



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Tentative Replat

RL-04-23

January 4, 2024

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](mailto:liz.olmstead@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **January 18, 2024**.

### Application Information

Proposal:	Tentative Replat to reconfigure four properties into three parcels.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Jill Zeller; 2010 17th Avenue SW, Albany, OR 97321
Address/Location:	2010, 2100 & 2110 17th Avenue SW; and 1999 Queen Avenue SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12CB Tax Lots 10001, 10200, and 10300, and Linn County Assessor's Map No. 11S-04W-13BA Tax Lot 00600.
Zoning:	RS-6.5 (Residential Single-Dwelling Unit)
Overlay Districts:	None
Total Land Area:	3.18 acres
Existing Land Use:	Single-Dwelling Units and Vacant Land

The City of Albany has received the application for a Tentative Replat 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 18, 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](mailto: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

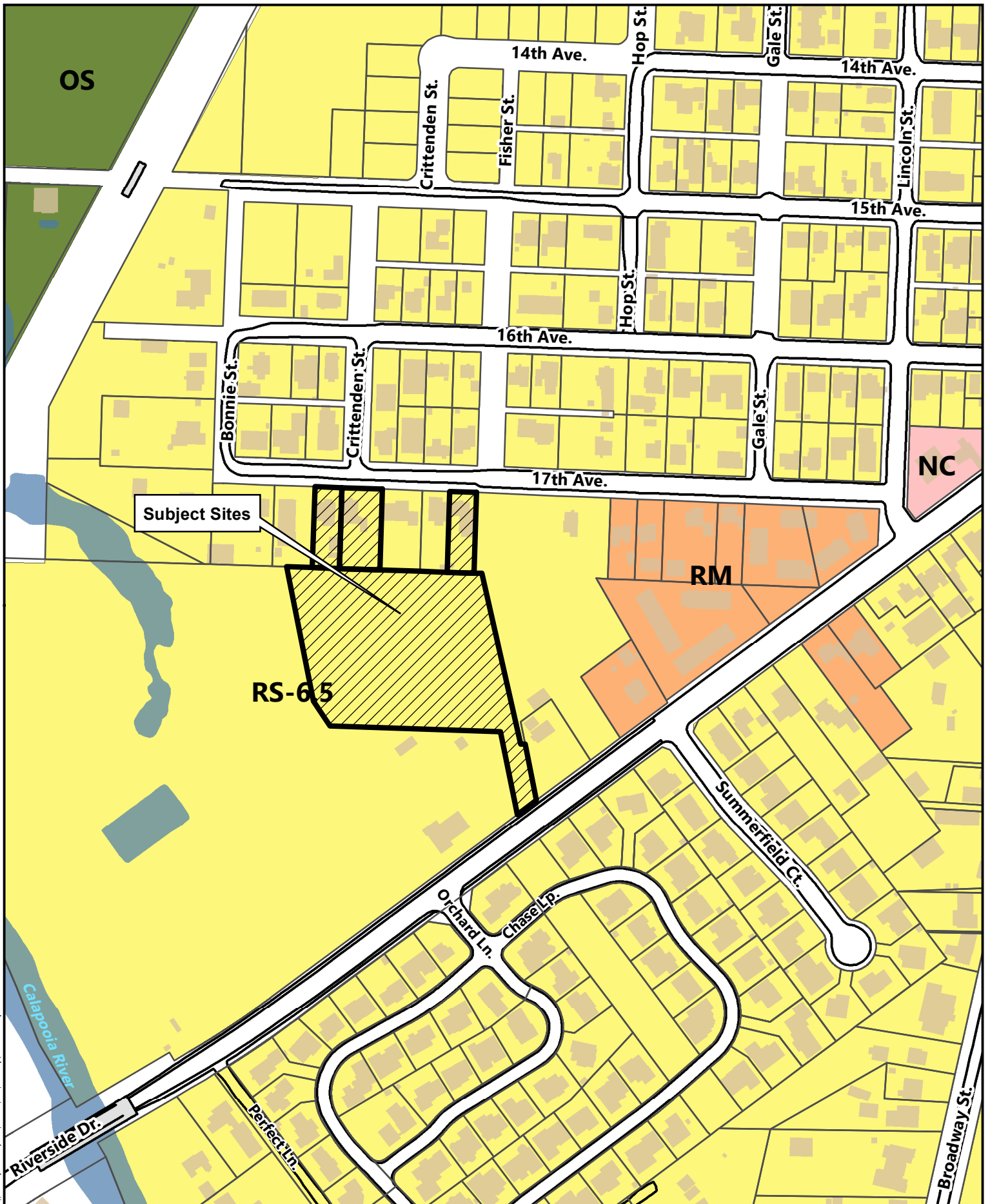
Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

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

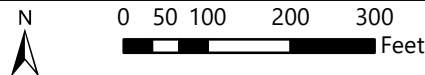
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The Public Works Director has determined that transportation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



\\cityofalbany.net\homes\lira\Desktop\Location Map.mxd



**2010, 2100, & 2110 17th Ave SW & 1999 Queen Ave SW**

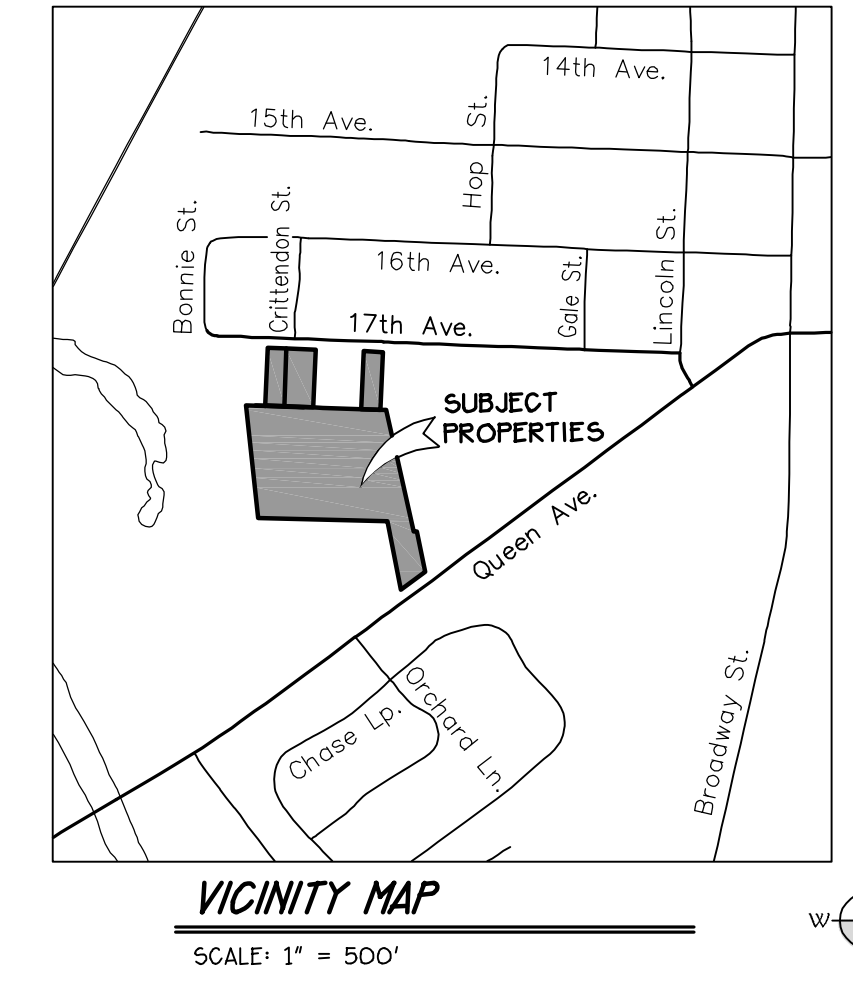
Date: 11/16/2023 Map Source: City of Albany

Location / Zoning Map

**TENTATIVE PROPERTY LINE ADJUSTMENT**

FOR  
**JILL ZELLER + STEPHEN BRAY,  
 SAMANTHA + ANTHONY PULVER,  
 NICOLE + GEORGE SCHUKOW**

LOCATED IN  
**THE SW 1/4 SEC. 12, T. 11 S., R. 4 W., W.M.**  
 CITY OF ALBANY, LINN COUNTY, OREGON  
 OCTOBER 16, 2023



**ADJUSTMENT STATS:**

**PROPERTY "A"**  
 ORIGINAL AREA: 7,523 SF±  
 ADJUSTMENT: +41,187 SF  
 NEW AREA: 48,710 SF

**PROPERTY "B"**  
 ORIGINAL AREA: 11,292 SF±  
 ADJUSTMENT: +35,641 SF  
 NEW AREA: 46,933 SF

**PROPERTY "C"**  
 ORIGINAL AREA: 7,516 SF±  
 ADJUSTMENT: +35,641 SF  
 NEW AREA: 43,157 SF

**PROPERTY "D"**  
 ORIGINAL AREA: 112,469 SF±  
 ADJUSTMENT: -112,469 SF  
 NEW AREA: 0,000 SF

**APPLICANT:**

JILL ZELLER  
 2010 17TH AVE. SW  
 ALBANY, OR 97321-1847

**SURVEYOR:**

K&D ENGINEERING, INC.  
 276 NW HICKORY ST.  
 ALBANY, OR 97321

**NOTE:**

DATA SHOWN ON THIS MAP FROM THE CITY OF ALBANY + LINN COUNTY GIS DATABASE, AERIAL PHOTOGRAPHS, ASSESSOR RECORDS, AND RECORD SURVEY INFORMATION.

**SUBJECT PROPERTIES"**

**PROPERTY "A"**  
 TAX LOT 10001 (MAP 115-4W-12CB)

**OWNERS:**  
 JILL ZELLER + STEPHEN BRAY

**SITE + MAILING ADDRESS:**  
 2010 17TH AVE. SW  
 ALBANY, OR 97321-1847

**ZONE:**  
 RS 6.5  
 RESIDENTIAL SINGLE FAMILY

**PROPERTY "B"**  
 TAX LOT 10200 (MAP 115-4W-12CB)

**OWNERS:**  
 SAMANTHA + ANTHONY PULVER

**SITE + MAILING ADDRESS:**  
 2100 17TH AVE. SW  
 ALBANY, OR 97321

**ZONE:**  
 RS 6.5  
 RESIDENTIAL SINGLE FAMILY

**PROPERTY "C"**  
 TAX LOT 10300 (MAP 115-4W-12CB)

**OWNERS:**  
 NICOLE + GEORGE SCHUKOW

**SITE + MAILING ADDRESS:**  
 2110 17TH AVE. SW  
 ALBANY, OR 97321

**ZONE:**  
 RS 6.5  
 RESIDENTIAL SINGLE FAMILY

**PROPERTY "D"**  
 TAX LOT 600 (MAP 115-4W-13BA)

**OWNERS:**  
 JILL ZELLER + STEPHEN BRAY,  
 SAMANTHA + ANTHONY PULVER,  
 NICOLE + GEORGE SCHUKOW

**SITE ADDRESS:**  
 1999 QUEEN AVE. SW  
 ALBANY, OR 97321

**MAILING ADDRESS:**  
 2010 17TH AVE. SW  
 ALBANY, OR 97321-1847

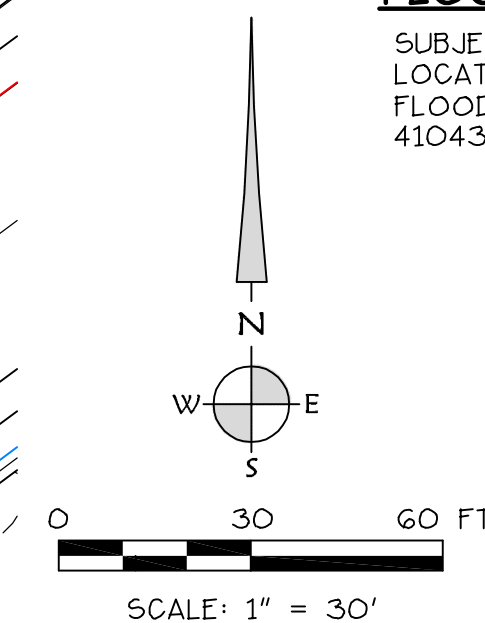
**ZONE:**  
 RS 6.5  
 RESIDENTIAL SINGLE FAMILY

**LEGEND:**

- SD— EXISTING STORM DRAIN LINES
- SS— EXISTING SANITARY SEWER LINES
- W— EXISTING WATER LINES
- X— EXISTING FENCE
- OHP— EXISTING OVERHEAD POWER LINE
- — — EDGE OF GRAVEL
- — — FLOODPLAIN LINE
- ⊙ EXISTING POWER/UTILITY POLE
- FOUND SURVEY MONUMENT
- ⊙ EXISTING MANHOLE
- ⊙ EXISTING LIGHT
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING SIGN
- ⊙ EXISTING TREE
- R.O.W. RIGHT-OF-WAY
- / / / / AREA TO BE TRANSFERRED FROM PROPERTY "D" TO PROPERTY "A" 41,187 SQUARE FEET ±
- \ \ \ \ AREA TO BE TRANSFERRED FROM PROPERTY "D" TO PROPERTY "B" 35,641 SQUARE FEET ±
- / \ / \ AREA TO BE TRANSFERRED FROM PROPERTY "D" TO PROPERTY "C" 35,641 SQUARE FEET ±

**FLOODPLAIN NOTE:**

SUBJECT PROPERTIES OF THIS MAP ARE LOCATED IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FIRM MAP NUMBER 41043C0507G DATED 9/29/2010



**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
 (541) 928-2583

Date: 10/17/2023 Time: 11:08  
 Scale: 1"=1(P5)  
 File: dwg\2022\22-44\22-44\_trp.dwg (George)