

ORDINANCE NO. 4062

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TITLE: ZONE CHANGE AMENDMENT NO. 142, UNDER ORDINANCE NO. 2916 REZONING PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION AT HILL STREET AND 18TH AVENUE FROM R-A(2) MULTIPLE FAMILY TO C-2 COMMERCIAL.

WHEREAS, the Planning and Zoning Commission of the City of Albany has held such hearings as are required by the law and the Ordinances of this city and has made findings concerning the appropriate zone for the property being considered, said findings being based upon evidence produced at hearings, and

WHEREAS, the Council of the City of Albany has duly advertised and caused notices to be given as required by law and has had a public hearing concerning the zoning of the property above described and evidence having been introduced and the same being fully considered, the City Council does hereby find as follows:

(see attached findings of fact)

and,

WHEREAS, it is further determined that the rezoning hereinafter made should be subject to certain conditions, the said conditions being as follows:

All future development plans for the property, regardless of ownership shall be submitted for Hearings Board approval prior to the City issuing any building permits.

now, therefore,

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: ZONE CHANGE AMENDMENT NO. 142

An area described as follows: property located at the northwest corner of the intersection at Hill Street and 18th Avenue. Lots 5, 6, 7, and 8 of Block 1, Hollywood Acres Addition; Assessor's Map 11-3W-7DD, Tax Lots 3500 & 3501.

is hereby rezoned as C-2, Commercial, and this amendment shall be known as zone change amendment number 142 .

Section 2: COPY FILED

A copy of this zone change amendment shall be filed in the office of the City Recorder of the City of Albany and the number noted on the official zoning map of the City of Albany.

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Section 3: CERTIFICATE OF COMPLIANCE

This zone change amendment shall be effective upon filing of a certificate of compliance with the conditions above enumerated by the Planning Director of the City of Albany.

Passed by the Council: October 12, 1977


Approved by the Mayor: October 12, 1977

Effective Date: October 12, 1977



Mayor

ATTEST:



City Recorder

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FINDINGS OF FACT

1. The Comprehensive Land Use Plan, in very general terms, designated the area as future commercial development.
2. All utility and street systems within the area are properly located and are of adequate size to serve the property and proposed future commercial use.
3. The property has 150 feet of frontage on a future 4-lane major arterial street (Hill Street) and is located approximately 150 feet south of a major 4-lane arterial street intersection (Hill & Queen).
4. The property is bordered on two sides by an existing neighborhood commercial service center.
5. The proposal represents selected compaction of Neighborhood Commercial Service Centers versus commercial zoning of major arterial streets.
6. Future student enrollment impacts on Calapooya Jr. High and Sunrise Elementary Schools will be decreased based on future commercial versus future multiple family development.

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