



Albany Planning Commission
Comprehensive Plan, Zoning Map Amendment, Partition,
And Natural Resource Impact Review.
(CP-01-24, ZC-01-24, PA-08-24, & NR-02-24)

Monday, October 28, 2024
5:15 p.m.

SUMMARY OF REQUEST



PROCESS: TYPE IV PROCESS

- **Decision-making Criteria:**
 - Comp. Plan Map Amendment, ADC 2.220(3)
 - Zoning Map Amendment, ADC 2.740
 - Partition, ADC 11.180
 - Natural Resource Impact Review ADC 6.
- **Agency Notice**
- **Public Notices**
- **Planning Commission Recommendation**
- **City Council Final Decision**



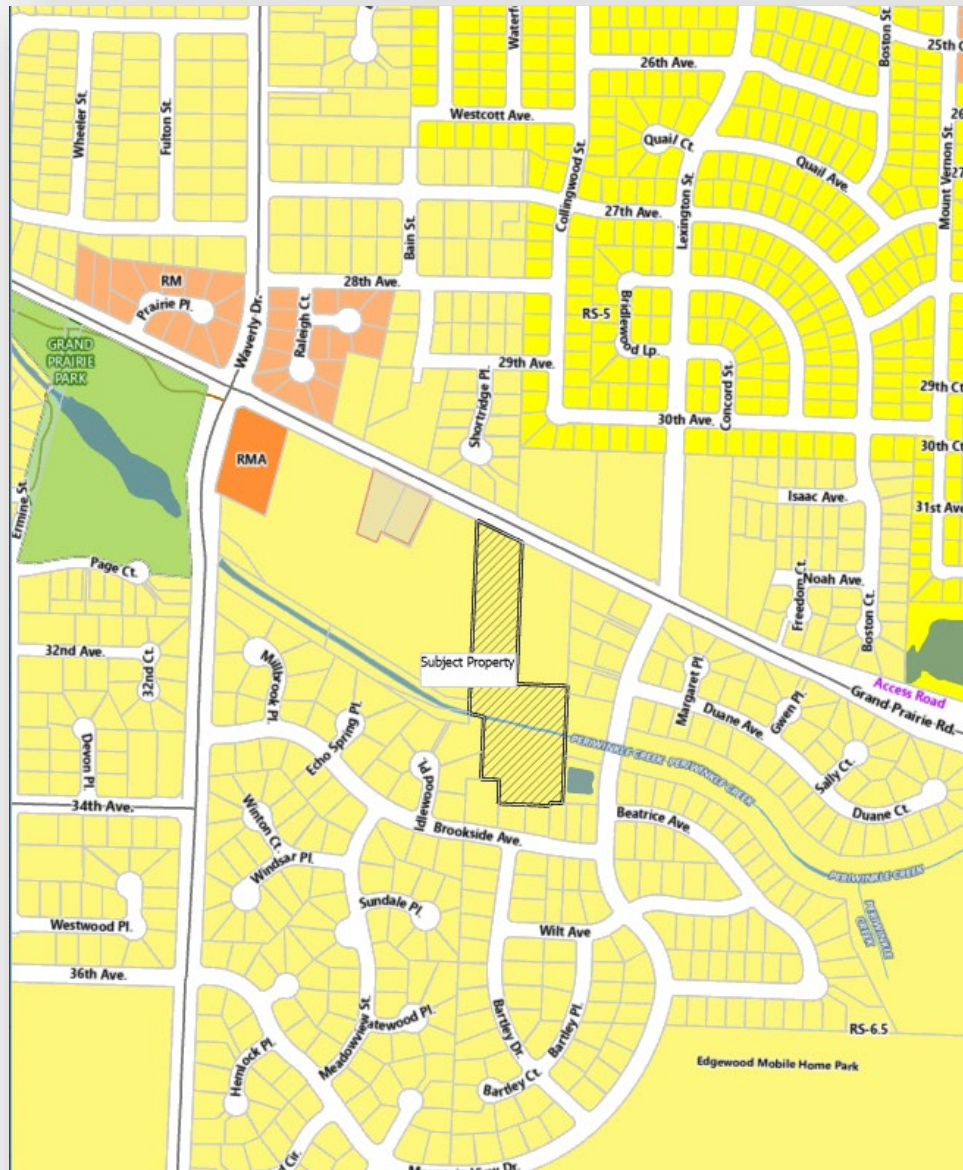
CONCLUSION



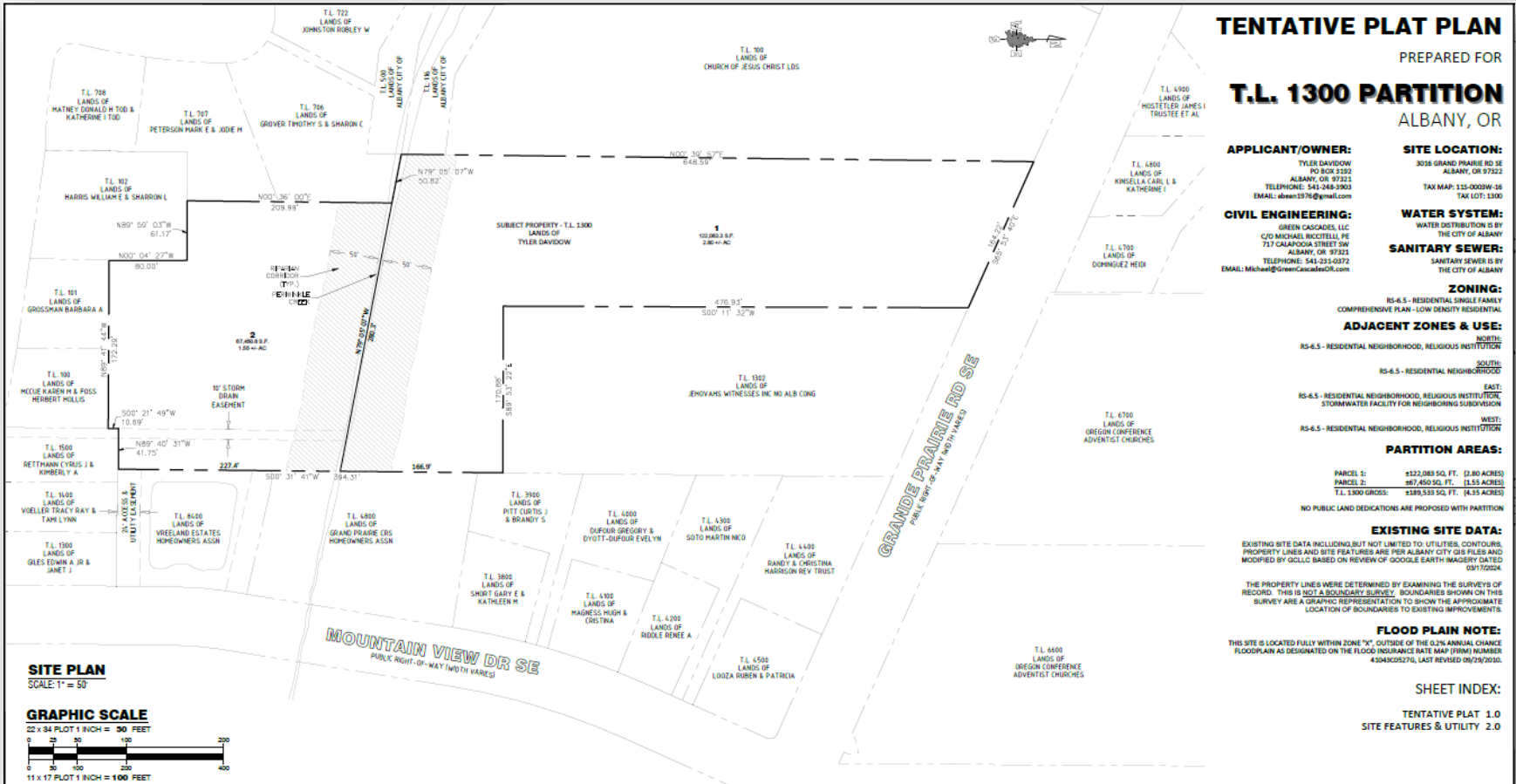
COMPREHENSIVE MAP AMENDMENT



ZONE MAP AMENDMENT



PARTITION



TENTATIVE PLAT PLAN

PREPARED FOR

T.L. 1300 PARTITION ALBANY, OR

APPLICANT/OWNER:

TYLER DAVIDOW
PO BOX 3322
ALBANY, OR 97321
TELEPHONE: 541-248-3903
EMAIL: tdaew137@gmail.com

SITE LOCATION:

3016 GRAND PRAIRIE RD SE
ALBANY, OR 97322
TAX MAP: 123-000W-36
TAX LOT: 1300

CIVIL ENGINEERING:

GREEN CASCADES, LLC
C/O MICHAEL BUCISTELLI, PE
717 CALAPOOGA STREET SW
ALBANY, OR 97321
TELEPHONE: 541-231-0372
EMAIL: Michael@GreenCascadesOR.com

WATER SYSTEM:

WATER DISTRIBUTION IS BY
THE CITY OF ALBANY

SANITARY SEWER:

SANITARY SEWER IS BY
THE CITY OF ALBANY

ZONING:

RS-4.5 - RESIDENTIAL SINGLE FAMILY
COMPREHENSIVE PLAN - LOW DENSITY RESIDENTIAL

ADJACENT ZONES & USE:

NORTH:
RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION

SOUTH:
RS-4.5 - RESIDENTIAL NEIGHBORHOOD

EAST:
RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION,
STORMWATER FACILITY FOR NEIGHBORING SUBDIVISION

WEST:
RS-4.5 - RESIDENTIAL NEIGHBORHOOD, RELIGIOUS INSTITUTION

PARTITION AREAS:

PARCEL 1: 1222,083 SQ. FT. (2.80 ACRES)

PARCEL 2: 467,450 SQ. FT. (1.55 ACRES)

T.L. 1300 GROSS: 4389,533 SQ. FT. (4.35 ACRES)

NO PUBLIC LAND DEDICATIONS ARE PROPOSED WITH PARTITION

EXISTING SITE DATA:

EXISTING SITE DATA INCLUDING BUT NOT LIMITED TO UTILITIES, CONTOURS,
PROPERTY LINES AND SITE FEATURES ARE PER ALBANY CITY GIS FILES AND
MODIFIED BY GCLLC BASED ON REVIEW OF GOOGLE EARTH IMAGERY DATED
03/17/2024.

THE PROPERTY LINES WERE DETERMINED BY EXAMINING THE SURVEYS OF
RECORD. THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN ON THIS
SURVEY ARE A GRAPHIC REPRESENTATION TO SHOW THE APPROXIMATE
LOCATION OF BOUNDARIES TO EXISTING IMPROVEMENTS.

FLOOD PLAIN NOTE:

THIS SITE IS LOCATED FULLY WITHIN ZONE "X", OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER
42043C0270, LAST REVISED 06/29/2010.

SHEET INDEX:

TENTATIVE PLAT 1.0
SITE FEATURES & UTILITY 2.0

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE

22 x 34 PLOT 1 INCH = 30 FEET



11 x 17 PLOT 1 INCH = 100 FEET

NATURAL RESOURCE IMPACT REVIEW

