



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Replat

RL-02-24

June 28, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at **541-917-7561** or jennifer.cepello@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **July 12, 2024**.

APPLICATION INFORMATION

Proposal:	Replat to combine two existing lots into one at 2121 and 2125 Willamette Avenue NE.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Keith and Loretta Wardrip; 2121 Willamette Avenue NE, Albany, OR 97321
Property Owner:	Kayla Tyman; PO Box 234, Albany, OR 97321
Address/Location	2121 and 2125 Willamette Avenue NE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05CA Tax Lots 00401 and 00403
Zoning:	Residential Sindle Dwelling (RS-6.5)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 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 July 12, 2024, 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 **Jennifer Cepello, project planner**, at **541-917-7561** or jennifer.cepello@albanyoregon.gov. Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by July 12, 2024, by 5:00 pm. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS APPLICATION

Tentative Replat (ADC 11.180)

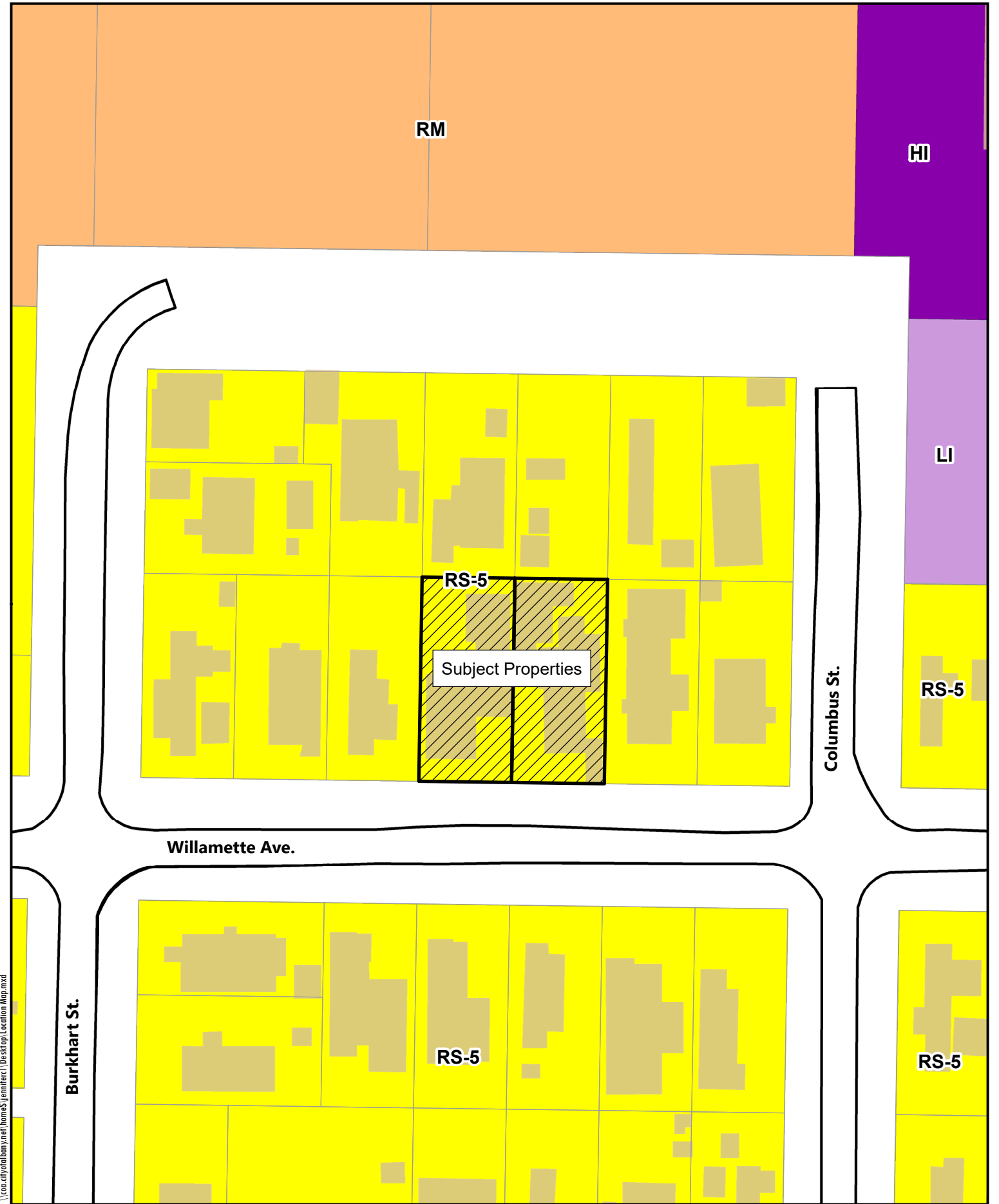
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

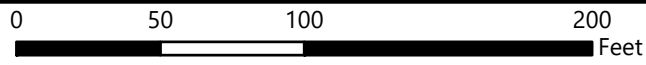
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation 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, 12, and 22.

Attachments: Location Map, Tentative Plat



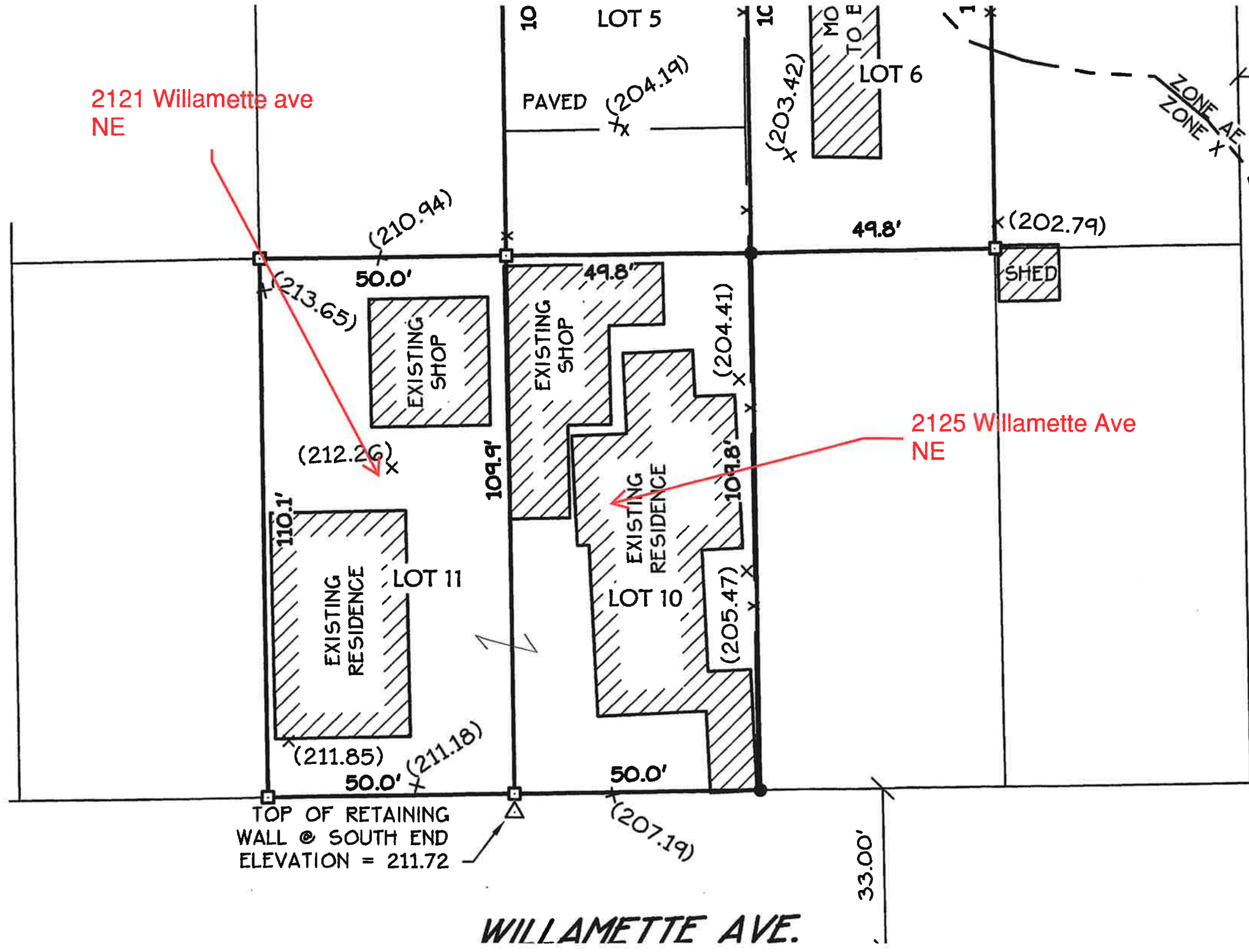
\\con.cityofalbany.net\homes\jeninfact\Desktop\Location Map.mxd



2121 and 2125 Willamette Ave.

Date: 6/14/2024 Map Source: City of Albany

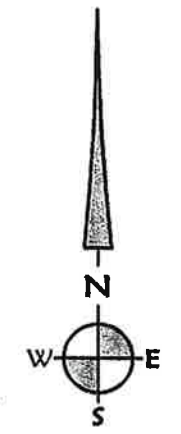
Location Map



CORNER MONUMENTS
 G.I.S. DATA WAS US
 SHOWN ON THIS MA
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 COMPLETE BOUNDAR
 MEET COUNTY AND
 "RECORD OF SURVE

FLOOD PLAIN:

PORTIONS OF LOTS
 HAZARD AREA ZONE
 IS 203.2



SCALE: 1" = 30'

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