

Staff Comment: Two Ordinances are being proposed with revisions to the Albany Development Code. The first Ordinance contains a majority of the proposed revisions, and those that are considered "non-controversial." The second Ordinance contains additional Code revisions that may be adopted in addition to the first Ordinance.

The Code revisions proposed in this Article would add the Mixed Use Commercial (MUC) zone as a compatible zone in the Village Center plan designation.

ARTICLE 2 REVIEW CRITERIA

No changes are proposed to 2.010 to 2.560 at this time.

ZONING MAP AMENDMENTS

2.570 Zoning. Upon annexation, the zoning of annexed property shall be compatible with the Comprehensive Plan designation as provided on the annexation zoning matrix. The particular zoning district will be determined in an Annexation Agreement between the City and the property owner. Zoning other than shown on the matrix requires approval of a Comprehensive Plan map and/or zoning map amendment.

ANNEXATION ZONING MATRIX

Plan Designation	Compatible Zoning Districts
Village Center	Historic Downtown (HD), Central Business (CB), Lyon-Ellsworth (LE), Pacific Boulevard (PB), Elm Street (ES), Main Street (MS), Waterfront (WF), <u>Mixed Use Commercial (MUC)</u> , Residential Limited Multiple Family (RM-5), Mixed Use Residential (MUR), Office Professional (OP), Community Commercial (CC)

No changes are proposed to 2.600 to 2.780 at this time.