



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Partition

PA-06-22

September 14, 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 **September 28, 2022**.

### Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two lots.
Property Owner/Applicant:	Neil Schmidt; 1092 Mirada Drive NW; Albany, OR 97321
Surveyor:	Udell Engineering and Land Surveying; 63 E. Ash Street; Lebanon, OR 97355
Address/Location:	1092 Mirada Drive NW, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-36CC; Tax Lot 1100
Zoning:	Residential Single Family (RS-10)
Overlay Districts:	Hillside

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 **September 28, 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 **Alyssa Schrems, project planner**, at 541-791-0176 or [alyssa.schrems@cityofalbany.net](mailto:alyssa.schrems@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.

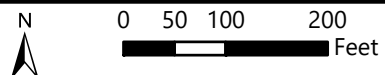
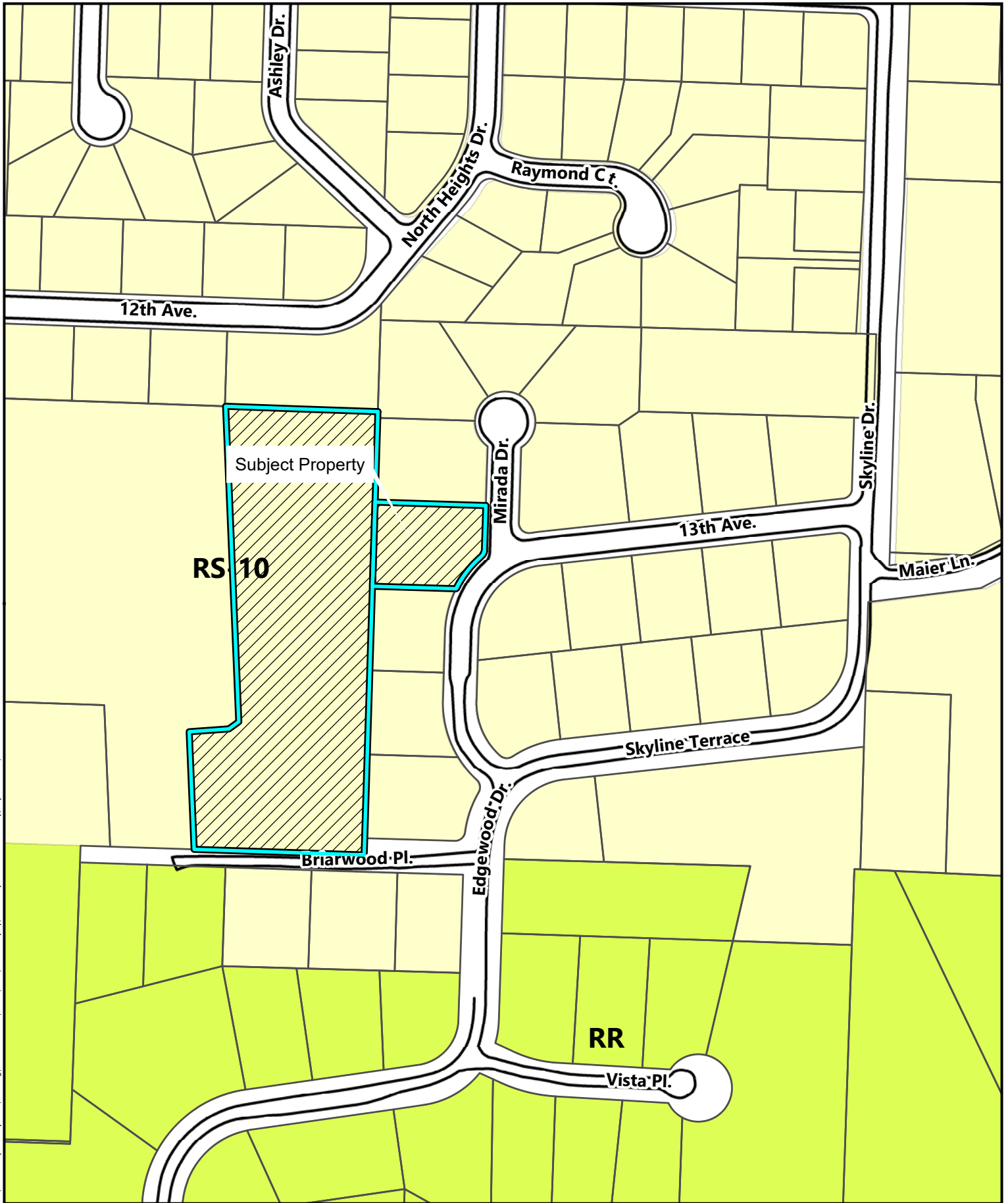


3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made 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, 6, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan

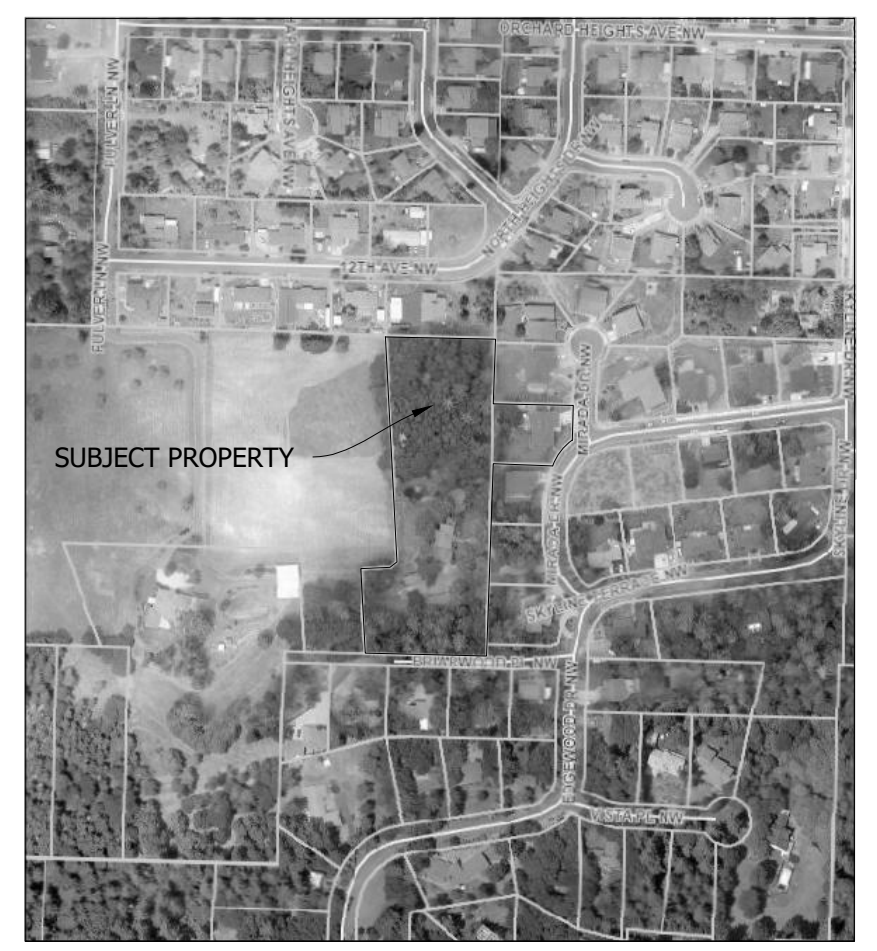
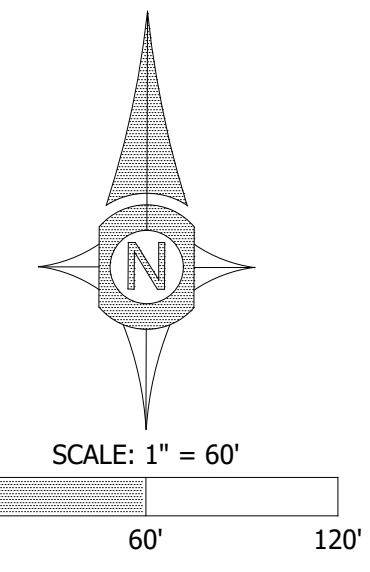
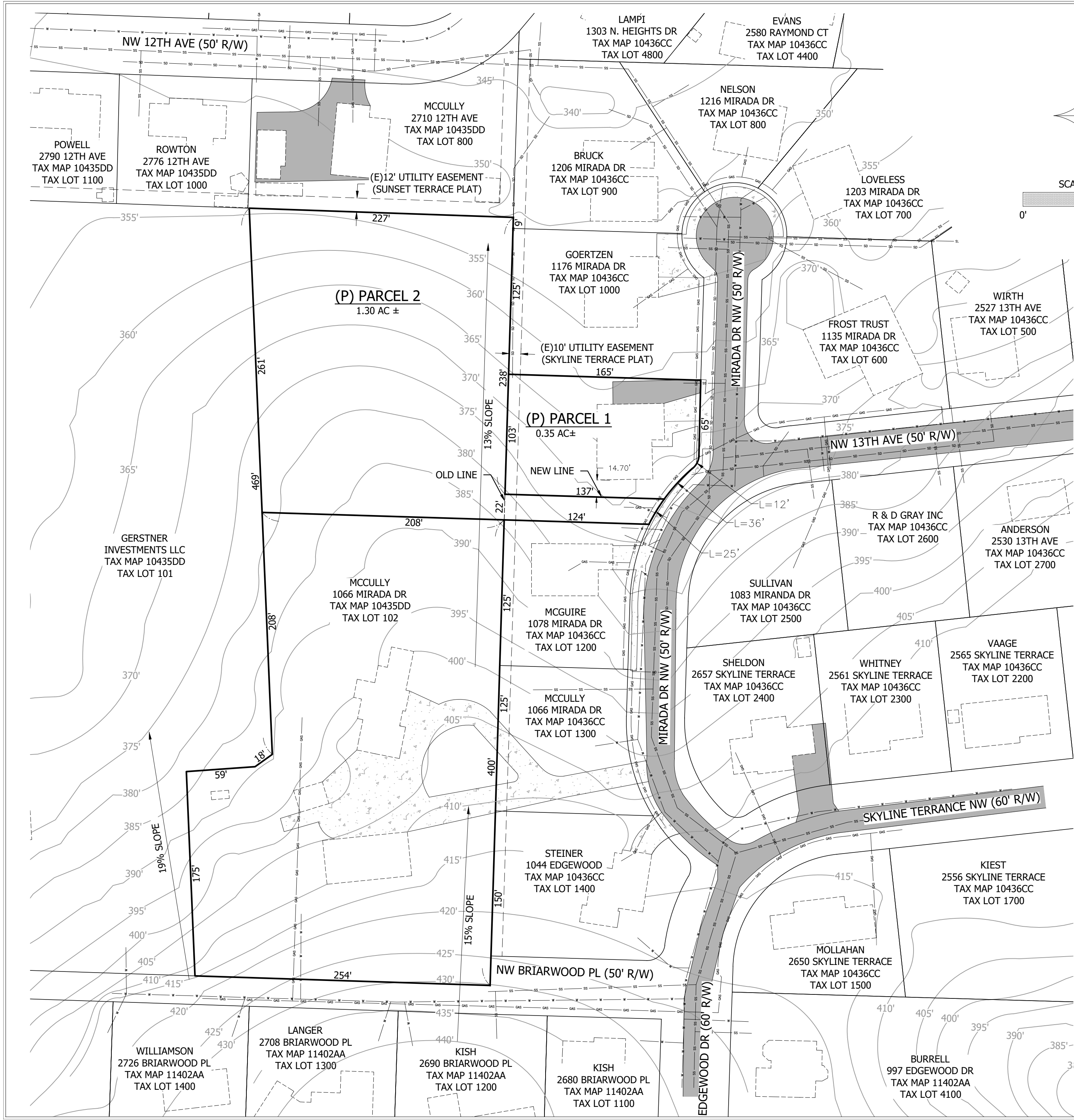
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**1092 Mirada Drive NW**

Date: 6/22/2022 Map Source: City of Albany

Location Map



VICINITY MAP  
1" = 400'

**TENTATIVE PARTITION PLAT & PROPERTY LINE ADJUSTMENT**  
**NEIL & SARA SCHMIDT**  
 A REPLAT OF  
**LOT 4, BLOCK 1, SKYLINE TERRACE**  
 IN THE  
**SW 1/4 SEC. 36, T. 10 S., R. 4 W. & SE 1/4 SEC. 35, T. 10S., R. 4 W., W.M.**  
**BENTON COUNTY, OREGON**  
 APRIL 28, 2022

**LEGEND**

- R/W RIGHT OF WAY
- AC ACRES
- BLDG BUILDING
- PL PROPERTY LINE
- (E) EXISTING
- (P) PROPOSED
- BLDG BUILDING
- SF SQUARE FEET
- CONC CONCRETE
- CONC CONCRETE HATCH
- GRAVEL GRAVEL HATCH
- PAVEMENT PAVEMENT HATCH
- BOUNDARY BOUNDARY
- LOT LINE LOT LINE
- EASEMENT EASEMENT LINE
- BUILDING BUILDING OUTLINE
- OLD OLD BOUNDARY
- OPR OVERHEAD POWER LINE
- GAS GAS LINE
- SEWER SEWER LINE
- WATER WATER LINE
- SD STORM DRAIN LINE

**PROPERTY INFORMATION**

**(P) PARCEL 1**  
 ZONING: RS-10  
 LAND USE: SINGLE FAMILY RESIDENCE  
 OWNER: NEIL AND SARA SCHMIDT  
 ASSESSORS MAP: 10435DD  
 TAX LOT: 102

**(P) PARCEL 2**  
 ZONING: RS-10  
 LAND USE: VACANT  
 OWNER: NEIL AND SARA SCHMIDT  
 ASSESSORS MAP: 10435DD  
 TAX LOT: 102

NOTE: BUILDING LINES ARE DRAWN FROM A SUPERIMPOSED AERIAL IMAGE. LOCATIONS ARE APPROXIMATE.



**FOR PLANNING PURPOSES ONLY**

SHEET 1 OF 1

**U dell**  
 ENGINEERING & LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366  
 22-117 SCHMIDT MIRADA PLA/PP