



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 Replat

RL-02-22

May 24, 2022

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Allison Crow** at 541-917-7640 or allison.crow@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **June 7, 2022**.

APPLICATION INFORMATION

Proposal:	Replat of two lots, moving an existing lot line.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Shawn Barron, 2030 Front Avenue NE, Albany, OR 97321
Address/Location	2030 Front Avenue NE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05CA; Tax Lot 2300 and 2301
Zoning:	Residential Single Family (RS-5)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues, which may provide the basis for an appeal to the planning commission or hearings board, 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 June 7, 2022, 14 days from the date the City mails the notice of filing.

A location map and tentative plat are attached to this notice. All application materials are available 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. Any person submitting written comments will receive a copy of the notice of decision.

APPROVAL STANDARDS FOR THIS APPLICATION

Tentative Replat (ADC 11.180)

Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

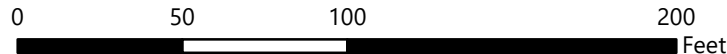
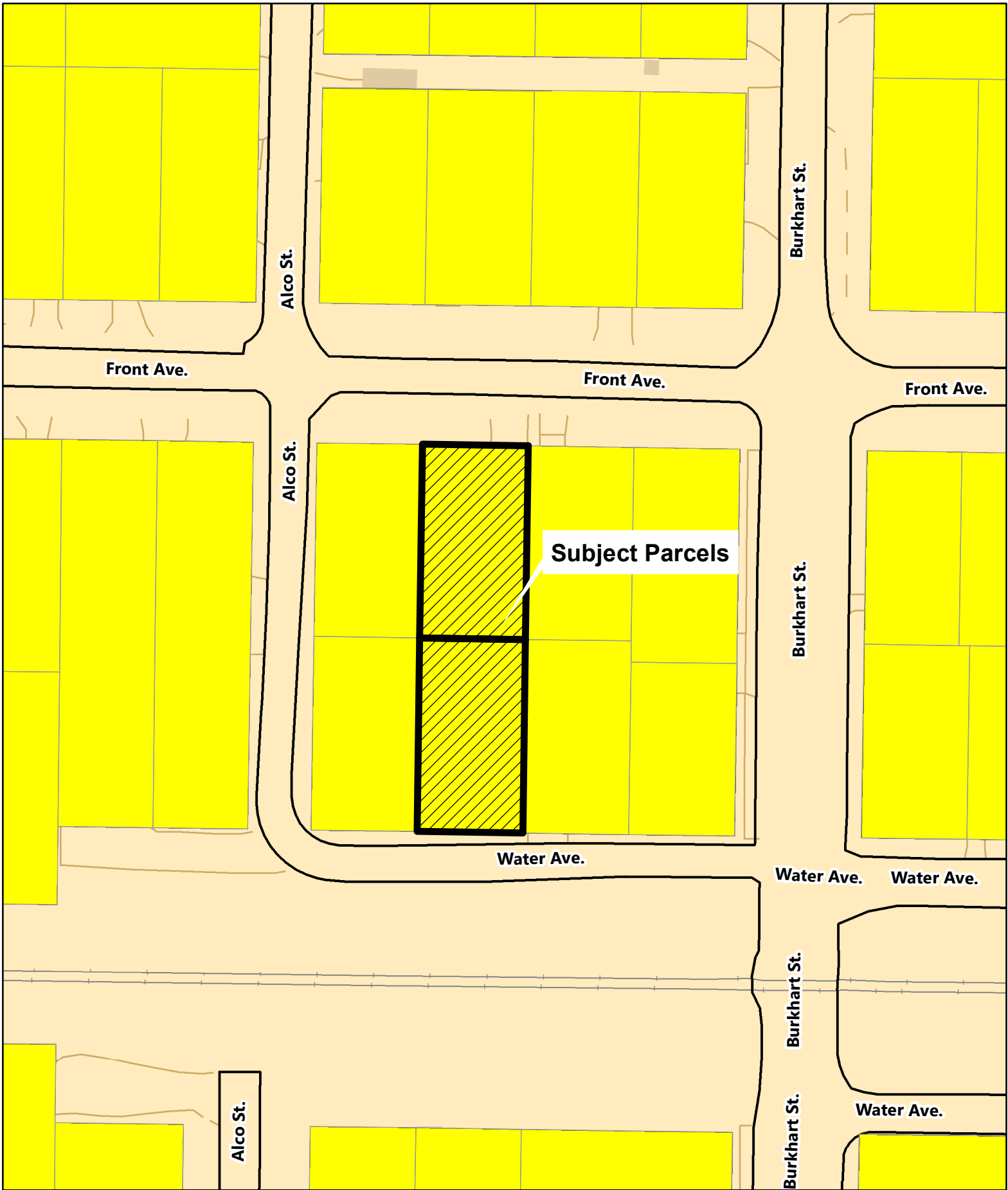
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided 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, 11, and 12.

Attachments: Location Map, Tentative Plat



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

2030 Front Ave NE

Location / Zoning Map

TENTATIVE RE-PLAT / PROPERTY LINE ADJUSTMENT

FOR
SHAWN BARRON

LOCATED IN
TAX LOTS 2300 + 2301, MAP 115-3W-07CA IN THE
SW 1/4 SEC. 5, T. 11 S., R. 3 W., W.M.
LOT 2 + LOT 7, BLOCK 10 OF
"BURKHART PARK ADDITION",
CITY OF ALBANY, LINN COUNTY, OREGON
MARCH 22, 2022

OWNER/APPLICANT:

SHAWN BARRON
2030 FRONT AVE. NE
ALBANY, OR 97321

SURVEYOR:

K+D ENGINEERING, INC.
276 NW HICKORY ST.
ALBANY, OR 97321

SUBJECT PROPERTIES"

PROPERTY "A"
SHAWN BARRON
2030 FRONT AVE. NE
ALBANY, OR. 97321
TAX LOT 2300 (MAP 115-03W-07CA)
LOT 2, BLOCK 10, "BURKHART PARK
ADDITION"

ZONE:
R5-5 RESIDENTIAL SINGLE FAMILY

PROPERTY "B"
SHAWN BARRON
2025 WATER AVE. NE
ALBANY, OR. 97321
TAX LOT 2301 (MAP 115-03W-07CA)
LOT 7, BLOCK 10, "BURKHART PARK
ADDITION"

ZONE:
R5-5 RESIDENTIAL SINGLE FAMILY

NOTE:

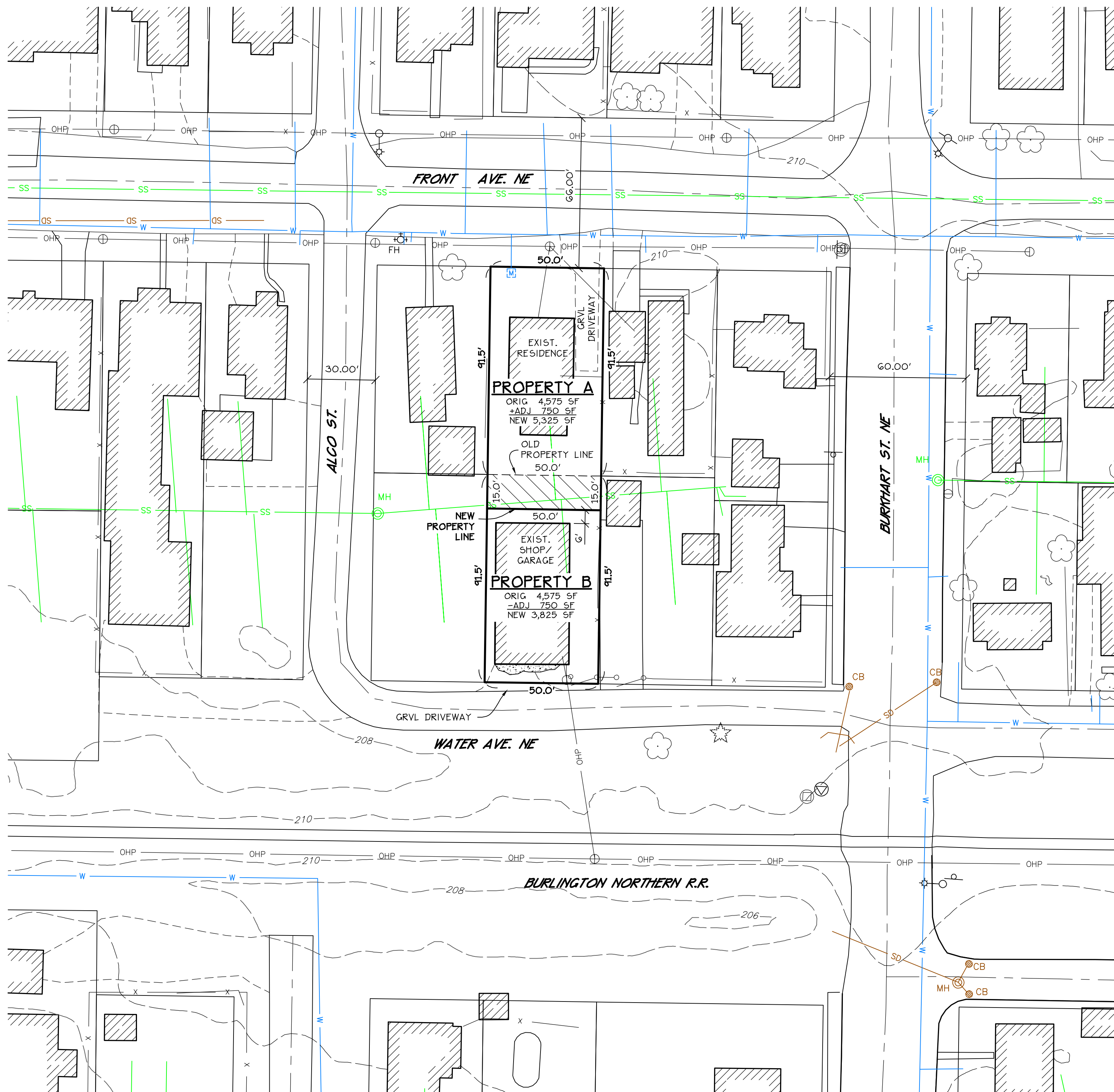
DATA SHOWN ON THIS MAP FROM THE LINN COUNTY GIS DATABASE, CITY OF ALBANY GIS DATABASE, AERIAL PHOTOGRAPHS, ASSESSOR RECORDS, AND RECORD SURVEY INFORMATION.

ADJUSTMENT STATS:



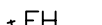


PROPERTY "A"
ORIGINAL AREA: 4,575 SF*
ADJUSTMENT: + 750 SF
NEW AREA: 5,325 SF

PROPERTY "B"
ORIGINAL AREA: 4,575 SF*
ADJUSTMENT: - 750 SF
NEW AREA: 3,825 SF

* PER COUNTY ASSESSOR



LEGEND:

-  AREA TO BE TRANSFERRED FROM PROPERTY "B" TO PROPERTY "A" - 750 SF
-  SLOPE OF LAND ARROW
-  EXISTING WATER LINES
-  EXISTING SEWER LINES
-  EXISTING SEPTIC SYSTEM
-  EXISTING FENCE
-  EXISTING UTILITY POLE
-  EXISTING STORM DRAIN CATCH BASIN
-  EXISTING FIRE HYDRANT
-  EXISTING MAN HOLE
-  EXISTING UTILITY POLE W/LIGHT
-  EXISTING WATER METER
-  EXISTING CONIFER TREE
-  EXISTING DECIDUOUS TREE
-  EXISTING GATE
-  EXISTING R.R. CROSSING GATE

