



COMMUNITY DEVELOPMENT

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

Notice of Filing

Partition

PA-06-23

December 18, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at 541-917-7640 or liz.olmstead@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **January 2, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide a 1.55-acre parcel into two parcels.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Janet Relf; 2317 Waverly Drive SE, Albany, OR 97322
Address/Location:	2317 Waverly Drive SE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-17A Tax Lot 0204
Zoning:	RS-6.5 (Residential Single-Dwelling Unit)
Overlay Districts:	None
Total Land Area:	1.55 acres
Existing Land Use:	Single-Dwelling Unit

The City of Albany has received the application for Site Plan Review 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 on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **January 2, 2024**, 14 days from the date the City mails the notice of filing.

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 call **Liz Olmstead**, project planner, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to liz.olmstead@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision on the application.

Approval Standards for This Request

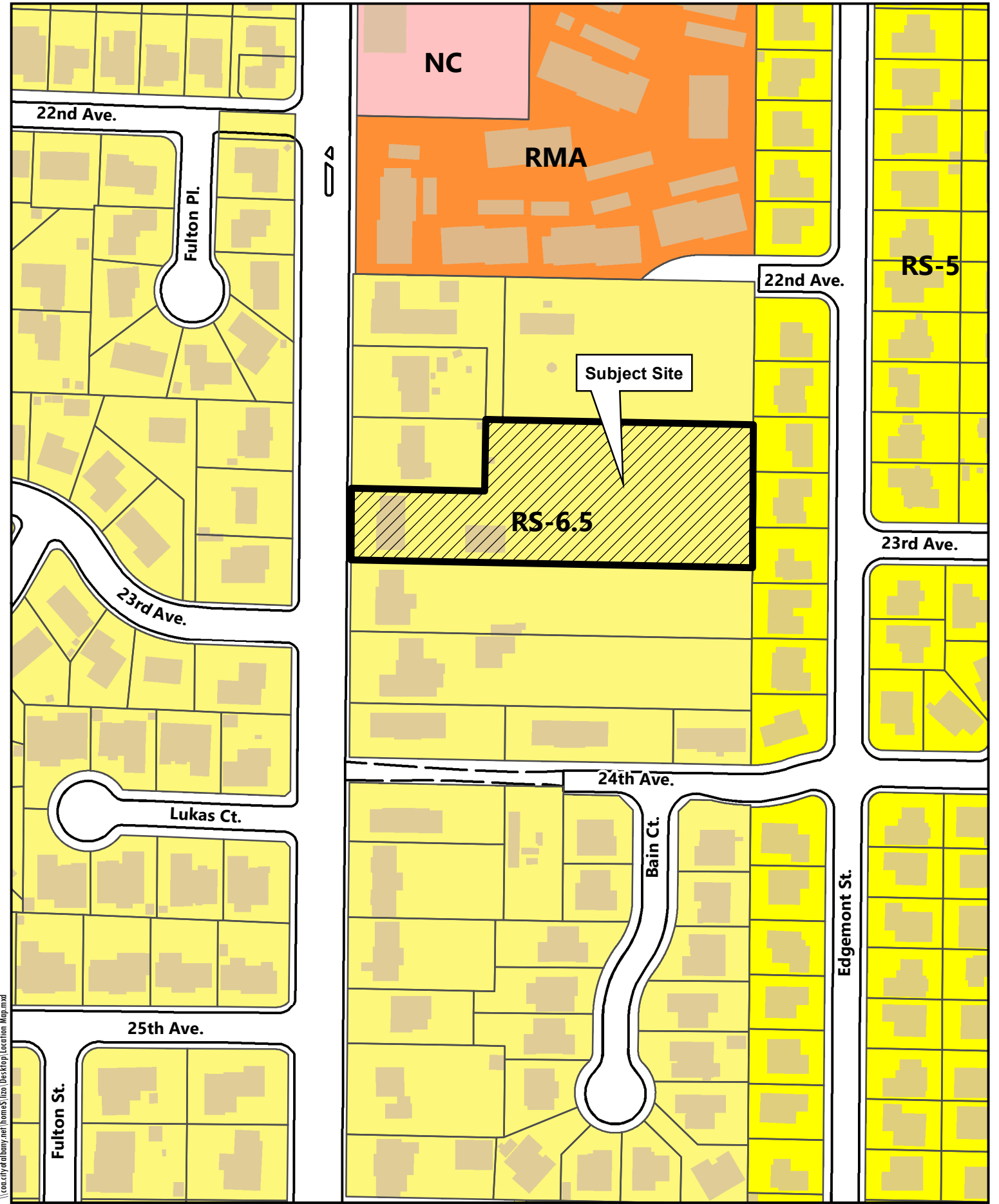
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

- (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 Site Plan Review application are found in ADC Articles 1, 2, 3, 8, 9, and 11.

Attachments: Location Map, Tentative Plat Map



\\oc.cityofalbany.net\homes\liza\Desktop\Location Map.mxd



N
0 50 100 200 300
Feet

Date: 11/27/2023 Map Source: City of Albany

2317 Waverly Drive SE

Location / Zoning Map

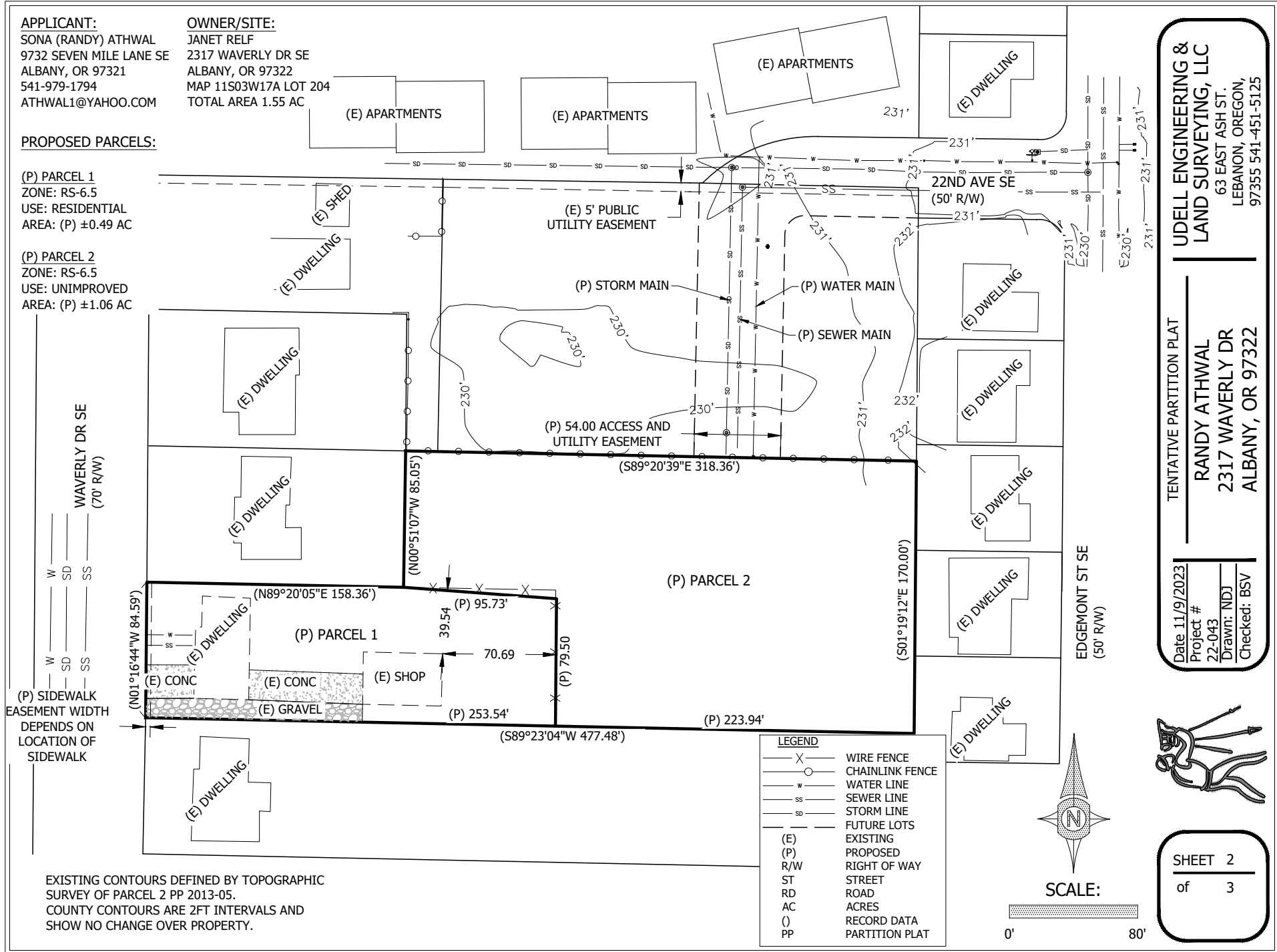
APPLICANT:
 SONA (RANDY) ATHWAL
 9732 SEVEN MILE LANE SE
 ALBANY, OR 97321
 541-979-1794
 ATHWAL1@YAHOO.COM

OWNER/SITE:
 JANET RELF
 2317 WAVERLY DR SE
 ALBANY, OR 97322
 MAP 11S03W17A LOT 204
 TOTAL AREA 1.55 AC

PROPOSED PARCELS:

(P) PARCEL 1
 ZONE: RS-6.5
 USE: RESIDENTIAL
 AREA: (P) ±0.49 AC

(P) PARCEL 2
 ZONE: RS-6.5
 USE: UNIMPROVED
 AREA: (P) ±1.06 AC



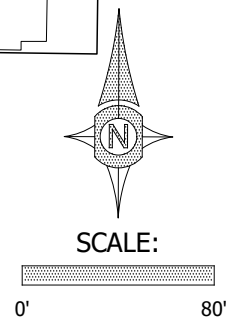
WAVERLY DR SE
 (70' R/W)

(P) SIDEWALK
 EASEMENT WIDTH
 DEPENDS ON
 LOCATION OF
 SIDEWALK

EXISTING CONTOURS DEFINED BY TOPOGRAPHIC
 SURVEY OF PARCEL 2 PP 2013-05.
 COUNTY CONTOURS ARE 2FT INTERVALS AND
 SHOW NO CHANGE OVER PROPERTY.

LEGEND

— X —	WIRE FENCE
— O —	CHAINLINK FENCE
— w —	WATER LINE
— ss —	SEWER LINE
— sd —	STORM LINE
— —	FUTURE LOTS
(E)	EXISTING
(P)	PROPOSED
R/W	RIGHT OF WAY
ST	STREET
RD	ROAD
AC	ACRES
()	RECORD DATA
PP	PARTITION PLAT



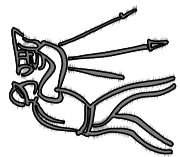
**UDELL ENGINEERING &
 LAND SURVEYING, LLC**

63 EAST ASH ST.
 LEBANON, OREGON,
 97355 541-451-5125

TENTATIVE PARTITION PLAT

RANDY ATHWAL
 2317 WAVERLY DR
 ALBANY, OR 97322

Date 11/9/2023
 Project # 22-043
 Drawn: NDI
 Checked: BSV



SHEET 2
 of 3