



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Tentative Replat

RL-01-23

February 6, 2023

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@cityofalbany.net](mailto:liz.olmstead@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **February 21, 2023**.

### APPLICATION INFORMATION

Proposal:	Replat to adjust a common property line between two properties
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Rick Barnett, Parks & Facilities Maintenance Manager, City of Albany; PO Box 490, Albany, OR 97321
Property Owner:	Andy Gardner, Greater Albany Public School District, 718 7th Avenue SW, Albany, OR 97321
Address/Location	373 Timber Ridge Street NE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03B Tax Lots 102 & 2500
Zoning:	Residential Single Dwelling (RS-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 February 16, 2023, 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 **Liz Olmstead, project planner**, at **541-917-7640** or [liz.olmstead@cityofalbany.net](mailto:liz.olmstead@cityofalbany.net). Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by February 21, 2023, 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)*

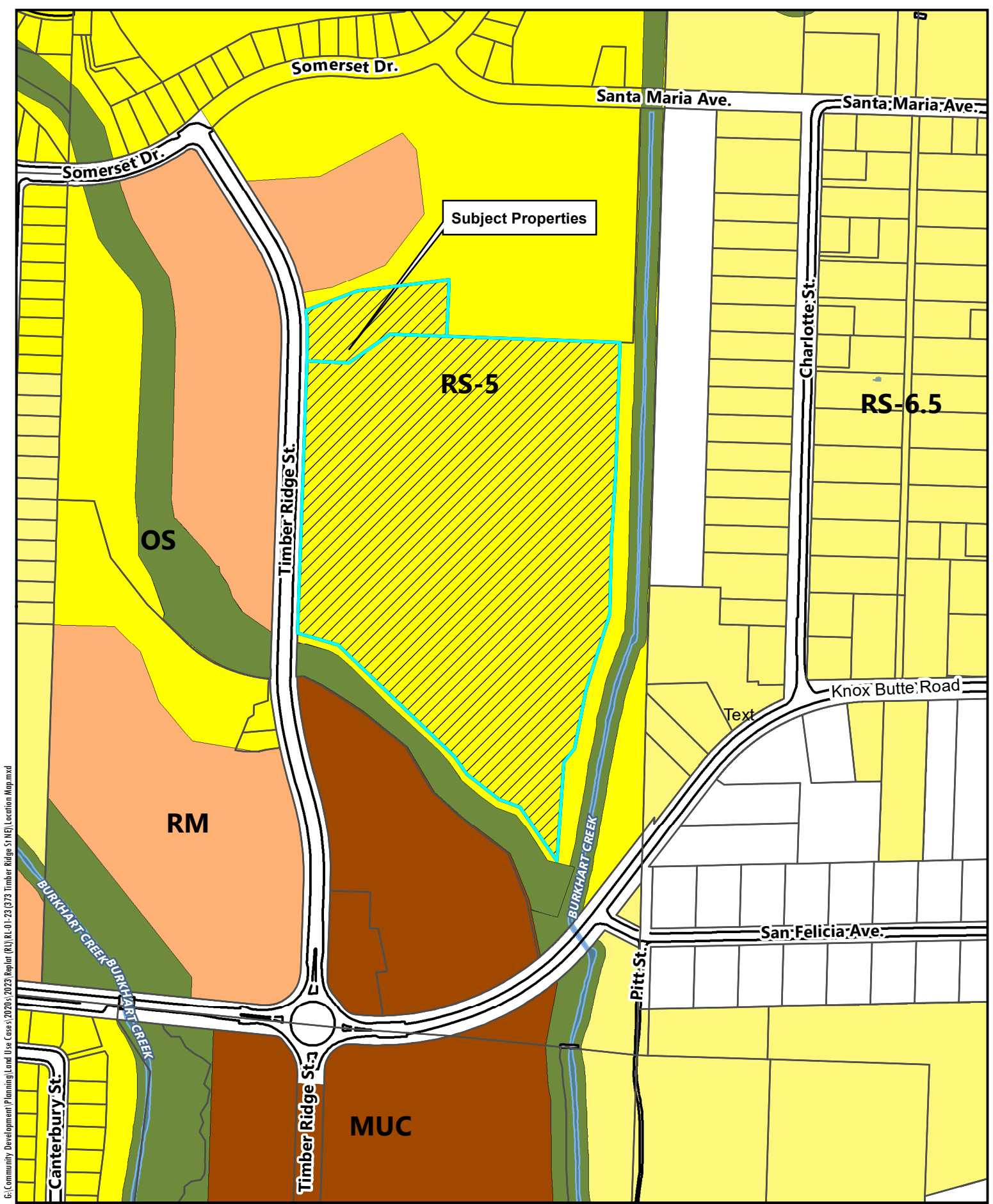
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

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.

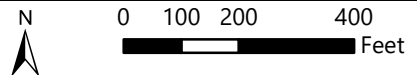
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made 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



G:\Community Development\Planning\Land Use Cases\2023\Regul (R)\R1-01-23\673 Timber Ridge St NE\Location Map.mxd



**373 Timber Ridge Street NE**

Date: 1/11/2023 Map Source: City of Albany

Location Map

**PROPERTY STATISTICS:**

**PROPERTY "A":**  
 TAX LOT 2500 (MAP 115-3W-03B)  
 ADDRESS UNASSIGNED  
 ALBANY, OR 97321  
 PLAN ZONE = R5 5, RESIDENTIAL SINGLE FAMILY  
 ORIGINAL AREA = 1.34 ACRES  
 ADJUSTED AREA = 1.85 ACRES

**PROPERTY "B":**  
 TAX LOT 102 (MAP 115-3W-03B)  
 373 TIMBER RIDGE ST. NE  
 ALBANY, OR 97321  
 PLAN ZONE = R5 5, RESIDENTIAL SINGLE FAMILY  
 ORIGINAL AREA = 20.28 ACRES  
 ADJUSTED AREA = 19.77 ACRES

**OWNER / APPLICANT:**  
 TAX LOT 2500, MAP 115-3W-03B  
 CITY OF ALBANY  
 333 BROADALBIN SW  
 ALBANY, OR. 97321  
 SITE ADDRESS:  
 UNASSIGNED

**OWNER:**  
 TAX LOT 102, MAP 115-3W-03B  
 GREATER ALBANY PUBLIC SCHOOL DIST.  
 718 7TH AVE. SW  
 ALBANY, OR. 97321  
 SITE ADDRESS:  
 373 TIMBER RIDGE ST NE  
 ALBANY, OR 97322

**ENGINEER:**  
 K+D ENGINEERING INC.  
 276 HICKORY ST. NW  
 ALBANY, OR 97321  
 541-928-2583

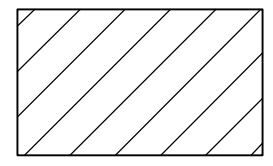






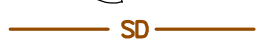

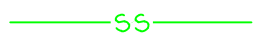

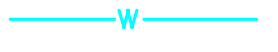



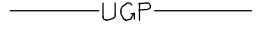

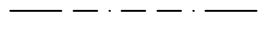

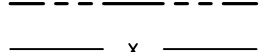

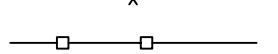
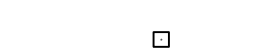


**TENTATIVE PROPERTY LINE ADJUSTMENT THROUGH REPLAT**

**FOR CITY OF ALBANY**

LOCATED IN  
 TAX LOTS 2500 AND 102,  
 MAP 115-3W-03B  
 IN THE  
 CITY OF ALBANY, LINN COUNTY, OREGON

DECEMBER 15, 2023

**LEGEND:**

- |   |   |   |                                |
|---|---|---|--------------------------------|
|   | AREA TO BE TRANSFERRED FROM PROPERTY "B" TO PROPERTY "A" - 0.51 ACRES |  | EXISTING TALL SHRUB            |
|  | SLOPE OF LAND ARROW   |  | EXISTING CONIFER TREE          |
|  | EXISTING STREET SIGN  |  | EXISTING DECIDUOUS TREE        |
|  | EXISTING WATER METER  |  | EXISTING STORM DRAINAGE        |
|  | EXISTING UTILITY PEDESTAL   |  | EXISTING SANITARY SEWER        |
|  | EXISTING UTILITY POLE   |  | EXISTING DOMESTIC WATER        |
|  | EXISTING STORM DRAIN CATCH BASIN                                      |  | EXISTING NATURAL GAS           |
|  | EXISTING FIRE HYDRANT   |  | EXISTING UNDERGROUND POWER     |
|  | EXISTING MAN HOLE   |  | EXISTING RIPARIAN CORRIDOR     |
|  | EXISTING UTILITY POLE W/LIGHT   |  | EXISTING SIGNIFICANT WETLANDS  |
|  | FOUND SURVEY MONUMENT   |  | EXISTING FENCE                 |
|   |   |  | EXISTING HANDRAIL              |
|   |   |  | EXISTING WETLAND FLAGGING      |
|   |   |  | EXISTING WETLAND SAMPLE POINTS |

**SITE ZONING:**

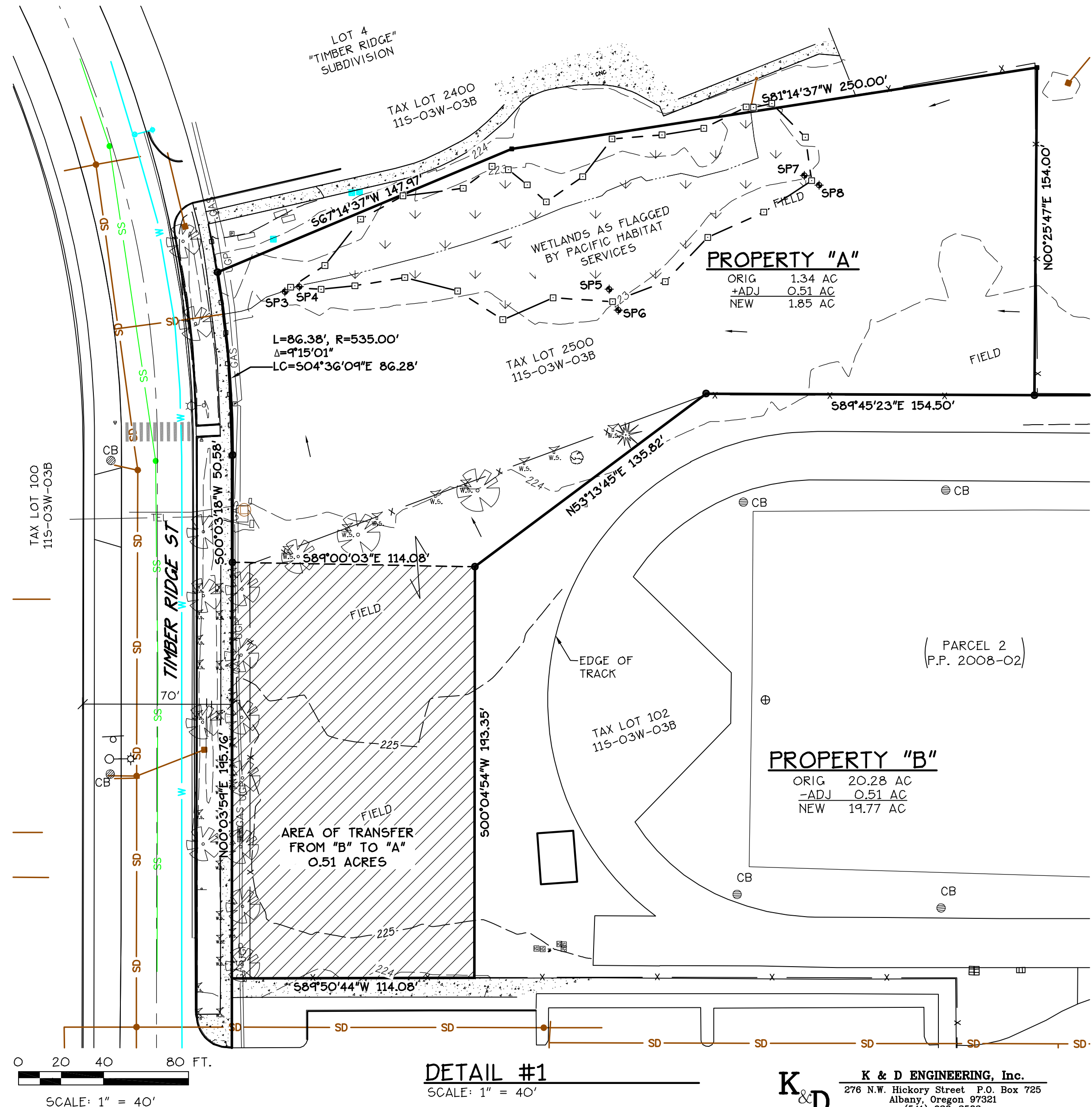
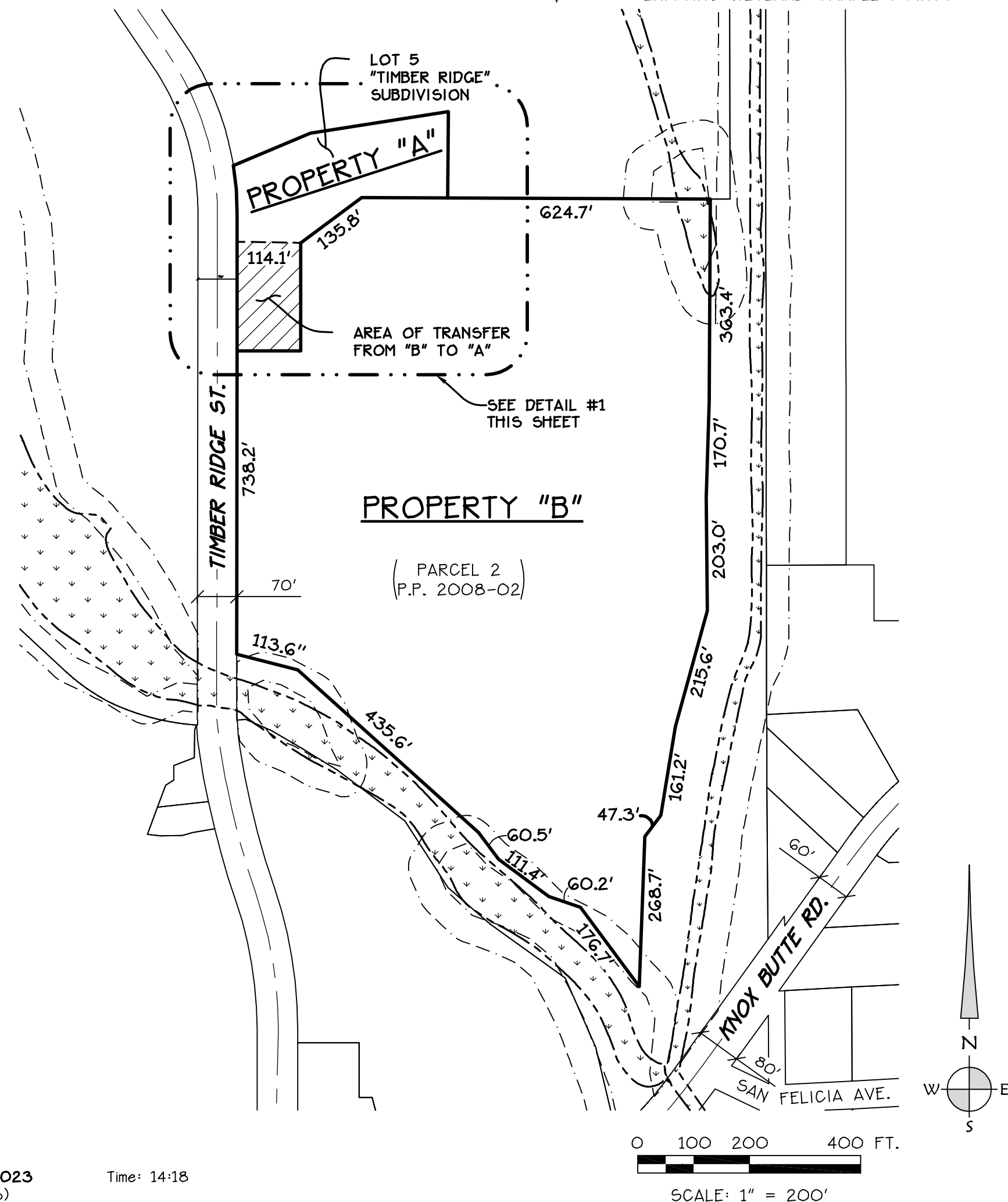
PLAN ZONE = R5 5, RESIDENTIAL SINGLE FAMILY

**TOTAL + NET AREA:**

TOTAL AREA = 21.62 ACRES  
 NET AREA = 21.62 ACRES

**PROPERTY USE:**

PROPERTY "A"  
 TAX LOT 2500 = VACANT  
 PROPERTY "B"  
 TAX LOT 102 = EDUCATIONAL



**DETAIL #1**  
 SCALE: 1" = 40'