

ARTICLE 11
LAND DIVISIONS AND PLANNED DEVELOPMENTS

No changes are proposed to Sections 11.000 to 11.160.

- 11.170 Procedure. A tentative subdivision or partition plat is reviewed through the [Type III procedure for 20 or more lots or for all cluster development](#). All other tentative plats are reviewed through the Type I-L procedure. A final subdivision or partition plat is reviewed through the Type I procedure.
- 11.180 Tentative Plat Review Criteria. Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:
- (1) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
 - (2) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
 - (3) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
 - (4) The location and design allows development to be conveniently served by various public utilities.
 - (5) Any special features of the site (such as topography, floodplains, wetlands, vegetation, historic sites) have been adequately considered and utilized.
- 11.190 Tentative Plat Conditions of Approval. The City may attach conditions of approval of a tentative subdivision or partition plat to ensure that the proposal will conform to the applicable review criteria.
- 11.200 Appeal of a Tentative Plat Decision. A decision to approve, approve with conditions, or deny a tentative subdivision or partition plat is a limited land use decision appealable to the Land Use Board of Appeals. At the Director's discretion the decision may be referred to the Planning Commission.
- 11.210 Tentative Plat Submittal. All applications for tentative partition or subdivision approval must include a complete application form and sixteen (16) copies of a plan showing the following details. The tentative plan need not be a finished drawing but it should show all pertinent information to scale.
- (1) Where the land to be subdivided contains only part of the tract owned or controlled by the subdivider, a sketch is required of a tentative layout for streets and utilities in the unsubdivided portion indicating connections to existing or future improvements.
 - (2) If the detailed map does not show the following information, a vicinity map at a scale of 400 feet to the inch shall be prepared showing:
 - (a) All existing subdivisions, streets and tract lines of acreage land parcels immediately

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adjoining the proposed subdivision and between it and the nearest existing arterial streets.

- (b) Name of the record owners of all contiguous land parcels.
 - (c) How streets and alleys in the proposed subdivision may connect with existing or proposed streets and alleys in neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighborhood area.
- (3) The tentative plat shall be drawn to a standard engineer's scale where 1 inch equals 20 - 60 feet; or for areas over 100 acres, 1" - 200'.
 - (4) The name, if any, of the land division; this name must not duplicate or resemble the name of another subdivision in the same county or in the same area within six miles of Albany and must be approved by the Director and the County Surveyor.
 - (5) Date, north point, and scale of drawing.
 - (6) Location of the land division by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the real estate records of the County Assessor.
 - (7) Names and addresses of owner or owners, subdivider, surveyor, and engineer, if applicable.
 - (8) The location, widths and names of all existing or platted streets or other public ways within or directly adjacent to the tract; railroad rights-of-way and other important features, such as railroad rights-of-ways, City boundary lines, and other important features.
 - (9) The location on the site and in the adjoining streets or property of existing and proposed sewers and water mains and services, culverts, ditches and drain pipes, electric, gas and telephone conduits with invert elevations of sewers at points of proposed connections.
 - (10) Contour lines having the following minimum intervals:
 - One (1) foot contour intervals for ground slopes less than five (5%) percent.
 - Two (2') feet contour intervals for ground slopes between five (5%) and ten (10%) percent.
 - Five (5') feet contour intervals for ground slopes exceeding ten (10%) percent.
 - The elevations of all control points which are used to determine the contours.
 - Contours shall be related to City of Albany datum.
 - (11) Approximate location of areas subject to inundation or storm water overflow with approximate high water elevation.
 - (12) Location, width, direction and flow of all water courses.
 - (13) Location of properties within the 100-year flood plain and other areas subject to flooding or ponding (see Section 6.130).
 - (14) Location of any wetlands sites identified on Plate 6 of the Comprehensive Plan, the following significant natural resources:
 - (a) Significant wetlands identified on the city's Local Wetlands Inventory;
 - (b) Riparian areas on the city's Riparian Inventory;
 - (c) Existing channels as shown on Figure 7.1 of the draft North Albany Storm Water

Master Plan, and(d) Slopes greater than 25 percent.

- (15) ~~Location of the following nNatural features, such as rock outcroppings, marshes, wooded areas and within buildable areas trees over 12" in diameter measured at breast height (4 feet from the ground).~~
(a) Non-significant wetlands identified on the city's Local Wetlands Inventory;
(b) Wooded areas with 5 or more trees over 12 inches in diameter measured 4 feet from the ground, and
(c) Springs.
- (16) Existing uses of the property and adjacent property within 100' including location of all existing structures to remain on the property.
- (17) Zoning on and adjacent to the tract.
- (18) Any proposed streets: location, widths, names, approximate radii or curves. The relationship of all streets to any projected streets as shown on any development plan approved by the City.
- (19) Existing and proposed easements on the site and any existing easements on adjoining properties, showing the width and purpose of all easements.
- (20) Approximate dimensions of all lots, minimum lot size, proposed lot numbers and block numbers [see Section 11.230 (11)].
- (21) Sites, if any, allocated for multiple family dwellings, shopping centers, churches, industry, parks, schools, playgrounds, or public or semi-public buildings.
- (22) The following additional information must be submitted with the tentative plat:
- (a) The names and addresses of all owners within 300 feet of the proposed land division.
 - (b) Total acreage in the subdivision and the percent of land dedicated to the public, not including easements.
 - (c) All public improvements proposed to be installed and the approximate time of installation including the method of financing.
 - (d) Special improvements to be made by the developer and the approximate time such improvements are to be completed (examples include entrance signs or walks, berms, bus stands, etc). Sufficient detail regarding proposed improvements shall be submitted so that they may be checked for compliance with the objectives of these regulations, State laws and other applicable City ordinances. If, however, the nature of the improvement is such that it is impractical to prepare all necessary details prior to approval of the tentative plat, the additional details shall be submitted at least 30 days prior to approval of the final plat.
 - (e) An urban conversion plan for large acreage subdivisions.

No changes are proposed to Sections 11.220 to 11.390.

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