

NORTH ALBANY REFINEMENT PLAN
Summary of Adopted Amendments
Ordinance 5562

Comprehensive Plan

- Update policies regarding open space, natural resources, neighborhood commercial nodes, village centers, public utilities and transportation. (*No zone change at this time.*)

Comprehensive Plan Map

- Designate a future neighborhood commercial site at the future intersection of Crocker Lane and North Albany Road.
- Change 1,283 acres from Urban Residential Reserve to Low Density Residential. [URR is a “holding” designation typically applied to land outside the city limits and inside the urban growth boundary. There is no longer a need for the URR designation in North Albany because the 1991 annexation expanded the city limits out to the urban growth boundary.]
- Change 116 acres from Open Space to Low Density Residential. [1992 amendments to the Comprehensive Plan map showed a future trail system designated as Open Space. This plan was superseded by the 2000 Park, Recreation and Open Space Plan.]
- Change 16 acres from Urban Residential Reserve and Low Density Residential to Public (for public facilities and publicly owned land).
- Change 18 acres from Urban Residential Reserve and Open Space to Medium Density Residential for the Post property.

Development Code

- Amend Article 1 (Administration and Procedures) to require a neighborhood meeting before applying for a cluster development, and to make subdivision review of 20 or more lots a Type III decision (Planning Commission public hearing).
- Amend Article 6 (Special Purpose Districts) to create a new Cluster Development Overlay District to protect natural resources and open space, and to make cluster development review a Type III decision (Planning Commission public hearing). Properties throughout the city may be eligible for cluster development.
- Amend Article 11 (Land Divisions and Planned Developments) to modify the procedure and application requirements for subdivisions.
- Amend Article 12 (Public Improvements) to reserve a section for a modified street standard for cluster developments.

Zoning Map

- Change 21 acres located north of Hickory Street and east of North Albany Road from RS-6.5 (Single-Family, 6,500 s.f. min. lot size) to RS-5 (Single-Family, 5,000 s.f. min. lot size).
- Change 33 acres in the Hickory Street Village Center located north of Highway 20, west of North Albany Road, and south of the railroad from RR/RS-10 (Residential Reserve/Single-Family, 10,000 s.f. min. lot size) to RR/RM-5 (Residential Reserve/Limited Multi-Family).
- Change 71 acres on the Post property from RR/RS-10 (Residential Reserve/Single-Family, 10,000 s.f. min. lot size) to:
 - 17 acres of RR/RS-6.5 (Residential Reserve/Single-Family, 6,500 s.f. min. lot size).
 - 35 acres of RR/RS-5 (Residential Reserve/Single-Family, 5,000 s.f. min. lot size).
 - 18 acres of RR/RM-5 (Residential Reserve/Limited Multi-Family).