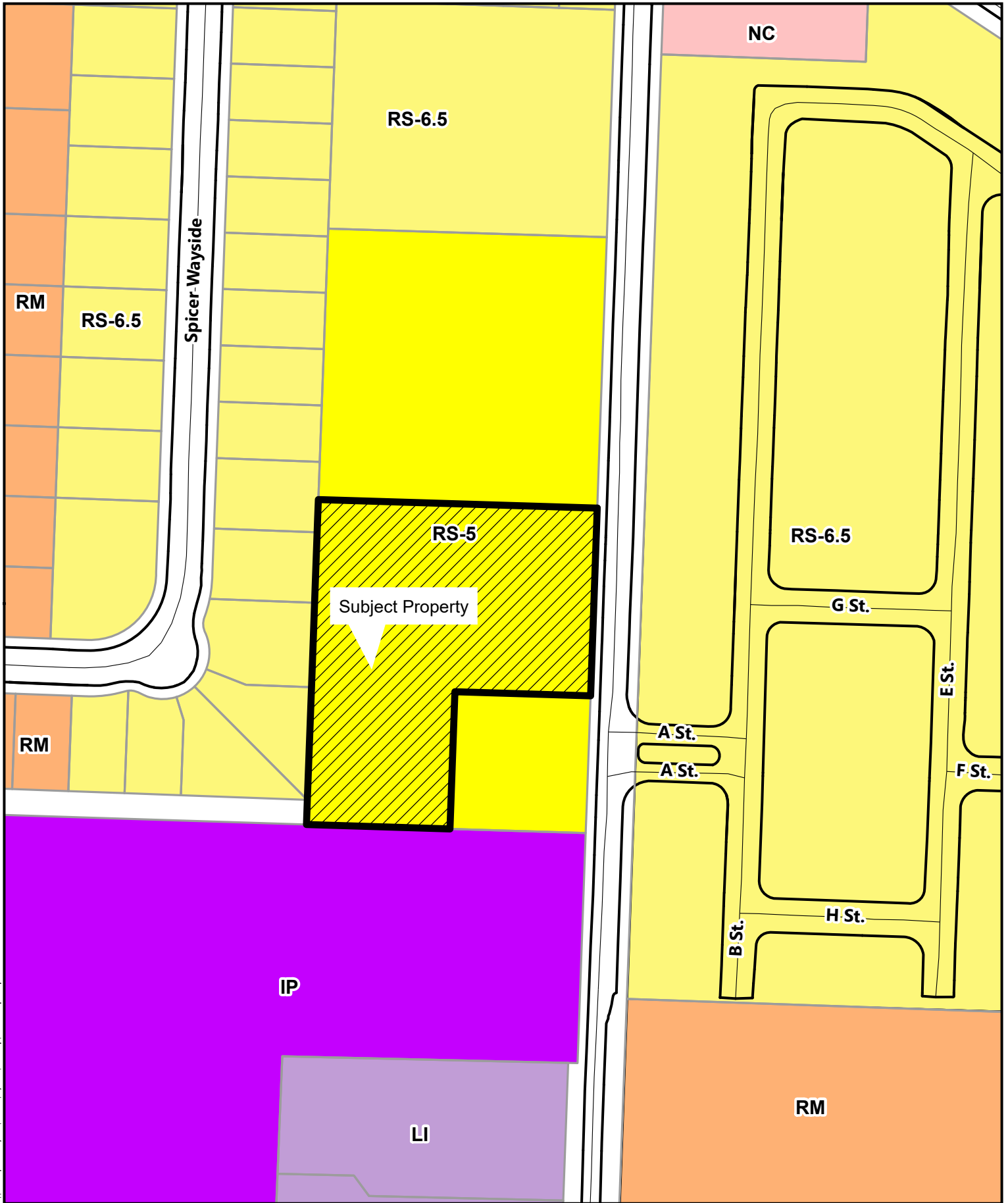
Approval Standards for This Request

Tentative Plat Review Criteria (ADC 11.180)

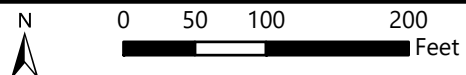
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed 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, 8, 9, 11, 12, and 22

Attachments: Location Map and Tentative Partition Plat Drawings



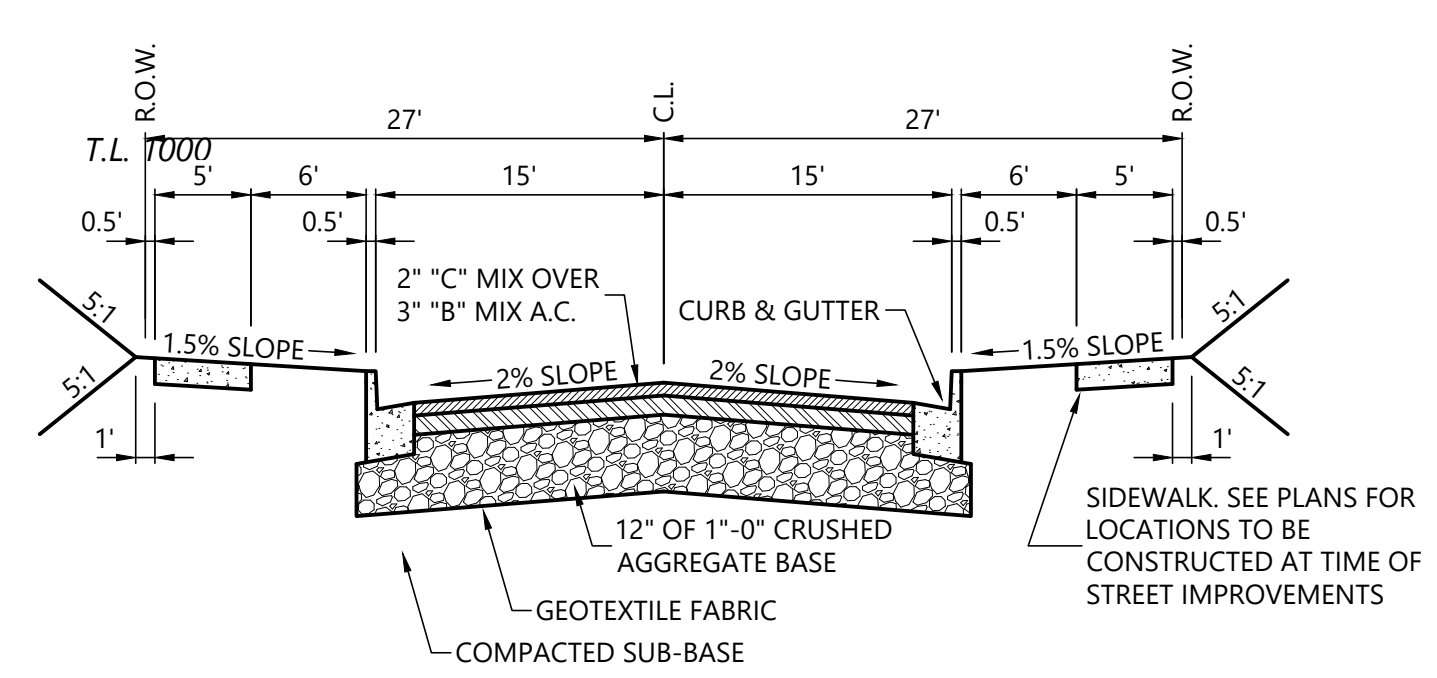
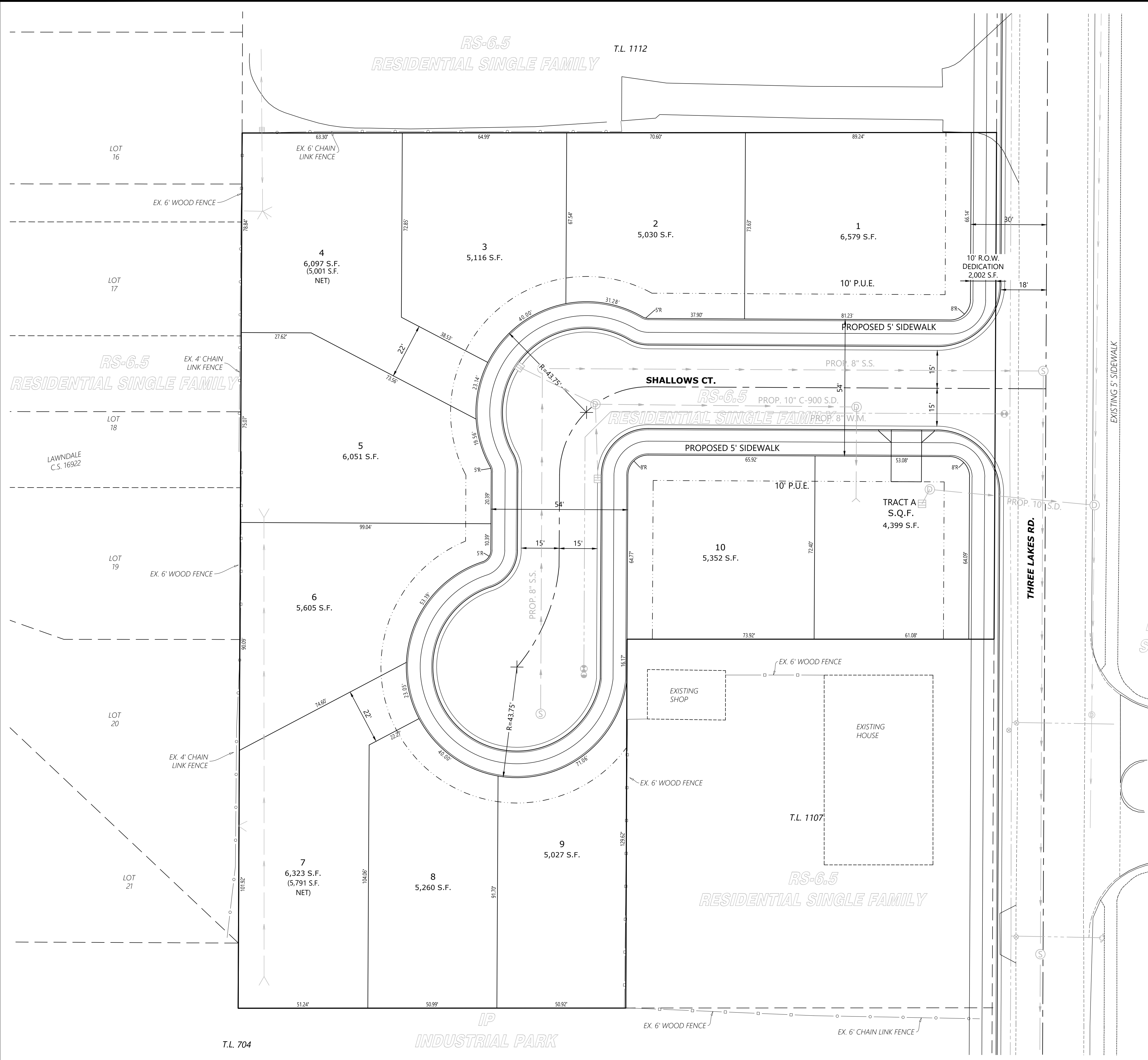
\\con.cityofalbany.net\homas\analysis\ss\Desktop\Notice Map Template.mxd



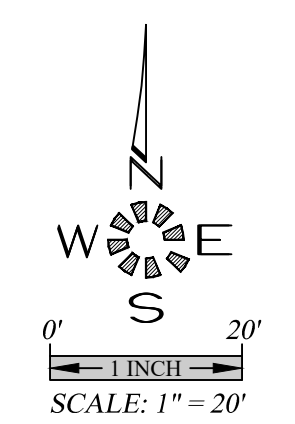
2120 Three Lakes RD SE

Date: 9/16/2024 Map Source: City of Albany

Location Map



**TYPICAL STREET SECTION
SHALLOWS COURT**
-NTS-



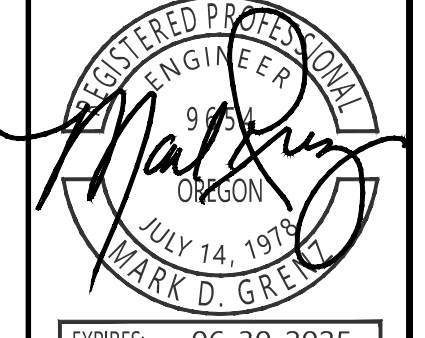
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST., S.E. SALEM, OR, 97302
PH: (503) 363-9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

TENTATIVE PLAT PLAN

THREE LAKES COURT

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.

7653P - P3-PLAT-TENT
Design: M.D.G.
Drawn: C.F.G.
Checked: B.M.G.
Issue Date: 10/8/24
Scale: AS SHOWN
As-Built:



EXPIRES 06-30-2025
JOB # 7653

P3