



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-04-24

March 21, 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 **April 4, 2024**.

Application Information

Proposal:	Middle Housing Land Division for a four-lot townhouse subdivision.
Property Owner/Applicant:	Scott Lepman; Glorietta Bay, LLC; 100 Ferry Street NW, Albany OR 97321
Applicant's Representative:	Laura Laroque, Udell Engineering, 63 E. Ash Street Lebanon, OR 97355
Address/Location:	1955 Water Avenue NE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor: 11S-03W-05CA Tax Lot 10600
Zoning:	RS-5 (Residential Single-Dwelling Unit)
Overlay Districts:	Airport Approach District-Conical Surface

The City of Albany has received the partition application referenced above. We are mailing notice of the application to property owners within 100 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 Tentative Plat Procedures for Expedited and Middle Housing Land Divisions identified in Section 11.610 of the Albany Development Code (ADC). Middle Housing Land Division 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 a referee 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 **April 4, 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 **Liz Olmstead, project planner**, at 541-791-0176 or liz.olmstead@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

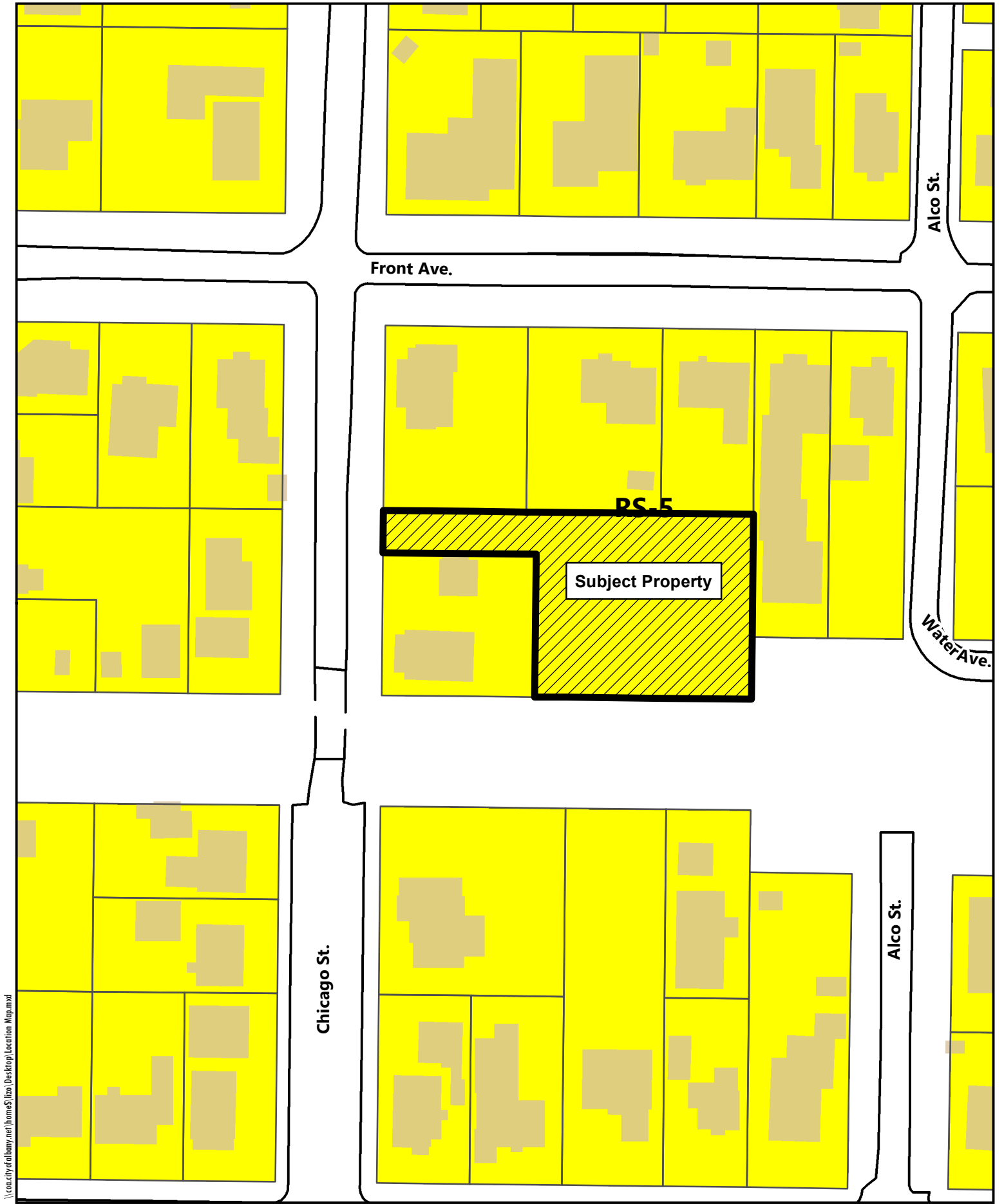
Middle Housing Land Division Review, Section 11.610 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

- (1) Review Criteria. Approval of a tentative plat for a middle housing land division will be granted if the Director finds that the applicant has met all of the following criteria:

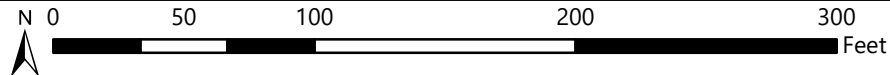
- (a) The middle housing development complies with the Oregon residential specialty code and the applicable ADC middle housing regulations, including but not limited to, the provisions in the base zone and in Sections 8.110-8.175. To demonstrate compliance with this criterion, the applicant shall submit approved building permits demonstrating that existing or proposed structures comply with the Oregon Residential Specialty Code and ADC middle housing regulations.
- (b) Separate utility service connections for public water, sewer, and stormwater will be provided for each dwelling unit.
- (c) Easements will be provided as necessary for each dwelling unit on the site for:
 - i. Locating, accessing, replacing, and servicing all utilities;
 - ii. Pedestrian access from each dwelling unit to a private or public road;
 - iii. Any common use areas or shared building elements;
 - iv. Any dedicated driveways or parking; and
 - v. Any dedicated common area.
- (d) Exactly one dwelling unit will be located on each resulting lot (referred to as middle housing child lots), except for lots or tracts used as common areas, on which no dwelling units will be permitted.
- (e) Buildings or structures on a resulting child lot will comply with applicable building codes provisions relating to new property lines.
- (f) Notwithstanding the creation of new child lots, structures or buildings located on the newly created lots will comply with the Oregon Residential Specialty Code.
- (g) Where a resulting child lot abuts a street that does not meet city standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to ADC 12.140 and 12.200.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 8, 9, 11, 12, & 22.

Attachments: Location Map, Applicant's Middle Housing Land Division Site Plan



\\cityofalbany.net\homes\lzo\Desktop\Location Map.mxd

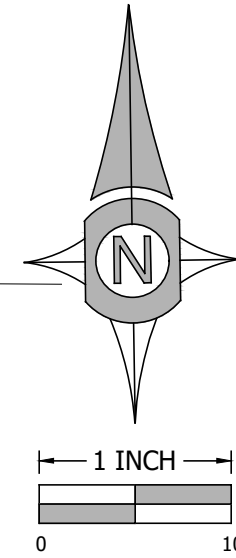
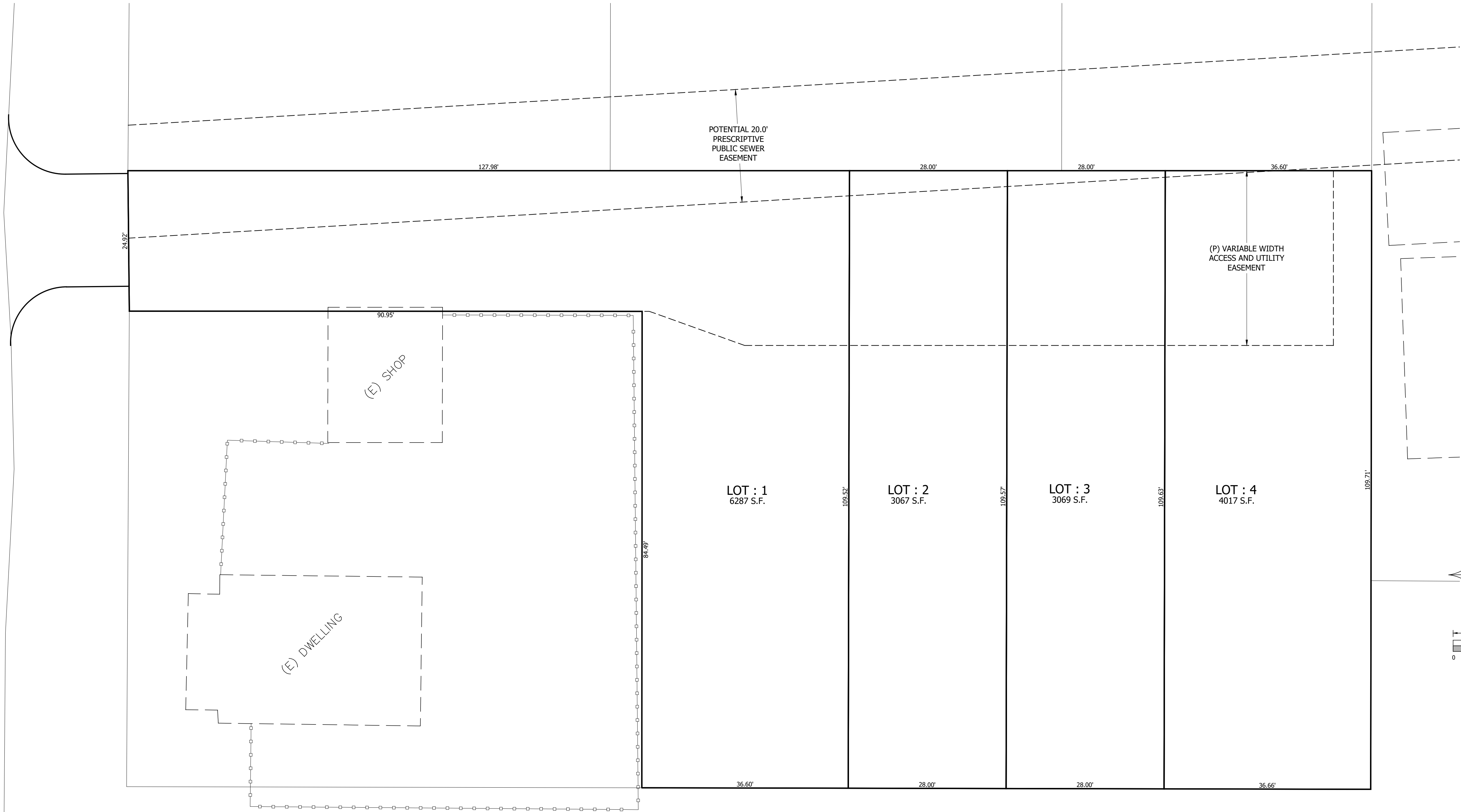


1955 Water Ave NE

Date: 2/28/2024 Map Source: City of Albany

Location / Zoning Map

CHICAGO STREET



PROJECT AREA SUMMARY
 GROSS LAND AREA: 0.38± ACRES
 NET LAND AREA: 0.38± ACRES

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

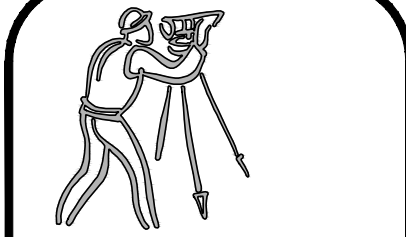
PLAN REVISIONS	DATE

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

TENTATIVE PLAT
SITE PLAN REVIEW
 MAP 115-3W-05CA
 TAX LOT 10600
ALBANY, OREGON

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

CLIENT:
 GLORIETTA BAY, LLC
 100 FERRY STREET NW
 ALBANY, OREGON 97321
 (541) 928-9390



DATE: FEBRUARY 27, 2024
 PROJECT: 24-027 LEPMAN CHICAGO STREET
 DRAWN BY: MUM, MDI
 CHECKED BY: BSU

THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



CLIENT:
 GLORIETTA BAY, LLC
 100 FERRY STREET NW
 ALBANY, OREGON 97321
 (541) 928-9390

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

PRELIMINARY CIVIL SITE PLAN
SITE PLAN REVIEW
 MAP 115-3W-05CA
 TAX LOT 10600
ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 24-027 LEPMAN CHICAGO STREET
 DRAWN BY: MUM, MDJ
 CHECKED BY: [Signature]
 183V

THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C1.2**

SCALE: SEE BARSCALE

