



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Filing

Partition

PA-03-22

March 24, 2022

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 7, 2022**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two lots.
Property Owner:	Terence Fitzpatrick, 705 East Thornton Lake Drive NW, Albany, OR 97321
Applicant:	Jason Tedrow, 805 13th Avenue NE, Albany, OR 97321
Surveyor:	K&D Engineering Inc.; 276 NW Hickory Street, Albany, OR 97321
Address/Location:	705 East Thornton Lake Drive NW, Albany, OR 973211
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-36DD; Tax Lot 1200
Zoning:	RS-6.5
Overlay Districts:	None

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. 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 Land Use Board of Appeals, must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **April 7, 2022**, 14 days from the date the City mails the notice of filing. Any person submitting written comments will receive a copy of the notice of decision.

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 **Allison Crow, project planner**, at 541-917-7640 or allison.crow@cityofalbany.net. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321.

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.

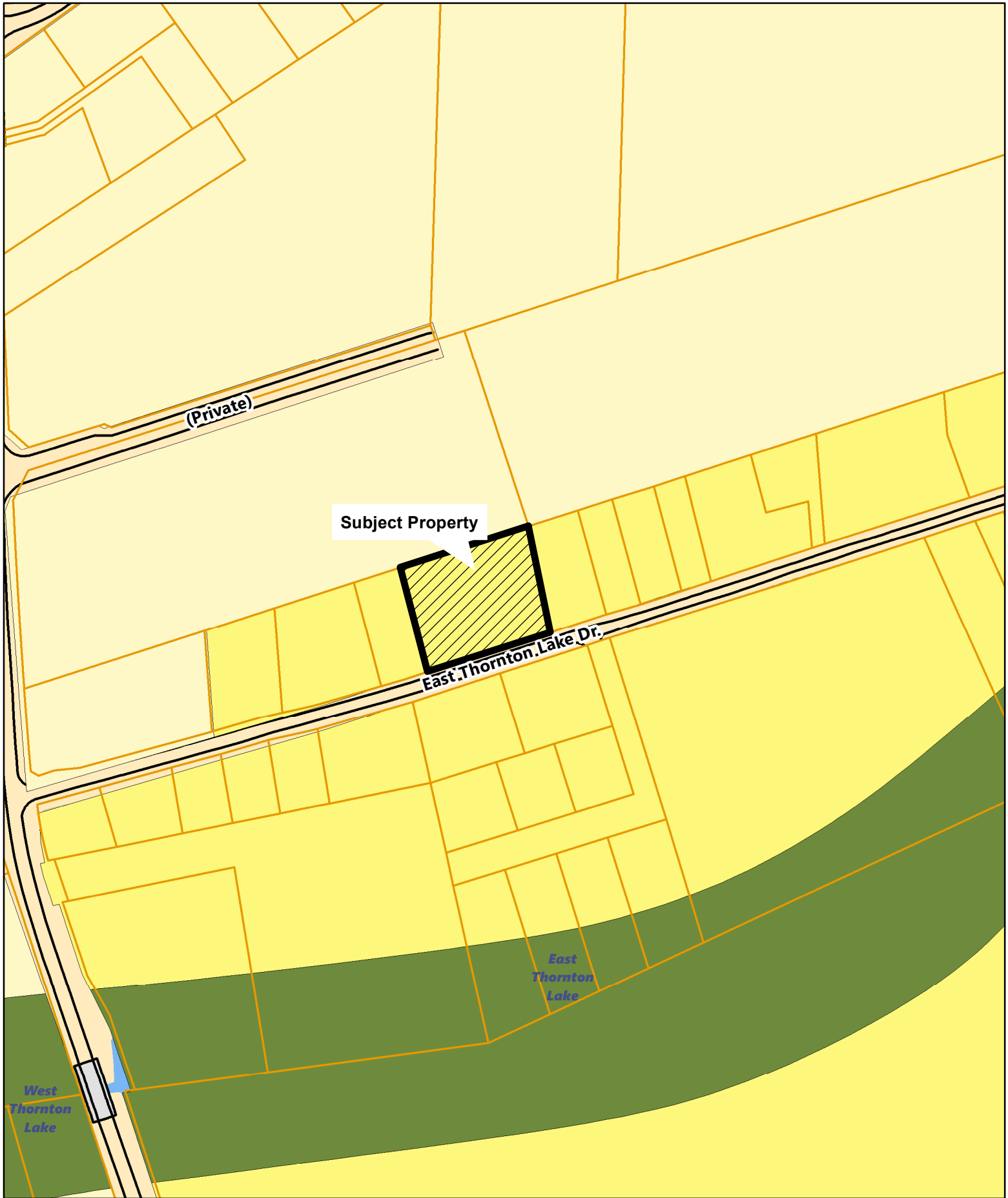
cd.cityofalbany.net



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, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan



0 50 100 200
Feet

705 East Thornton Lake Dr. NW

Date: 2/21/2022 Map Source: City of Albany

Location / Zoning Map

TENTATIVE PARTITION PLAT
FOR
TERENCE + CHRISTINE FITZPATRICK
 LOCATED IN
TAX LOT 1200, MAP 10436DD
 IN THE
SE 1/4 SEC. 36 T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON
DECEMBER 28, 2021

PROPERTY OWNERS:

PROPERTY "A"
 TAX LOT 1200 [105-4W-36DD]
 TERENCE + CHRISTINE FITZPATRICK
 705 E. THORNTON LAKE DR. NW
 ALBANY, OREGON 97321

ENGINEER/SURVEYOR:

K+D ENGINEERING, INC.
 276 NW HICKORY STREET
 ALBANY, OREGON 97321
 (541) 928-2583

PROPERTY STATISTICS:

TAX LOT:
 TAX LOT 1200 [105-4W-36DD]

SITE ADDRESS:
 705 E. THORNTON LAKE DR. NW
 ALBANY, OREGON 97321

ZONING:
 RS-6.5 - RESIDENTIAL SINGLE FAMILY
 (LOW DENSITY)

CURRENT USE:
 EXISTING RESIDENCE

SETBACKS:
 FRONT = 15 FEET
 SIDE = 5 FEET (SINGLE STORY)
 8 FEET (TWO STORY)

LOT SIZE:
 MINIMUM WIDTH = 50 FEET
 MINIMUM DEPTH = 80 FEET
 MINIMUM SIZE = 6,500 SQUARE FEET

NEW PARCEL "1"

22,880 SF









NEW PARCEL "2"

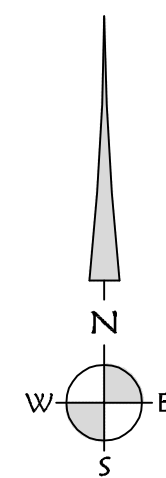
17,163 SF

GENERAL NOTES:

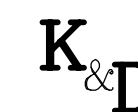
- 1) SUBJECT PROPERTY IS NOT IN A "SFHA" ZONE PER FEMA FIRM PANEL 41043C0213H
- 2) SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL RESOURCE ZONE.

LEGEND:

-  EXISTING MANHOLE
-  EXISTING FIRE HYDRANT
-  EXISTING UTILITY POLE
-  EXISTING WATER WELL
-  EXISTING SEWER MAIN
-  EXISTING WATER MAIN
-  EXISTING FENCE
-  EXISTING OVERHEAD POWER



0 30 60 FT.
 SCALE: 1" = 30'



K & D ENGINEERING, Inc.
 276 N.W. Hickory Street P.O. Box 725
 Albany, Oregon 97321
 (541) 928-2583

