

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4447, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN AND MAP, AND AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY DEVELOPMENT CODE AND ZONING MAP, BY AMENDING THE COMPREHENSIVE PLAN TEXT AND MAP AND THE DEVELOPMENT CODE TEXT AND ZONING MAP RELATING TO THE PERIODIC REVIEW PROJECT FOR NORTH ALBANY AND ADOPTING FINDINGS. (FILES CP-02-03, DC-01-03 AND ZC-02-03)

WHEREAS, from time to time it is appropriate to amend the Comprehensive Plan text and map and the Albany Development Code and Zoning Map based on changing conditions; and

WHEREAS, the City is in Periodic Review, a process through which the City is updating its Comprehensive Plan, Plan Map, Development Code and Zoning Map in accordance with a work program approved by the State Department of Land Conservation and Development in 1997; and

WHEREAS, the City Council authorized the Great Neighborhoods Project in December 1997 as the initial step in Periodic Review, and several hundred citizens turned out for five meetings in November 1998 to express many ways to improve the livability of the community; and

WHEREAS, the Balanced Development Patterns Project in the winter of 2000 and spring of 2001 was the next step in Periodic Review to look at land use relationships and identify areas for future employment, commercial and housing growth; and

WHEREAS, the City undertook the North Albany Refinement Plan as a Periodic Review project relating to the growth management task of the approved work program; and

WHEREAS, the City held four public workshops as part of the Refinement Plan process; and

WHEREAS, the Planning Commission and City Council reviewed the first draft of proposed Comprehensive Plan, Development Code and Zoning Map amendments in a work session on June 9, 2003; and

WHEREAS, on June 20, 2003, the City mailed a "Measure 56" notice of the Planning Commission and City Council public hearings on the proposed Comprehensive Plan, Development Code and Zoning Map amendments to all property owners in North Albany; and

WHEREAS, on June 30, 2003, the Planning Commission held a public hearing on the proposed amendments; and

WHEREAS, the Planning Commission deliberated on the proposed amendments at work sessions on July 7, August 4, August 11, and August 13, 2003; and

WHEREAS, on August 13, 2003, the Planning Commission made a recommendation to the City Council, based on public testimony, their deliberation and findings of fact; and

WHEREAS, the Albany City Council held a public hearing on August 27, 2003, concerning the proposed amendments; and

WHEREAS, the Albany City Council reviewed the amendments recommended by the Planning Commission and the testimony presented at the public hearing and deliberated on them on September 10, 2003.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The Albany Comprehensive Plan text is hereby amended as shown in the attached Exhibit A.

Exhibit A: Goal 14: Urbanization (Background Summary, Goals, Policies, and Implementation Measures, and Figure 1, Residential Reserve Conversion Map).

This exhibit, upon the effective date of this Ordinance, shall supercede the corresponding sections of the former Comprehensive Plan. Language shown in the exhibit as having been struck is removed from the Comprehensive Plan, and language shown in bold is added to the existing text.

Section 2: The Albany Comprehensive Plan Map is hereby amended as shown on the attached Comprehensive Plan Map (Exhibit B).

This exhibit, upon the effective date of this Ordinance, shall supercede the previous Comprehensive Plan designations of the properties whose designation has changed.

Section 3: The Albany Development Code text is hereby amended as shown in the attached Exhibits C, D, and E for the sections listed below:

Exhibit C: Article 1, Administration and Procedures

Exhibit D: Article 6, Special Purpose Districts

Exhibit E: Article 11, Land Divisions and Planned Developments

Exhibit F: Article 12, Public Improvements

These exhibits, upon the effective date of this Ordinance, shall supercede the corresponding sections of the Development Code. Language shown in the exhibits as having been struck is removed from the Development Code, and language shown in bold is added to the existing text.

Section 4: The Albany Zoning Map is hereby amended as shown on the attached Zoning Map (Exhibit G).

This exhibit, upon the effective date of this Ordinance, shall supercede the previous zoning of the properties that have been rezoned.

Section 5: The Findings and Conclusions contained in the staff report and attached as Exhibit H are hereby adopted in support of this decision.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: _____

Mayor

ATTEST:

City Recorder