



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Subdivision Plat and Minor Variance

SD-03-23 & VR-03-24

March 8, 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 **March 22, 2024**.

Application Information

Proposal:	Tentative Partition Plat for a 113-lot subdivision and a minor variance to block length.
Review Body:	Staff Review (Type I-L)
Property Owner:	Justin Gross; 3483 Buena Vista Road S, Jefferson, OR 97352
Applicant:	Woodhill Homes, c/o Ryan Johnston; 70 SW Century Drive Suite 100, Bend, OR 97702
Applicant's Representative	MultiTech Engineering, c/o Brandie Dalton, 1155 SE 13th Street, Salem, OR 97302
Address/Location:	Unaddressed; west of 1252 Ellingson Road SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-29-00501
Zoning:	Residential Single Family (RS-5) / Residential Medium Density (RM)
Comprehensive Plan:	Urban Residential Reserve
Overlay District:	N/A
Total Land Area:	21.94 acres
Prior Land Use Approvals:	ZC-01-22 (Zone Change) and AN-01-22 (Annexation)

Public Notice Period

The City of Albany has received the application for Tentative Subdivision Plat and Minor Variance as referenced above. We are mailing notice of the application to property owners within 1,000 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 **March 22, 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)

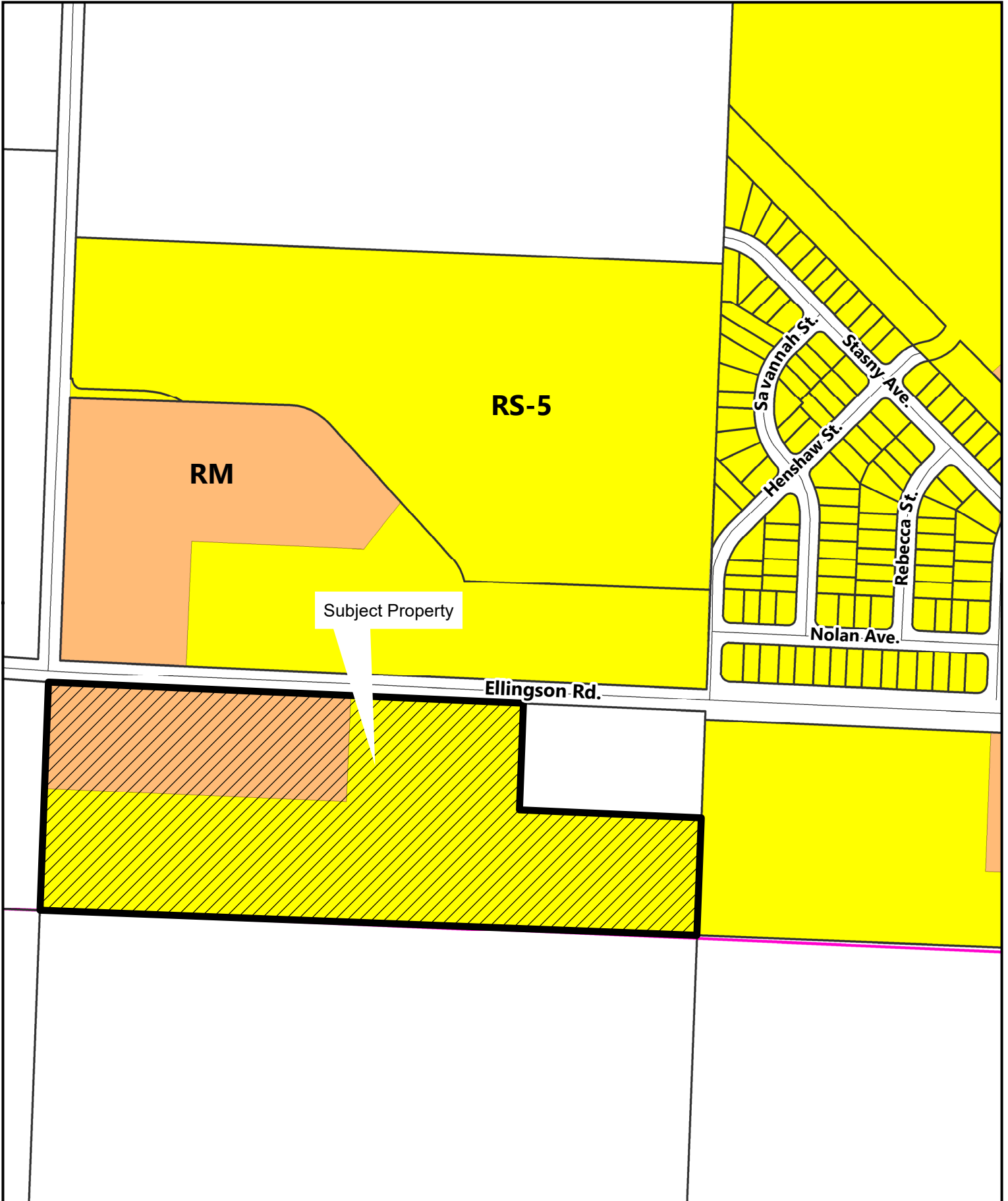
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed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

Minor Variance Review Criteria (ADC 2.696)

- (1) The Minor Variance is not requested to avoid a land use review process or increase density; AND
- (2) The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
- (3) The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.

Additional review standards for this Tentative Partition Plat application are found in ADC Articles 1, 2, 3, 9, 11, 12, and 22.

Attachments: Location Map and Tentative Partition Plat Drawings



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



0 50 100 200
Feet

Unaddressed; next to 1252 Ellingson SE

Date: 12/19/2023 Map Source: City of Albany

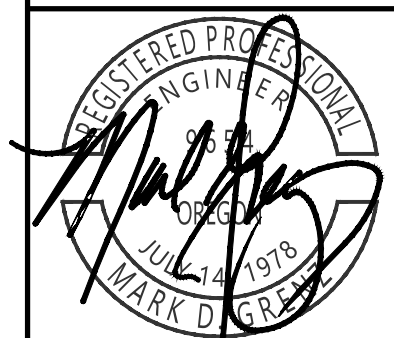
Location Map

**TENTATIVE PLAT
 PLAN**

**ELLINGSON FARM
 SUBDIVISION**

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.

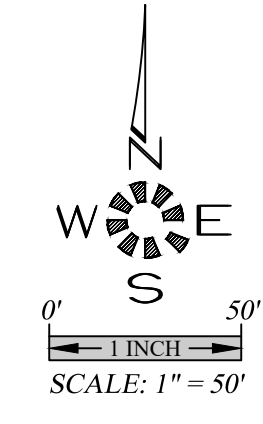
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 Drawn: D.G.G.
 Checked: B.M.G.
 Issue Date: 12/7/23
 Scale: AS SHOWN
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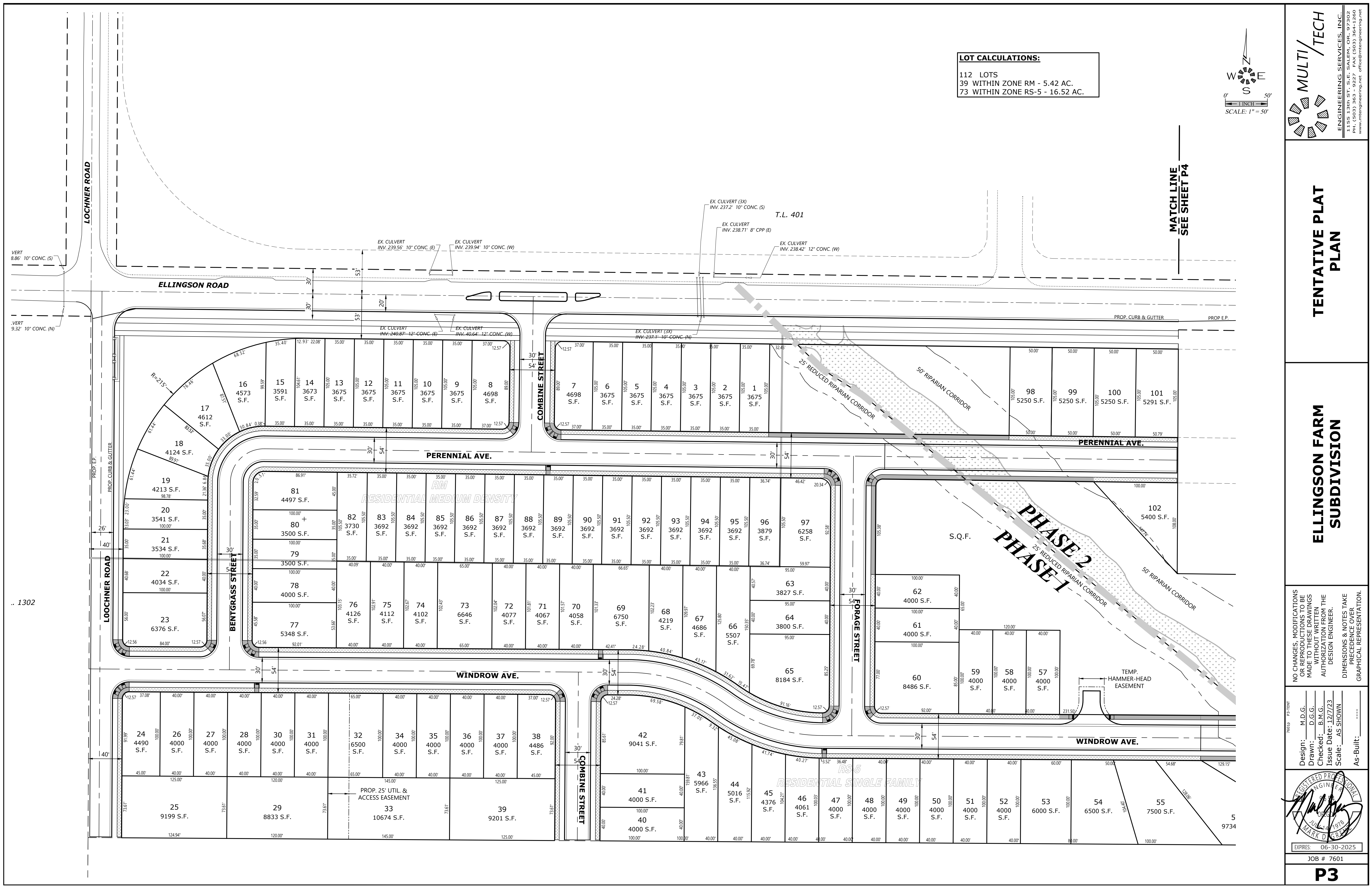
EXPIRES: 06-30-2025

JOB # 7601

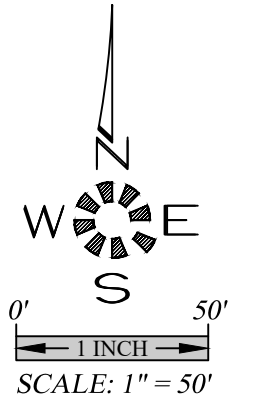
P3



LOT CALCULATIONS:
 112 LOTS
 39 WITHIN ZONE RM - 5.42 AC.
 73 WITHIN ZONE RS-5 - 16.52 AC.



.. 1302

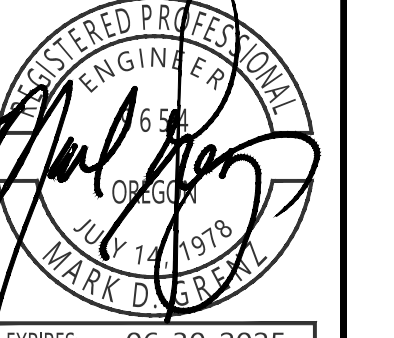


**TENTATIVE PLAT
 PLAN**

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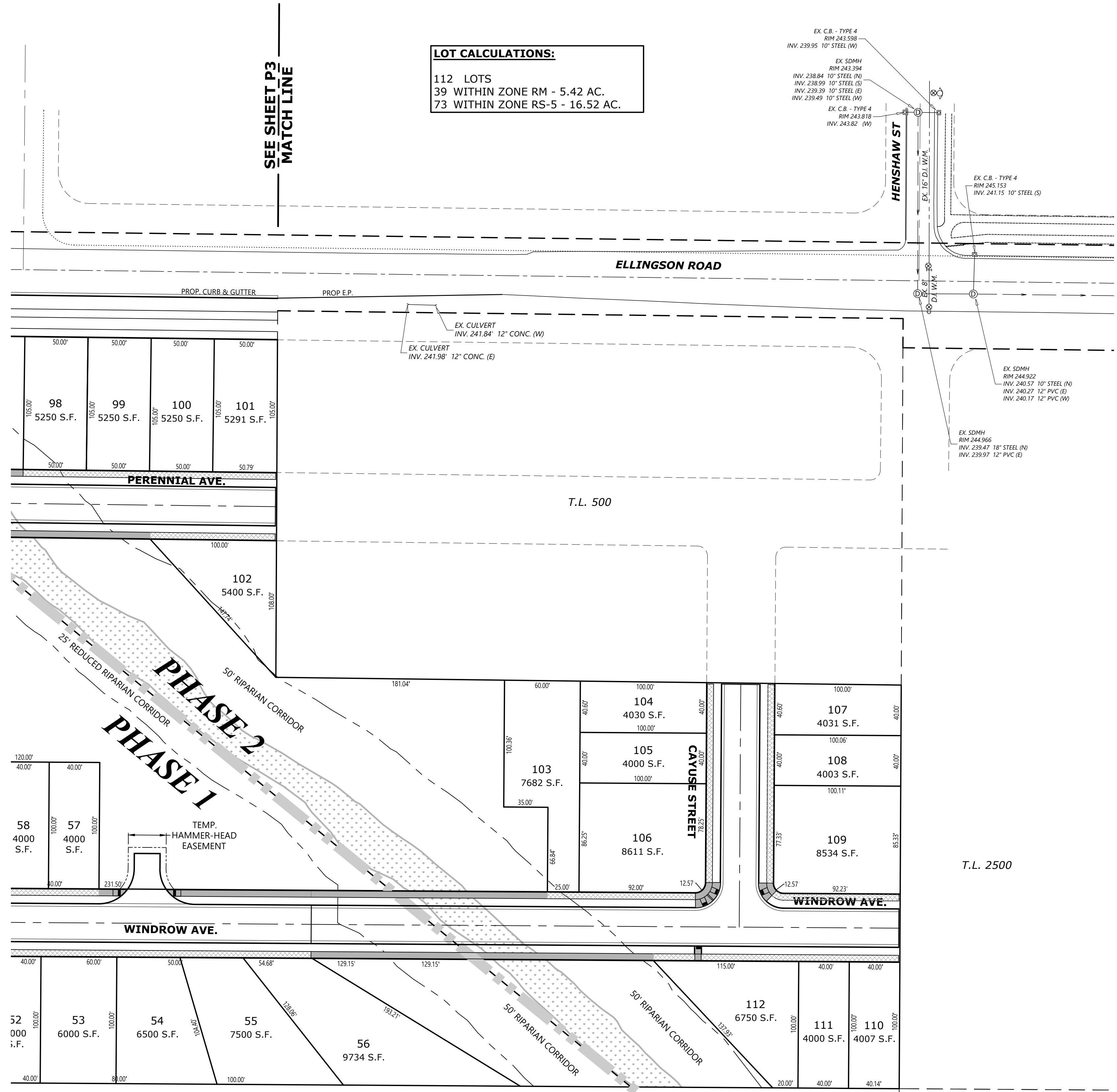
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 As-Built:



EXPIRES: 06-30-2025

JOB # 7601



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