



COMMUNITY DEVELOPMENT

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

Notice of Filing

Partition and Floodplain Development Permit

PA-04-23 & FP-04-23

October 18, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **November 1, 2023**.

Application Information

Proposal:	Tentative Partition Plat to divide a 0.68-acre parcel into three parcels, and a Floodplain Development Review for Land Division
Property Owner/Applicant:	Bob Martin; 327 Blossom Lane NW, Albany, OR 97321
Engineer:	Daniel Watson, K & D Engineering Inc.; PO Box 725; Albany, OR 07321
Address/Location:	327 Blossom Lane NW, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 11S-04W-01DB-00200
Zoning:	Residential Medium Density (RM)
Overlay Districts:	Floodplain Overlay District (/FP)

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 **November 1, 2023**, 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 **Jennifer Cepello, project planner**, at 541-917-7561 or jennifer.cepello@cityofalbany.net. 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.

Floodplain Review: Site Improvement, Land Division and Manufactured Home Park Standards (ADC 6.110)

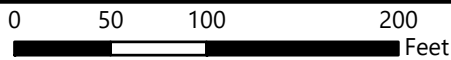
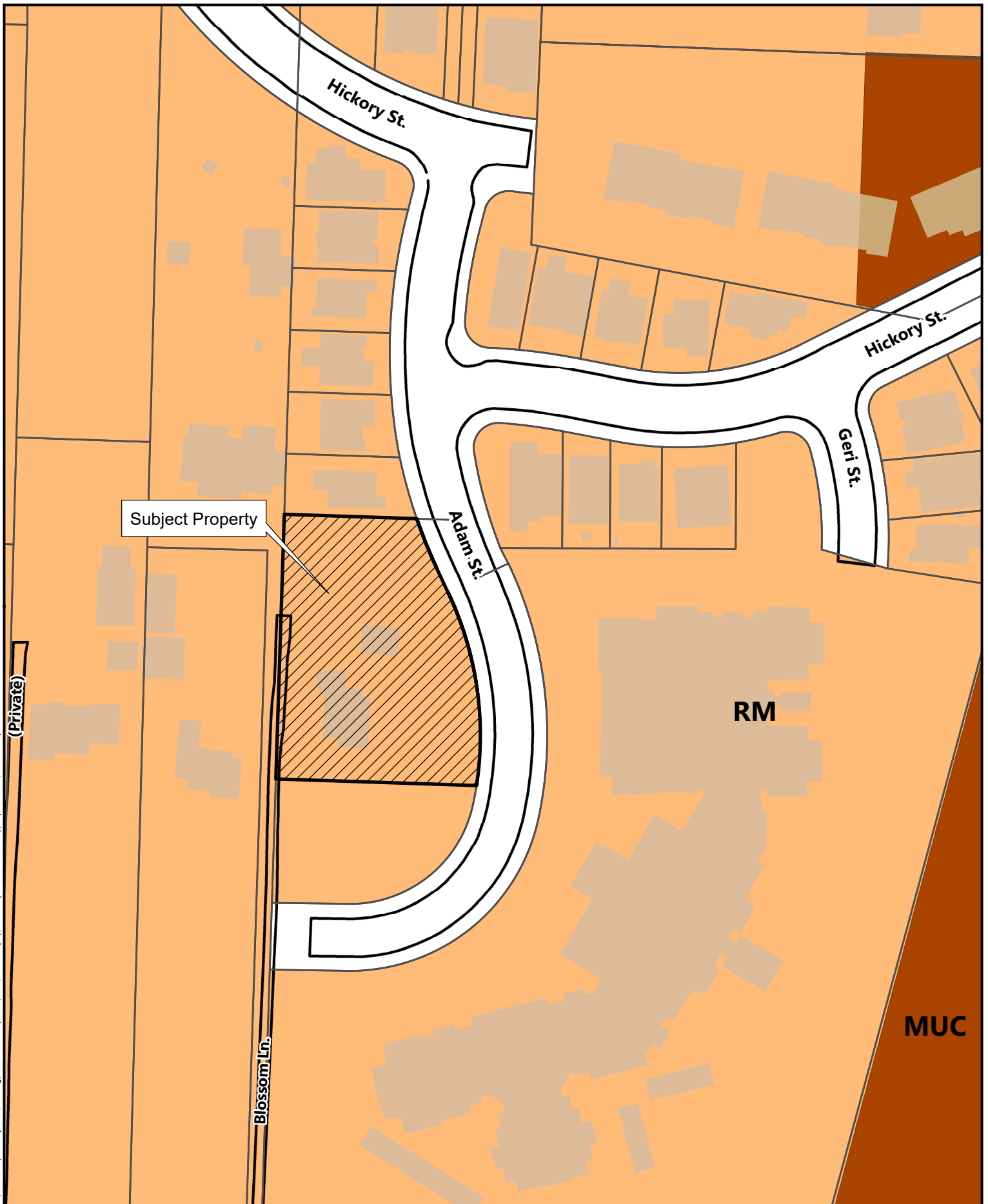
In addition to the general review criteria for site improvements, land divisions and manufactured home parks, applications that propose actual development within the Special Flood Hazard Area shall also be subject to the following standards:

- (1) All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
- (2) All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
- (4) All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
- (5) Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
- (6) Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.
- (7) All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."
- (8) In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 6, 11 & 12.

Attachments: Location Map, Applicant's Partition Site Plan

(Private)



327 Blossom Lane NW

TENTATIVE PARTITION PLAT
FOR
GARALDINE MARTIN
LOCATED IN
ALEXANDER M. RAINWATER D.L.C. No. 39
SE 1/4 SEC. 1, T. 11 S., R. 4 W., W.M.
IN THE
CITY OF ALBANY, BENTON COUNTY, OREGON
JULY 26, 2023

APPLICANT:

GERALDINE MARTIN
327 BLOSSOM LN. NW
ALBANY, OR 97321

SURVEYOR:

K+D ENGINEERING, INC.
276 NW HICKORY ST.
ALBANY, OR 97321

NOTE:

DATA SHOWN ON THIS MAP IS BASED ON BENTON COUNTY AND CITY OF ALBANY GIS DATABASES IN NGVD 88 DATUM, ASSESSOR RECORDS, RECORD DEED INFORMATION AND RECORD SURVEY INFORMATION.

SUBJECT PROPERTY:

TAX LOT 200 (MAP 115-04W-01DB)
327 BLOSSOM LANE NW
ALBANY, OR 97321

PROPERTY STATS:

PARENT PARCEL
AREA: 30,939 SF GROSS + NET
PARCEL 1
AREA: 8,892 SF
PARCEL 2
AREA: 13,402 SF
PARCEL 3
AREA: 8,645 SF

FLOODPLAIN:

SUBJECT PROPERTY IS PARTIALLY LOCATED IN A "AE" ZONE OF SPECIAL FLOOD HAZARD AREA PER FEMA FIRM MAP 41043C0213H DATED 12-8-2016, FLOOD ELEVATION = 206.5 NGVD 88

NOTES:

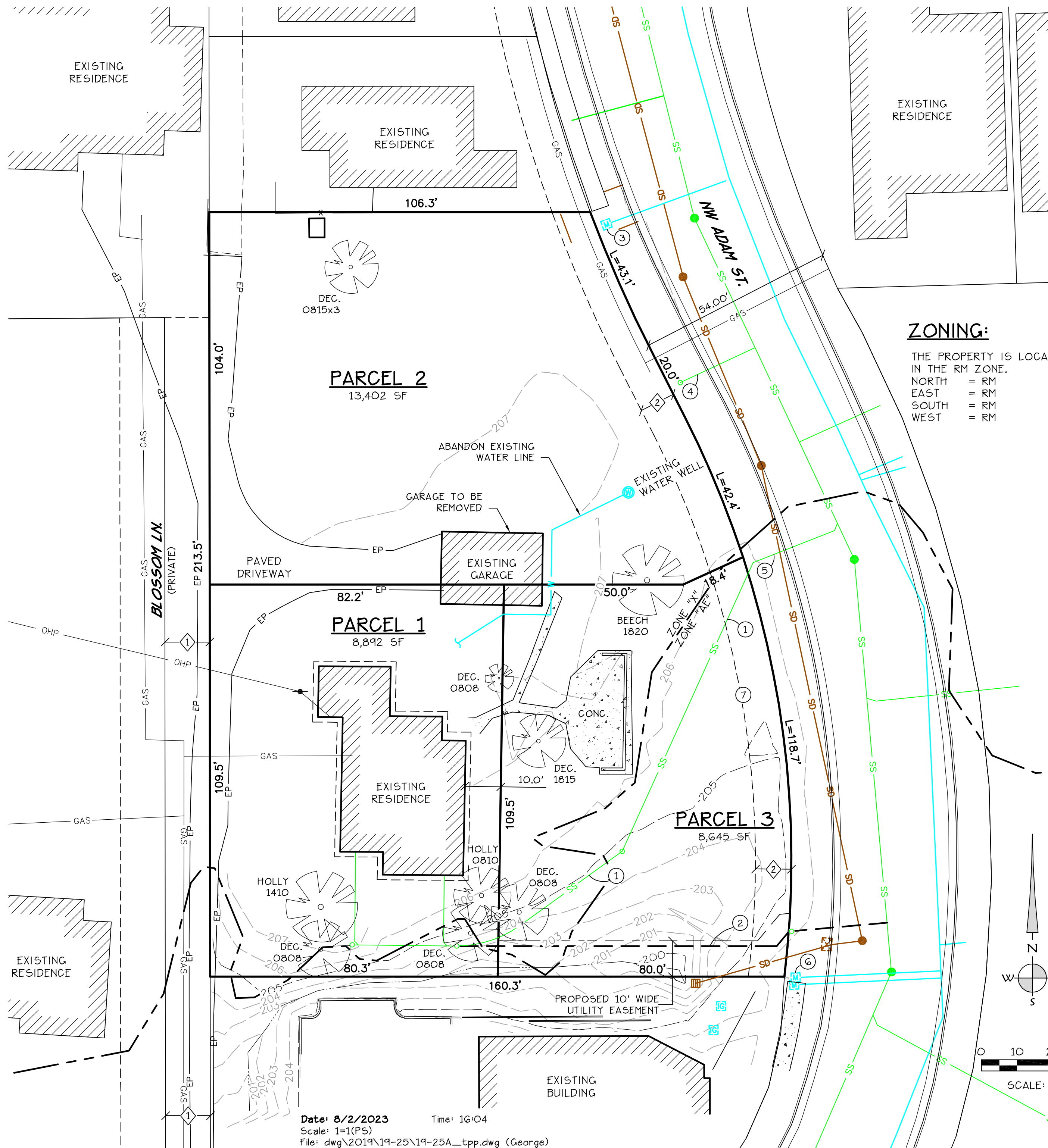
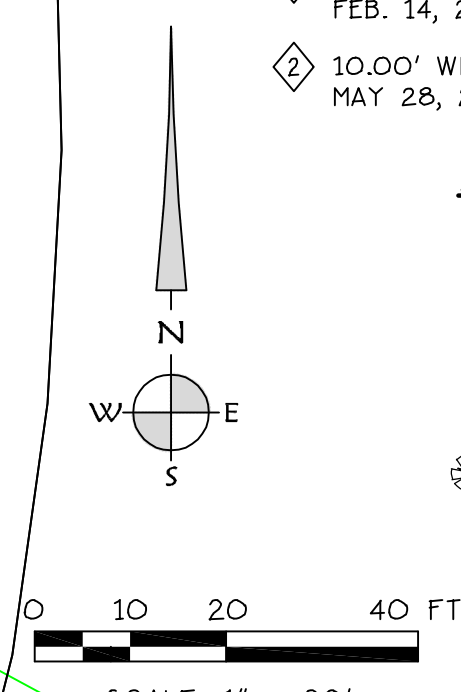
- ① EXISTING SEWER SERVICE TO BE DISCONNECTED FROM EXISTING RESIDENCE REQUIRED FOR FINAL PLAT APPROVAL.
- ② PROPOSED RELOCATED SEWER LATERAL TO BE CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL.
- ③ PARCEL 2 WATER SERVICE EXISTING.
- ④ PARCEL 2 SEWER SERVICE TO BE CONNECTED TO EXISTING SEWER LATERAL DURING CONSTRUCTION ACTIVITIES ON PARCEL 2, AND IS NOT REQUIRED FOR FINAL PLAT APPROVAL.
- ⑤ PARCEL 3 SEWER SERVICE EXISTING, AND IS NOT REQUIRED FOR FINAL PLAT APPROVAL.
- ⑥ PARCEL 1 WATER SERVICE EXISTING, CONNECT TO HOME PRIOR TO FINAL PLAT APPROVAL.
- ⑦ PARCEL 3 WATER METER TO BE INSTALLED AT THE TIME OF BUILDING PERMIT, NOT REQUIRED FOR FINAL PLAT.

EASEMENT NOTES:

- ① 12.50' WIDE DRIVEWAY ACCESS EASEMENT PER DOC. No. 2008-433437, DATED FEB. 14, 2008
- ② 10.00' WIDE FRANCHISED PUBLIC UTILITY EASEMENT PER DOC. No. 2011-480145, DATED MAY 28, 2011

LEGEND:

	EXIST. LAMP POST		EXIST. WATER LINE
	EXIST. FIRE HYDRANT		EXIST. FENCE
	EXIST. WATER VALVES		EXIST. SEWER LINES
	EXIST. UTILITY POLE		EXIST. STORM DRAIN
	DECIDUOUS TREE		EXIST. OVERHEAD POWER
	EXIST. MANHOLE		EXIST. NATURAL GAS LINE
	EXIST. WATER METER OR SERVICE LATERAL		FEMA FLOODPLAIN LINE
	EXIST. WATER WELL		PROPOSED SEWER LATERAL



Date: 8/2/2023 Time: 16:04
Scale: 1"=1(P5)
File: dwg\2019\19-25\19-25A_tpp.dwg (George)

K & D ENGINEERING, Inc.
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