



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Replat

RL-04-24

July 15, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at **541-791-0176** or alyssa.schrems@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **July 29, 2024**.

APPLICATION INFORMATION

Proposal:	Replat to adjust the common property lines between three properties.
Review Body:	Staff (Type I-L review)
Property Owner 1:	Paul Kerley OBO Snow & Kerley Properties LLC; PO Box 5517, Salem, OR 97304
Property Owner 2:	Barbara West; 822 SW 10th Street, Corvallis, OR 97333
Applicant's Representative:	Caitlin Mills, MSS Inc; 215 NW 4th Street, Corvallis, OR 97330
Address/Location	1815 & 1835 Elm Street SW and 930, 940, 950, & 960 18th Avenue SW, Albany
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-12DD Tax Lots 04100, 04200 & 04300
Zoning:	Residential Medium Density (RM)

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 29, 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 **Alyssa Schrems, project planner**, at **541-791-0176** or alyssa.schrems@albanyoregon.gov. Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by July 29, 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.

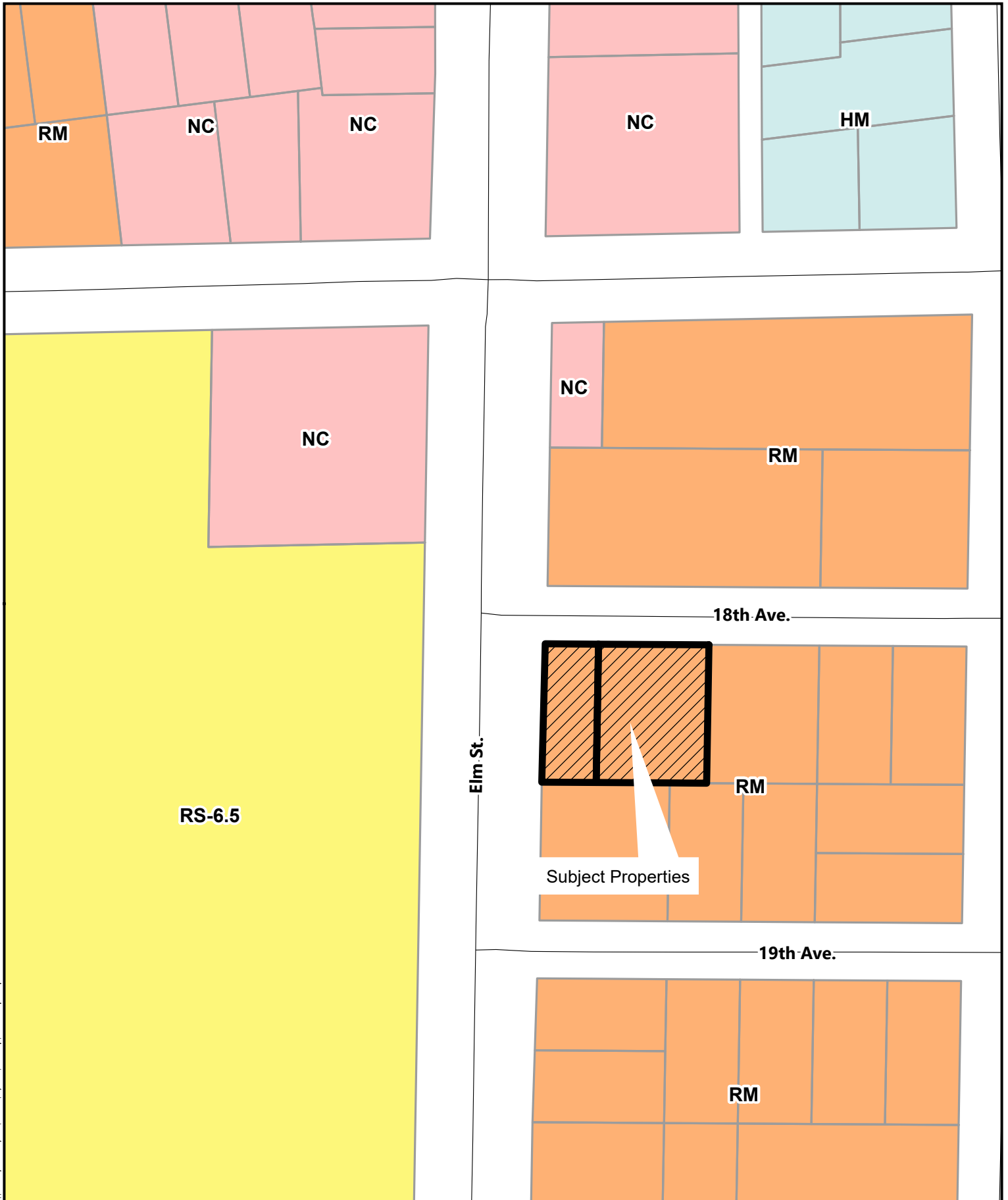
albanyoregon.gov/cd



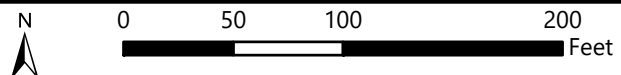
1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided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



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1815 Elm, 950 18th Ave SW

Date: 6/18/2024 Map Source: City of Albany

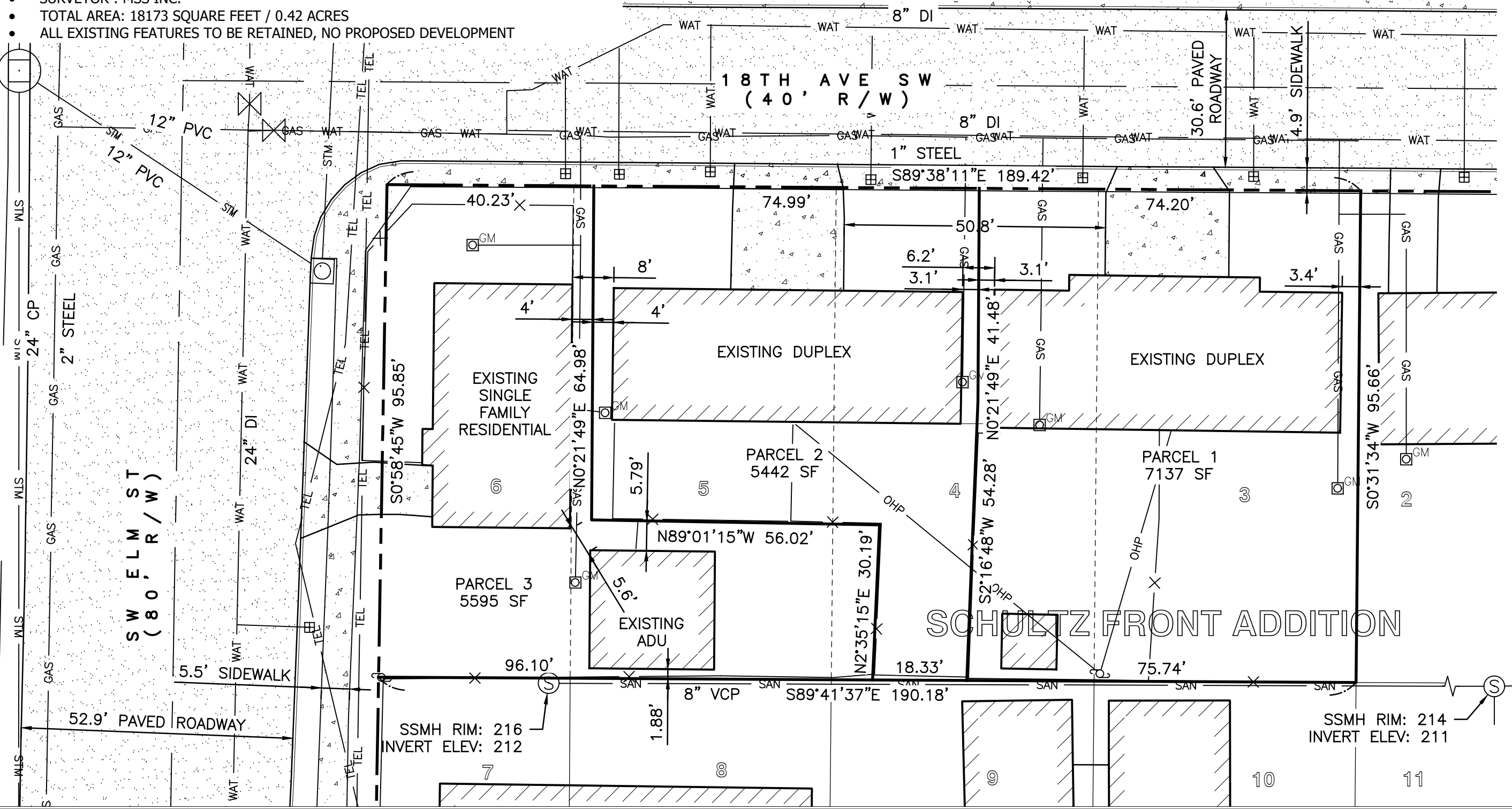
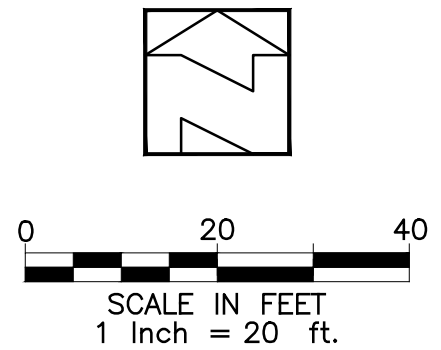
Location Map

GENERAL NOTES:

- THE SUBJECT PROPERTIES ARE LOCATED AT 1815 & 1835 SW ELM ST, 930, 940, 950, & 960 18TH AVE SW, IN THE SE 1/4 OF SECTION 12, TOWNSHIP 11S, RANGE 4W, W.M. THE LEGAL DESCRIPTION IS LOTS 3, 4, 5, 6, BLOCK 2, SCHULTZ FRONT ADDITION TO ALBANY
- ZONING & COMP. PLAN DESIGNATION: RM - RESIDENTIAL MULTIFAMILY
- SUBJECT & ADJACENT USES:
 - SINGLE DWELLING UNIT, DETACHED
 - DUPLEX
 - MULTIPLE DWELLING UNITS
 - PRIMARY RESIDENCE WITH ONE ADU
 - EDUCATIONAL INSTITUTION
- DENSITY REQUIREMENTS: 3500 SF MINIMUM FOR SINGLE FAMILY AND DUPLEX.
- OWNERS: TL4100 - BARBARA WEST, TL4200 & TL4300 - SNOW & KERLEY PROPERTIES LLC.
- SURVEYOR : MSS INC.
- TOTAL AREA: 18173 SQUARE FEET / 0.42 ACRES
- ALL EXISTING FEATURES TO BE RETAINED, NO PROPOSED DEVELOPMENT

LEGEND

	PROPERTY BOUNDARY		STORM MANHOLE
	ADJACENT PROPERTY LINES		STORM CURB INLET
	CENTERLINE		SEWER MANHOLE
	RIGHT OF WAY		WATER METER
	EASEMENT LINES		WATER VALVE
	BUILDING		POWER/UTILITY POLE
	CURB		GAS METER
	SIDEWALK		
	FENCE		
	WATERLINE		
	SANITARY SEWER		
	STORM DRAIN LINE		
	OVERHEAD POWER		
	COMMUNICATION LINE		



PAUL KERLEY
131 PINE STREET NE
SALEM, OREGON
(503) 349-1616

**SW ELM ST / 18TH AVE SW REPLAT
ALBANY, OREGON
TENTATIVE PLAT**

MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956

JOB # 23133	FILE TENT PLAT	DRAW DBS
SCALE 1" = 20'	DATE 3/14/2024	
P100		
# 1 OF 1 SHEETS		

TAXMAP: 11S04W12DD - TAXLOTS 4100, 4200 & 4300