



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Filing

Tentative Partition Plat

PA-06-24

April 15, 2024

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 29, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three parcels.
Property Owner/Applicant:	James and Janis Vandehey; 1827 NW Olivia Circle, Albany, OR 97321
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2325 Marion Street SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor: 11S-03W-18AB Tax Lot 1601
Zoning:	RS-6.5 (Residential Single-Dwelling Unit District)
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 to be considered when staff decides 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 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 **April 29, 2024**, 14 days from the date the City mails the notice of filing.

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 **Jennifer Cepello, project planner**, at 541-917-7516 or jennifer.cepello@albanyoregon.gov. 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 Request

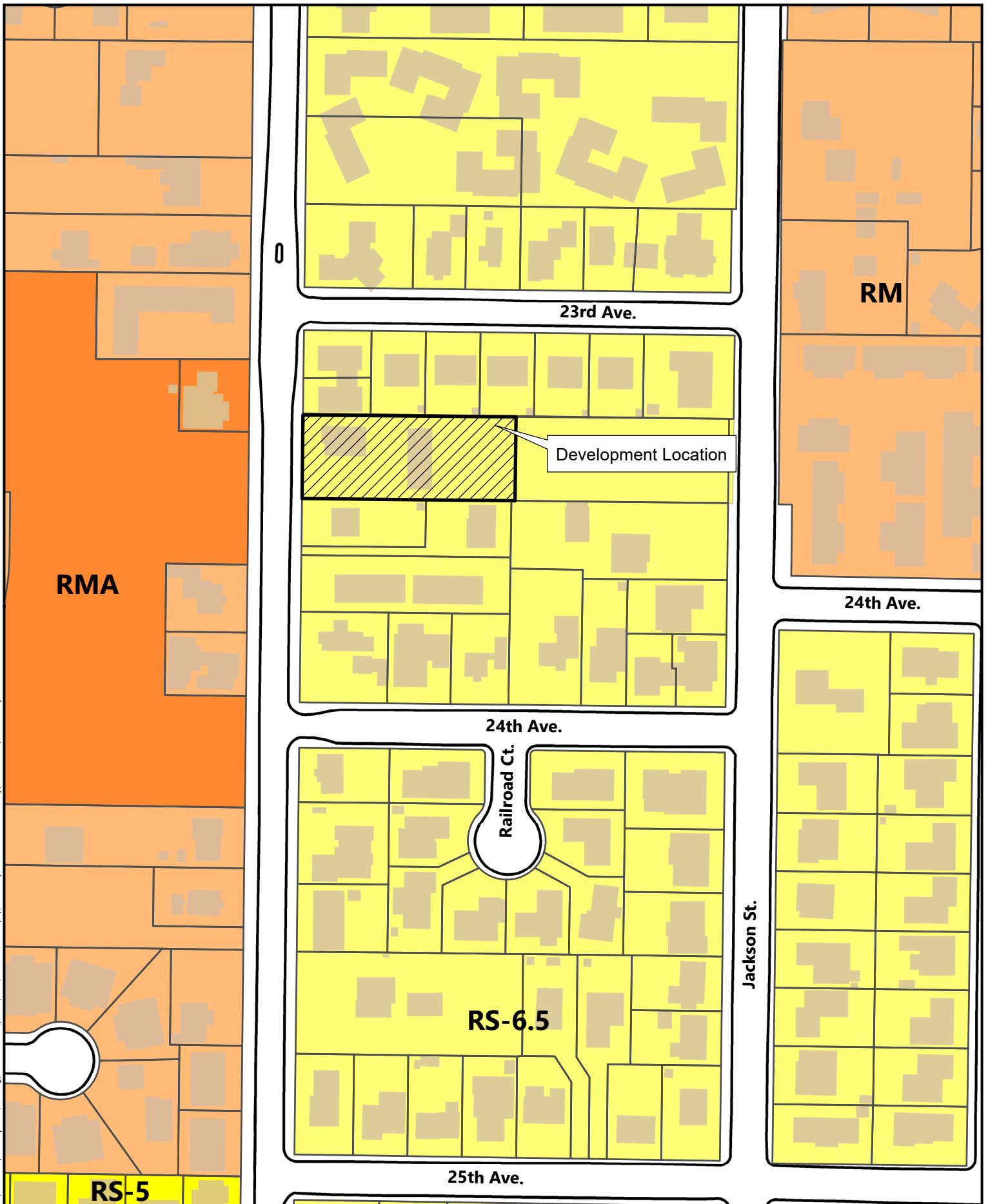
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

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, 8, 9, 11 & 12.

Attachments: Location Map; Applicant's Partition Site Plan



RMA

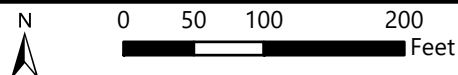
RM

Development Location

RS-6.5

RS-5

2325 Marion Street SE





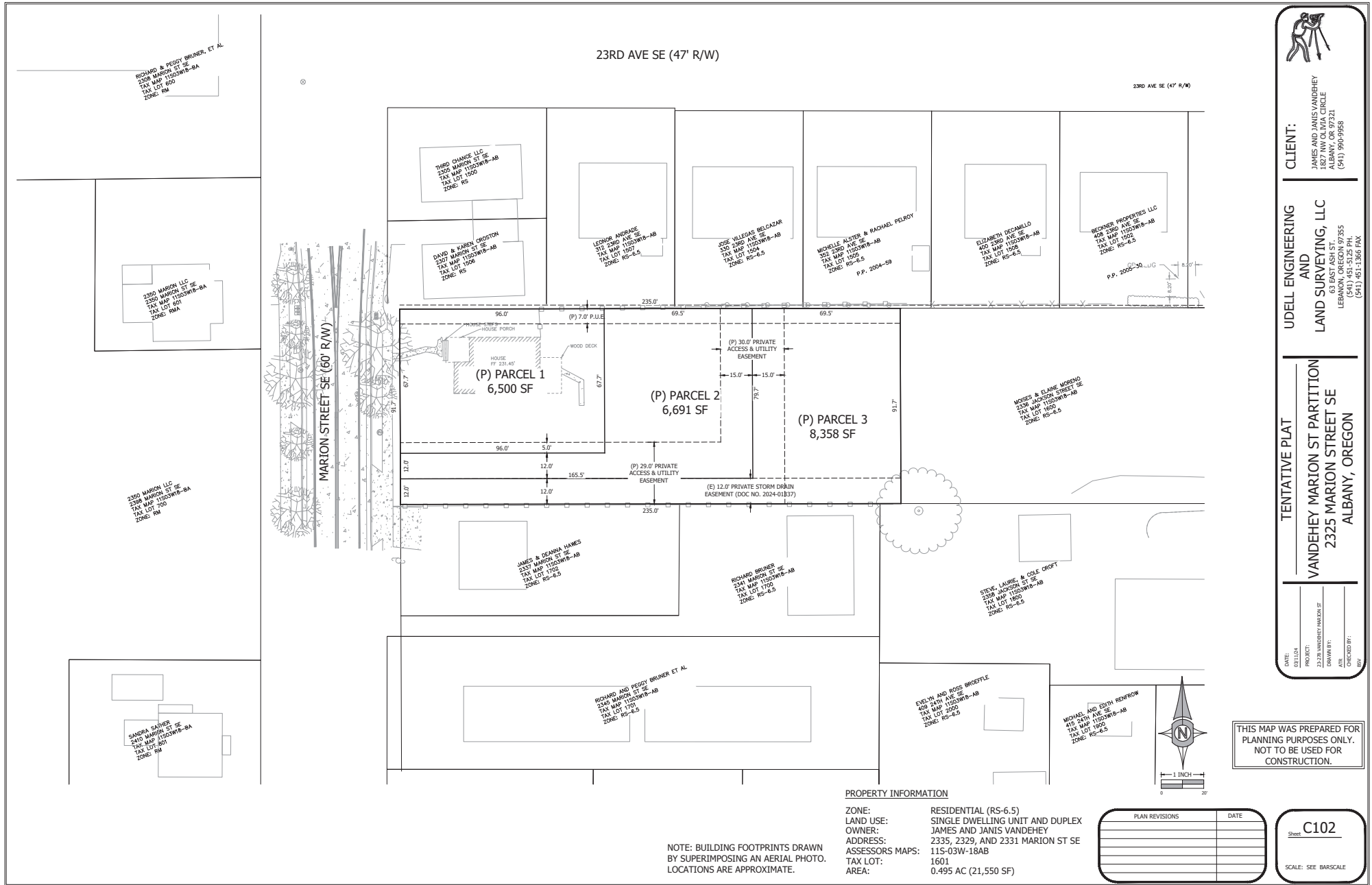
CLIENT:
 JAMES AND JANIS VANDEHEY
 63 EAST ASH ST.
 ALBANY, OR 97321
 (541) 990-9958

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

TENTATIVE PLAT
 VANDEHEY MARION ST PARTITION
 2325 MARION STREET SE
 ALBANY, OREGON

DATE: 02/11/24
 PROJECT: 2325 MARION STREET SE
 DRAWN BY:
 ATR
 CHECKED BY:
 JVP

THIS MAP WAS PREPARED FOR
 PLANNING PURPOSES ONLY.
 NOT TO BE USED FOR
 CONSTRUCTION.



23RD AVE SE (47' R/W)

23RD AVE SE (47' R/W)

MARION STREET SE (60' R/W)

RICHARD & PEGGY BRUNER, ET AL
 2308 MARION ST SE
 TAX MAP 11503WB-BA
 TAX LOT 600
 ZONE: RM

2350 MARION LLC
 2350 MARION ST SE
 TAX MAP 11503WB-BA
 TAX LOT 601
 ZONE: RM

2350 MARION LLC
 2348 MARION ST SE
 TAX MAP 11503WB-BA
 TAX LOT 599
 ZONE: RM

SANDRA SAEGER
 2410 W MARION ST SE
 TAX MAP 11503WB-BA
 TAX LOT 601
 ZONE: RM

THIRD CHANCE LLC
 2310 MARION ST SE
 TAX MAP 11503WB-AB
 TAX LOT 1500
 ZONE: RS

DAVID & KAREN CROSTON
 2307 MARION ST SE
 TAX MAP 11506
 TAX LOT 1506
 ZONE: RS

LEIGHA ANTRAPE
 312 23RD AVE SE
 TAX MAP 11507
 TAX LOT 1507
 ZONE: RS-6.5

JOSE VELAZQUEZ BELCAZAR
 230 23RD AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 1504
 ZONE: RS-6.5

MICHELLE ALPER & RACHEL PELROY
 305 23RD AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 1504
 ZONE: RS-6.5
 P.P. 2004-59

ELIZABETH DECAMILO
 410 23RD AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 1502
 ZONE: RS-6.5

BECKNER PROPERTIES LLC
 408 23RD AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 1502
 ZONE: RS-6.5

JAMES & BEAWIA HANKS
 2337 MARION ST SE
 TAX MAP 11503WB-AB
 TAX LOT 1702
 ZONE: RS-6.5

RICHARD BRUNER
 2347 MARION ST SE
 TAX MAP 11503WB-AB
 TAX LOT 1703
 ZONE: RS-6.5

STEVE LAURIE & COLE CROFT
 2308 JACOBSON STREET SE
 TAX MAP 11503WB-AB
 TAX LOT 1601
 ZONE: RS-6.5

RICHARD AND PEGGY BRUNER ET AL
 2340 MARION ST SE
 TAX MAP 11503WB-AB
 TAX LOT 1701
 ZONE: RS-6.5

EVELYN AND ROSS BREFFLE
 409 24TH AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 2060
 ZONE: RS-6.5

MICHAEL AND EDITH RENFROW
 410 24TH AVE SE
 TAX MAP 11503WB-AB
 TAX LOT 1900
 ZONE: RS-6.5

NOTE: BUILDING FOOTPRINTS DRAWN
 BY SUPERIMPOSING AN AERIAL PHOTO.
 LOCATIONS ARE APPROXIMATE.

PROPERTY INFORMATION
 ZONE: RESIDENTIAL (RS-6.5)
 LAND USE: SINGLE DWELLING UNIT AND DUPLEX
 OWNER: JAMES AND JANIS VANDEHEY
 ADDRESS: 2335, 2329, AND 2331 MARION ST SE
 ASSESSORS MAPS: 115-03W-18AB
 TAX LOT: 1601
 AREA: 0.495 AC (21,550 SF)

PLAN REVISIONS	DATE

Sheet **C102**

SCALE: SEE BARS/SCALE