



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Subdivision Plat and Minor Variance

SD-01-24 & VR-02-24

March 8, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead**, 541-917-7640 or liz.olmstead@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **March 22, 2024**.

Application Information

Proposal:	Tentative Partition Plat for a nine-lot subdivision and a minor variance for a setback reduction.
Review Body:	Staff Review (Type I-L)
Property Owner/Applicant:	Scott Lepman, Glorietta Bay, LLC, 100 Ferry Street NW, Albany, OR 97321
Applicant's Representative	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2949 Gibson Hill Road NW
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-35AD; Tax Lot 400
Zoning:	RS-10 (Residential Single Dwelling Unit District)
Comprehensive Plan:	Low Density Residential
Overlay District:	N/A
Total Land Area:	0.95 acres
Prior Land Use Approvals:	None

Public Notice Period

The City of Albany has received the application for Tentative Subdivision Plat and Minor Variance 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 **March 22, 2024**, 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 **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 of the application.

The proposed subdivision and minor variance must comply with review criteria contained in the Albany Development Code (ADC or Code) Article 2 and 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)

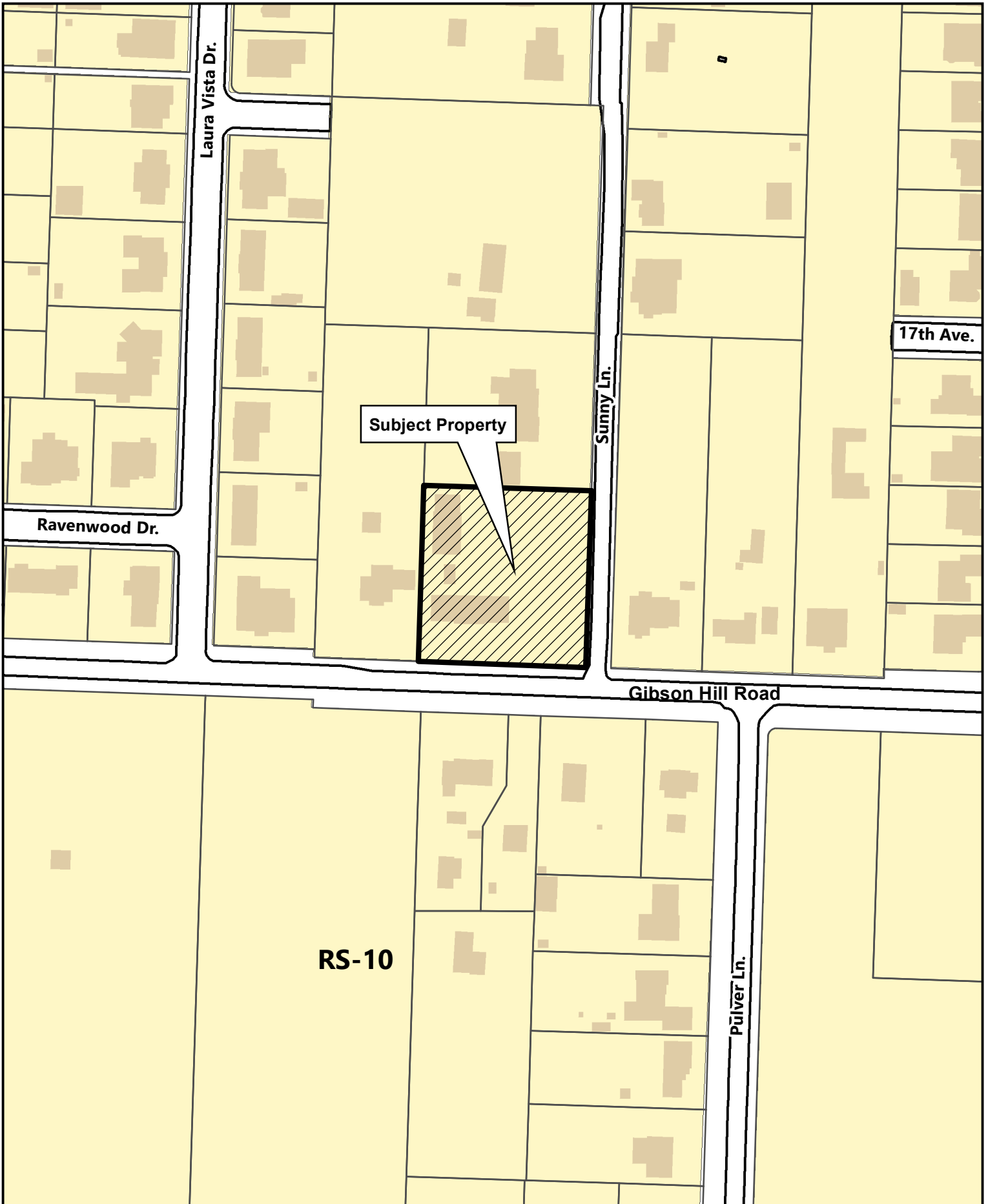
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed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

Minor Variance Review Criteria (ADC 2.696)

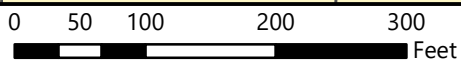
- (1) The Minor Variance is not requested to avoid a land use review process or increase density; AND
- (2) The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND
- (3) The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.

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



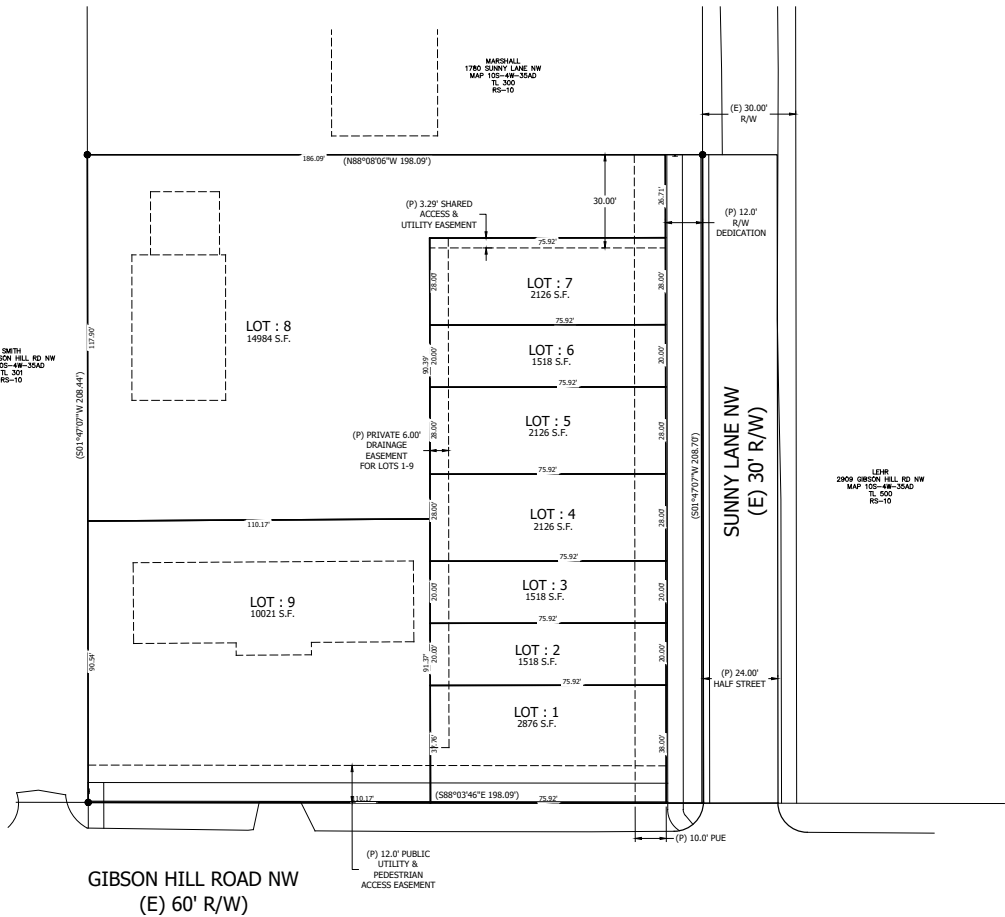
\\csc.cityofalbany.net\homes\lzo\Desktop\Location Map.mxd



2949 Gibson Hill Road

Date: 2/16/2024 Map Source: City of Albany

Location / Zoning Map



PROJECT AREA SUMMARY
 GROSS LAND AREA: 0.95± ACRES
 RIGHT-OF-WAY DEDICATION: 0.05 ± ACRES
 NET LAND AREA: 0.89 ± ACRES

DESIGN TEAM
CIVIL ENGINEER
 IDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125
SURVEYOR
 IDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
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LAND USE PLANNER
 IDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
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CLIENT:
 GLORETTA BAY, LLC
 10000 W. LITTLE LANE
 ALBANY, OREGON 97321
 (541) 928-9390

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1866 FAX

TENTATIVE PLAT
 TENTATIVE SUBDIVISION
 SUNNY LANE TOWNHOMES
 MAP 105-448-35AD
 TAX LOT 400
 ALBANY, OREGON

DATE: FEBRUARY 11, 2024
 PROJECT: 2313 LEPHAN SUNNY LANE
 DRAWN BY: BSW, JHA
 CHECKED BY: BSW

THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C1.1**
 SCALE: SEE BARSCALE



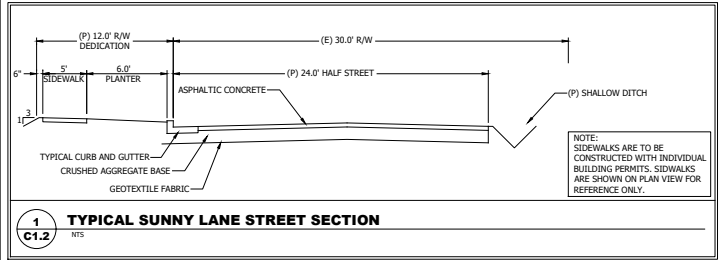
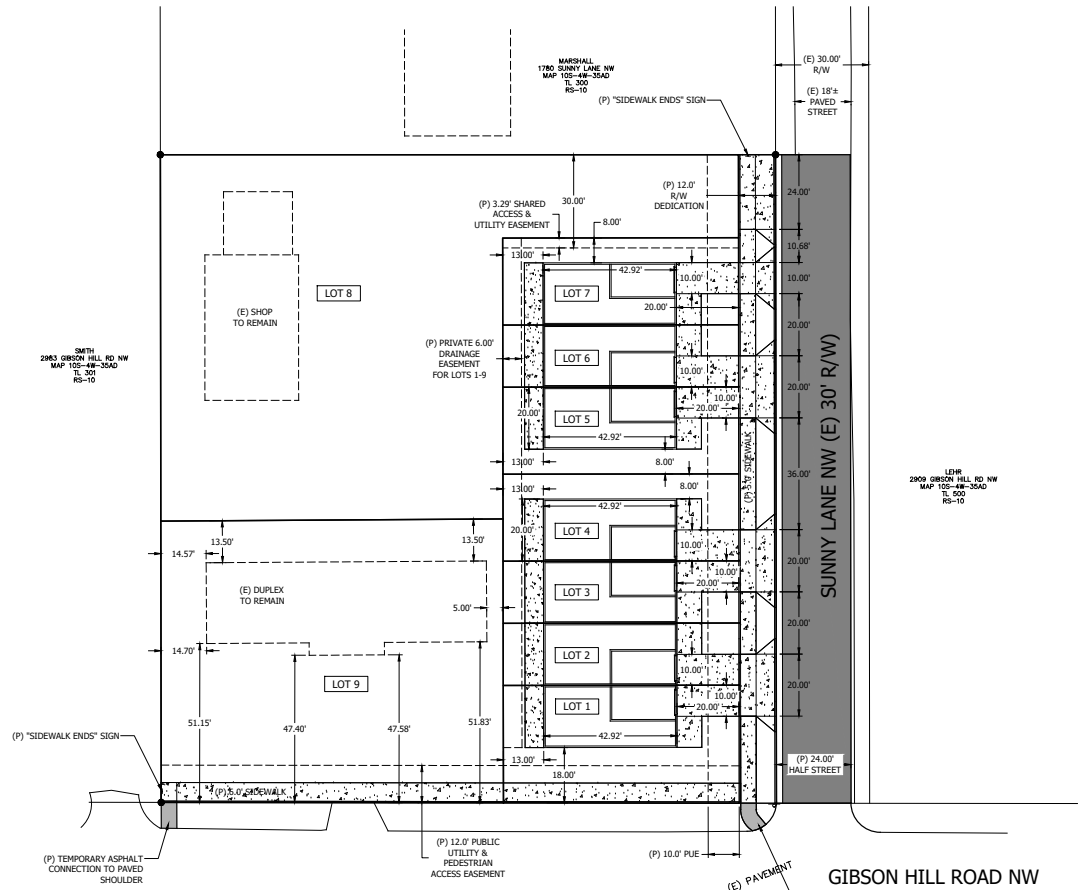
CLIENT:
 GLORETTA BAY, LLC
 10000 N. JEFFERSON HWY
 ALBANY, OREGON 97321
 (541) 928-9390

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1868 FAX

PRELIMINARY CIVIL SITE PLAN
 TENTATIVE SUBDIVISION
 SUNNY LANE TOWNHOMES
 MAP 105-4W-35AD
 TAX LOT 400
 ALBANY, OREGON

DATE: FEBRUARY 11, 2024
 PROJECT: 23130 LEPANUS SUNNY LANE
 DRAWN BY: BSW, JHA
 CHECKED BY: BSW

THIS PLAN SET IS FOR
 PLANNING PURPOSES ONLY.
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 CONSTRUCTION.



NOTE:
 THE TOWNHOUSES SHOWN HEREON ARE FOR POTENTIAL
 DEVELOPMENT ILLUSTRATION ONLY. FINAL DEVELOPMENT ON
 THE LOTS MAY VARY AT THE TIME OF ACTUAL CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C1.2**
 SCALE: SEE BARS/SCALE