



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Partition Plat

PA-01-24

March 15, 2024

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **March 29, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide a 16,099 square foot parcel into two parcels.
Property Owner/Applicant:	JPRE LLC c/o John Wulf, 6125 Belle Pond Way S, Salem, OR 97306
Address/Location:	2240 Water Avenue NE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor: 11S-03W-05DB-03000
Zoning:	RS-5 (Residential Single-Dwelling Unit)
Overlay Districts:	Airport Approach District

The City of Albany has received the partition application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **March 29, 2024**, 14 days from the date the City mails the Notice of Filing.

All application materials are available for review 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 alyssa.schrems@albanyoregon.gov. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

Approval Standards for This Request

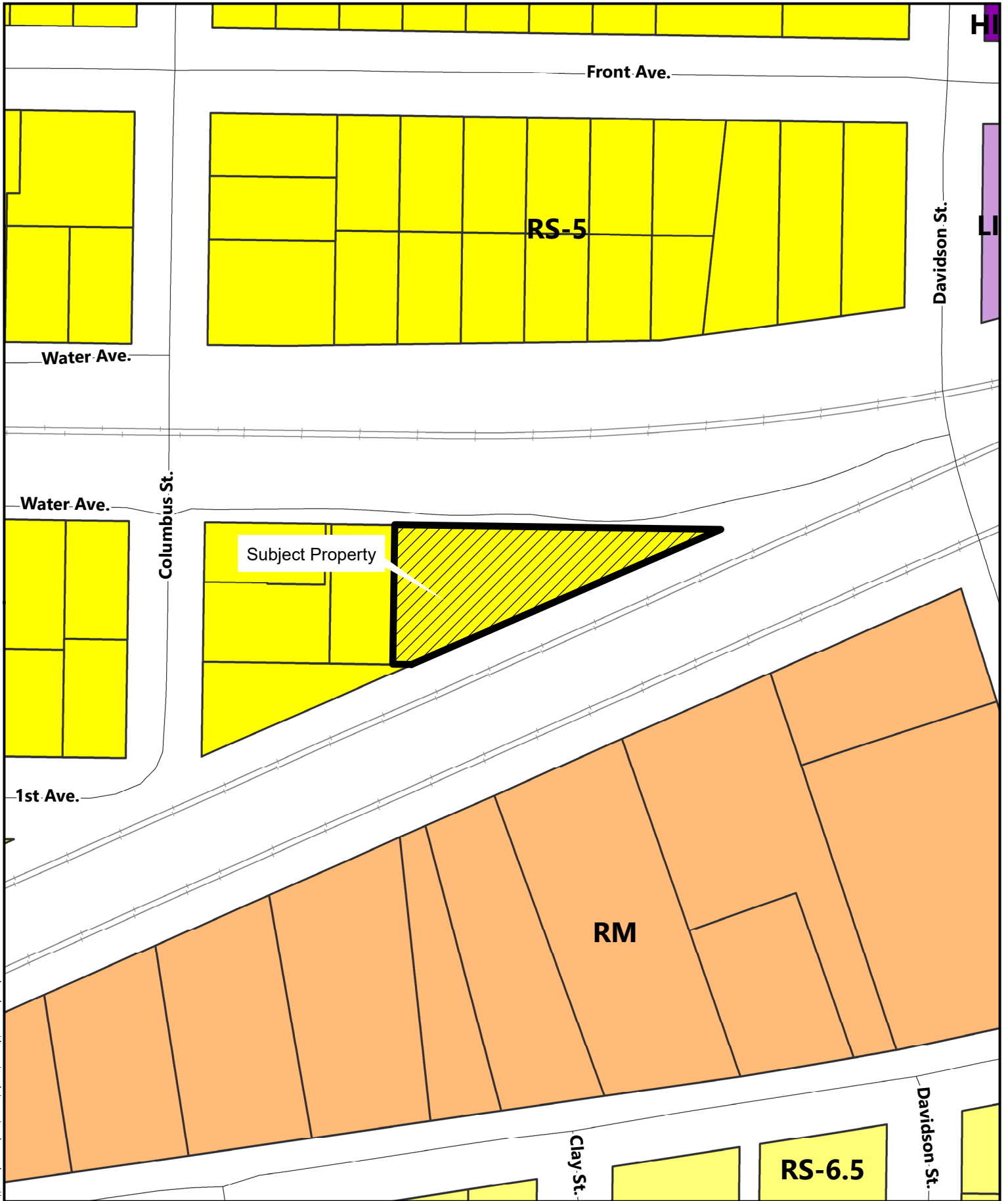
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

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.

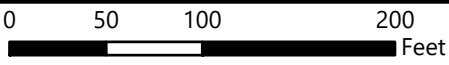
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made 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, 4, 8, 9, 11 & 12.

Attachments: Location Map, Applicant's Partition Site Plan



\\con.cityofalbany.net\home\analysis\desktop\Notice Map Template.mxd



2240 Water Ave NE

Date: 2/16/2024 Map Source: City of Albany

Location Map

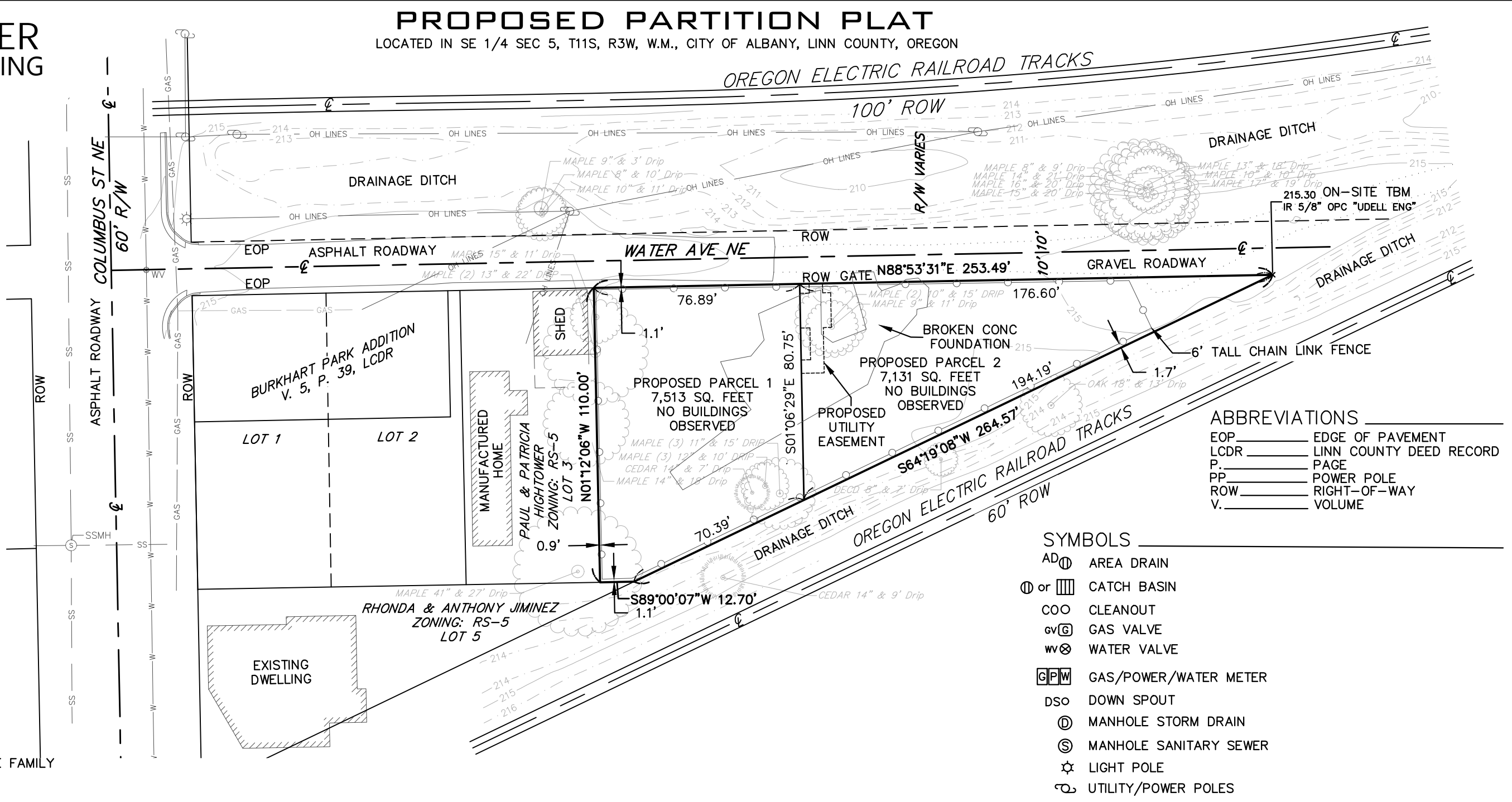


PROPOSED PARTITION PLAT

LOCATED IN SE 1/4 SEC 5, T11S, R3W, W.M., CITY OF ALBANY, LINN COUNTY, OREGON



SCALE: 1" = 40'
DATE: 2/1/2024



OWNER:
JPRE LLC
6125 BELLE POND WAY S
SALEM, OR

LOCATION:
2240 WATER AVE NE
ALBANY, OR

TAX LOT:
11S03W05DB03000

ZONING:
RS-5, RESIDENTIAL SINGLE FAMILY

TOTAL AREA:
14,644 SQ. FEET

ARCHITECT:
GENE BOLANTE
STUDIO 3 ARCHITECTURE
275 COURT ST NE
SALEM, OR 97301
GENE@STUDIO3ARCHITECTURE.COM
503-390-6500

SURVEYOR:
BRAD R. HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE,
SALEM, OR 97317
BRAD@BARKERWILSON.COM
503-588-8800

EASEMENT NOTE:
SUBJECT PROPERTY IS AFFECTED BY THE EASEMENTS MENTIONED IN DOC. NO. 2013-15825 & 2014-00192. EASEMENTS ARE GRANTED TO QWEST COMMUNICATIONS COMPANY, LLC, AND LOCATION OF EASEMENT IS DESCRIBED AS BEING WITHIN OR "HAS COMMON BOUNDARY" TO SUBJECT PROPERTY.

DOCUMENTS DO NOT PROVIDE PARTICULARS ON LOCATION OF EASEMENT.

NO PROPOSED EASEMENTS OR DEDICATION

BENCHMARK UTILIZED:
N.G.S. #QE1470

ELEV: 223.62' NAVD 88

LOCATED IN ALBANY, OREGON, AT THE INTERSECTION OF SALEM AVE AND WAVERLY DRIVE, 81.0' SOUTH OF THE CENTERLINE OF SALEM AVENUE, 28.9' SOUTHEAST OF THE NORTHEAST CORNER OF THE TWIN OAKS APARTMENTS, 24.3' WEST OF THE CENTERLINE OF THE DRIVE, AND 0.3' EAST OF THE WEST SIDEWALK OF THE DRIVE.

ABBREVIATIONS

EOP	EDGE OF PAVEMENT
LCDR	LINN COUNTY DEED RECORD
P.	PAGE
PP	POWER POLE
ROW	RIGHT-OF-WAY
V.	VOLUME

SYMBOLS

AD	AREA DRAIN
or	CATCH BASIN
COO	CLEANOUT
gv	GAS VALVE
wv	WATER VALVE
G/P/W	GAS/POWER/WATER METER
DSO	DOWN SPOUT
⊙	MANHOLE STORM DRAIN
⊙	MANHOLE SANITARY SEWER
⊙	LIGHT POLE
⊙	UTILITY/POWER POLES

TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES

EASEMENT LINE	---
FENCE LINE	—○—○—○—○—○—○—
GAS LINE	—GAS—GAS—GAS—GAS—GAS—
EDGE OF GRAVEL LINE
OVERHEAD LINE	—OH LINES—OH LINES—OH LINES—
SANITARY SEWER LINE	—SS—SS—SS—SS—SS—SS—
WATER LINE	—W—W—W—W—W—W—