



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Subdivision Plat

SD-07-22

June 17, 2022

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@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **July 1, 2022**.

Application Information

Proposal:	Tentative Partition Plat for a four-lot subdivision.
Review Body:	Staff Review (Type I-L)
Property Owner:	Jose Quevedo, 3630 Columbus St. SE, Albany, OR 97322
Applicant:	Jose Quevedo 3630 Columbus St. SE, Albany, OR 97322
Address/Location:	3630 Columbus St. SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17CD, Tax Lot 301
Zoning:	RS-6.5 (Residential Single Family) District
Comprehensive Plan:	Residential Low Density
Overlay District:	N/A
Total Land Area:	0.72 acres

Public Notice Period

The City of Albany has received the application for Tentative Subdivision Plat as referenced above. We are mailing notice of the application to property owners within 300 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 **July 1, 2022**, 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@cityofalbany.net. Any person submitting written comments will receive a copy of the notice of decision of the application.

The proposed subdivision must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 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.

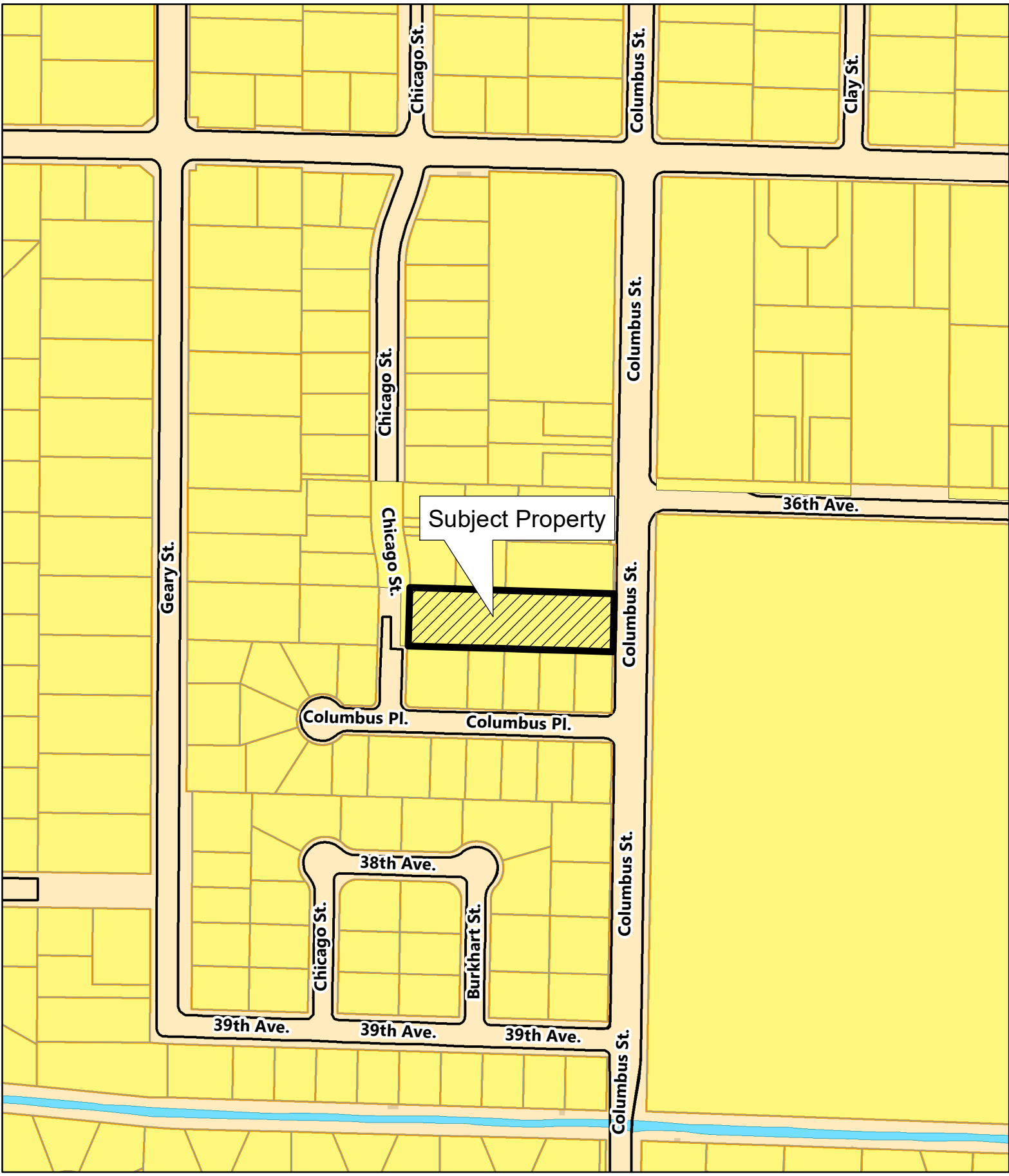
Approval Standards for This Request

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.

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

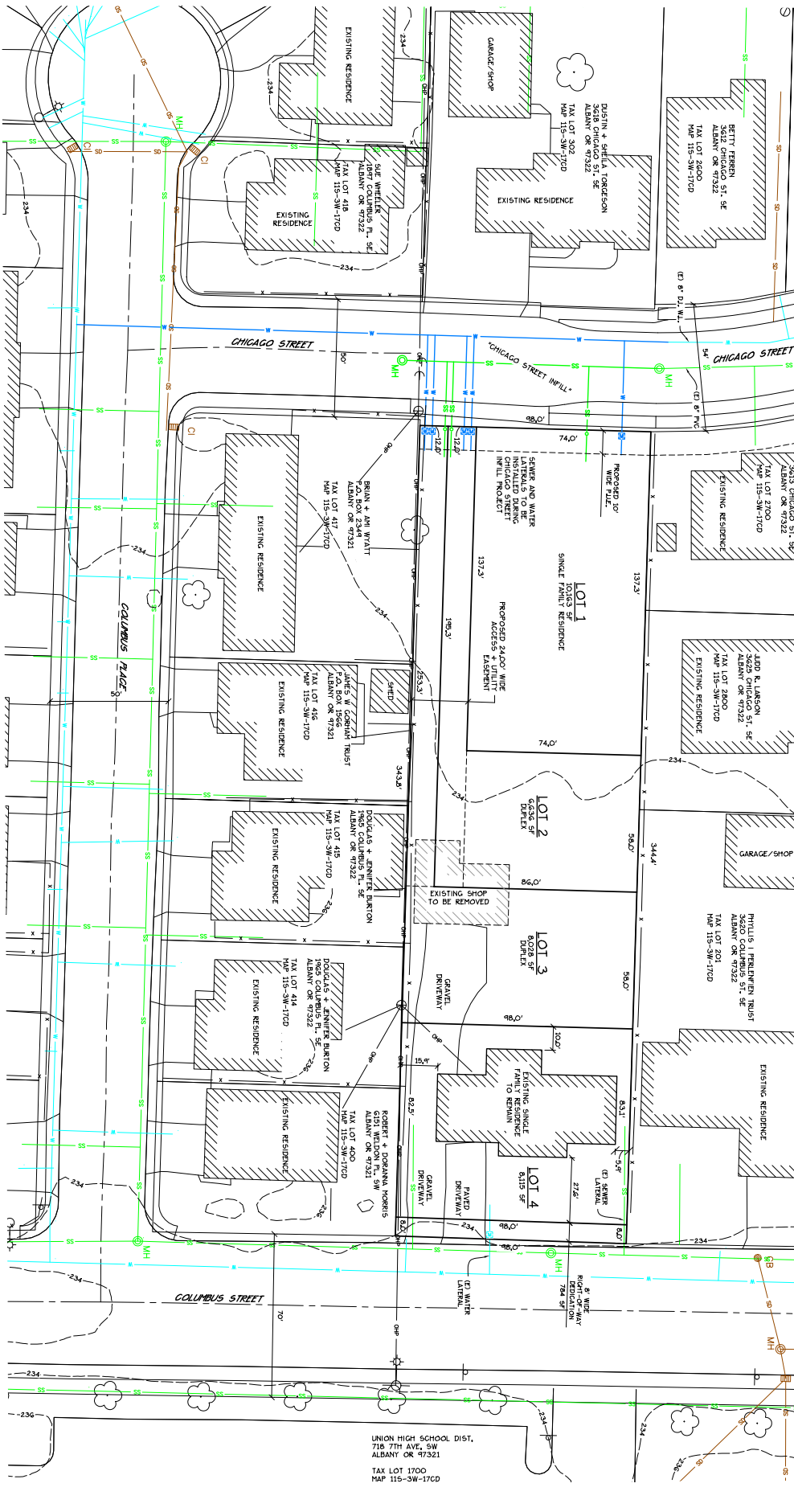


0 50 100 200
Feet

Date: 5/26/2022 Map Source: City of Albany

3630 Columbus St SE

Location / Zoning Map



TAX LOT 3201:
 TAX LOT 301
 MAP 15-3W-17CD
 3630 COLUMBUS ST SE
 ALBANY, OR 97322
 ORIGINAL AREA 0.27 AC

EXISTENT USE:
 TAX LOT 301 EXISTING RESIDENCE
 17,177 ASSESSED VALUE (2020)

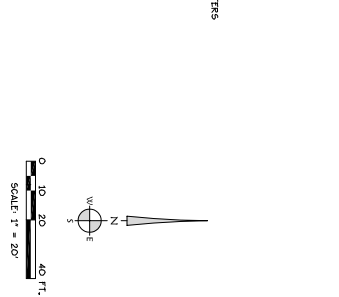
NET AREA:
 0.25 ACRES

TOTAL NUMBER OF LOTS:
 4 LOTS WILL BE CREATED FROM 1 EXISTING LOT
 AT AN AVERAGE LOT SIZE OF 6,230 SF.

SITE ZONING:
 RS-40 - RESIDENTIAL SINGLE FAMILY
 ALL PROPERTY WITHIN 100' IS ZONED RS-40

FLOOD ZONE:
 THE PROPOSED FLOOD ZONES PER FEMA FIRM MAP 450404022C DATED SEPTEMBER 9, 2010, ZONE X
 FLOOD - 1440 88

- LEGEND:**
- (E) EXISTING
 - (H) EXISTING HANHOLE
 - (A) EXISTING C&T WIRE ANCHOR
 - (U) EXISTING UTILITY POLE
 - (W) EXISTING/PROPOSED WATER HEADS
 - (SD) EXISTING/PROPOSED STORM DRAIN LINES
 - (SS) EXISTING/PROPOSED SEWER MAIN LINES
 - (S) EXISTING/PROPOSED SEWER CLEAN OUTS
 - (W) EXISTING/PROPOSED WATER MAIN LINES
 - (X) EXISTING FENCE
 - (OP) EXISTING OVERHEAD POWER



TENTATIVE SUBDIVISION PLAT
 "QUEVEDO ESTATES"
 FOR
JOSE QUEVEDO
 LOCATED AT
 3630 COLUMBUS ST. SE
 SW 1/4 SEC. 17, T. 11 S., R. 3 W., W.M.
 IN THE
 CITY OF ALBANY, LINN COUNTY, OREGON
 APRIL 5, 2022

OWNER / APPLICANT:
 JOSE QUEVEDO
 3630 COLUMBUS ST SE
 ALBANY, OR 97322
 (541) 928-2583

ENGINEER:
 K&D ENGINEERING, INC.
 278 N.W. HICKORY ST.
 ALBANY, OR 97321
 (541) 928-2583

1 of 1

SHEET NO. _____
 PROJECT NO. 22-66
 CHECK BY: JLC
 DRAWN BY: JLC
 DESIGNER: JLC
 PERM. SCALE: 1"=20'
 HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=20'

K&D ENGINEERING, INC.
 278 N.W. HICKORY ST.
 ALBANY, OREGON 97321
 (541) 928-2583

DATE	REVISIONS	BY

"QUEVEDO ESTATES" SUBDIVISION

LINN COUNTY, OREGON

TENTATIVE SUBDIVISION PLAT