



DRAFT EAST ALBANY PLAN ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4836, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN MAP, AND AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY ZONING MAP AND DEVELOPMENT CODE, BY AMENDING THE ALBANY COMPREHENSIVE PLAN, ZONING MAP, AND DEVELOPMENT CODE AND ADOPTING FINDINGS.

WHEREAS, from time to time it is appropriate to amend the Comprehensive Plan text and map and the Albany Development Code and Zoning Map to plan for future needs or changing conditions; and

WHEREAS, the East Albany area, which includes all land in the city's Urban Growth Boundary (UGB) east of Interstate 5, contains a large amount of undeveloped land inside the city's UGB; and

WHEREAS, the City received a Transportation and Growth Management grant from the Oregon Department of Transportation to develop an integrated plan for the East Albany area that refines the vision of past planning efforts for the area to provide connectivity, transportation choices, housing variety, employment centers, and vibrant and walkable mixed-use areas, while protecting the area's natural resources and viewsheds; and

WHEREAS, the proposed East Albany Plan (EAP) is the culmination of almost a two-year comprehensive planning effort that integrated planning for land uses, transportation, parks, infrastructure, economic development, natural and cultural resources, and place making; and

WHEREAS, the EAP planning project included technical analyses of existing and future conditions, buildable land, natural resources, transportation system plans, infrastructure needs and costs, population and employment projections, market analysis, and potential funding sources; and

WHEREAS, public involvement was integrated into the planning process through stakeholder meetings, focus groups, public events, one-on-one meetings, and a technical advisory committee with representation from Linn County, Greater Albany Public Schools, the city Bicycle and Pedestrian Advisory Committee, Public Works, Parks and Recreation departments, and the Oregon Department of Transportation and Land Conservation and Development departments, and residents and business owner in the plan area; and

WHEREAS, the Albany Planning Commission and City Council served as the project advisory committee and held work sessions on October 11, 2021; March 21, 2022; October 24, 2022; and January 30, 2022; and provided guidance and feedback throughout the development of the plan to ensure the community's ideas were accurately reflected in the plan; and

WHEREAS, the EAP represents a long range vision for East Albany as determined by the community and provides the specific direction, and strategies necessary to implement this vision; and

WHEREAS, the EAP will update the City of Albany's Comprehensive Plan, Zoning Map, and Development Code, and provides recommendations for future updates to the Transportation Systems Plan, Parks Master Plan, and facility standards to ensure that urbanization of the Project Study Area occurs in an integrated, connected manner; and

WHEREAS, on February 17, 2023, the city mailed a "Measure 56" notice and notice of public hearings of the Planning Commission and City Council public hearings on the proposed Comprehensive Plan, Zoning Map and Development Code and amendments to property owners in the East Albany Plan boundary subject to a map; and

WHEREAS, on or around February 23, 2023, the city mailed a postcard notice of public hearing to all property owners within the EAP boundary; and

WHEREAS, a notice of the Planning Commission and City Council public hearings was published in the Albany Democrat Herald on February 27, 2023; and

WHEREAS, on March 13, 2023, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed map amendments, and recommended approval of the proposal based on findings of fact presented in the staff report and evidence presented during the public hearing; and

WHEREAS, on April 12, 2023, the Albany City Council held a public hearing on the proposed EAP, reviewed the findings of fact and testimony presented at the public hearing, and deliberated.

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 attached Exhibits A & B (Planning File CP-01-23).

Exhibit A: Include a new East Albany section in the Comprehensive Plan Chapter 8 that includes goals and policies specific to East Albany; and in Chapter 9, add two Comprehensive Plan map designations – High Density Residential and Employment, and update the Plan Designation Zoning Matrix.

Exhibit B: The East Albany Plan will be adopted in its entirety as a supporting document to the Comprehensive Plan.

Section 2: The Albany Comprehensive Plan map is hereby amended as shown in Exhibit C, Comprehensive Plan Map Amendments. These exhibits, upon the effective date of this Ordinance, shall supersede the previous Comprehensive Plan map designations of the properties whose designation has changed. (File CP-01-23)

Section 3: The Albany Development Code text is hereby amended as shown in the attached Exhibit D for the following articles: Article 2: Review Criteria, Article 3: Residential Zoning Districts, Article 4: Commercial and Industrial Zoning Districts, Article 5, Mixed Use Zoning Districts, and Article 22: Use Categories and Definitions. (Planning File DC-01-23).

Section 4: The Albany Zoning Map is hereby amended as shown on the attached Exhibit E. This exhibit, upon the effective date of this Ordinance, shall supersede the previous zoning of the subject properties. (Planning File ZC-01-23)

Section 5: The findings of fact and conclusions included in the staff report and attached as Exhibit F are hereby adopted in support of the decision.

Section 6: A copy of this ordinance shall be filed in the Office of the City Clerk of the City of Albany and these changes shall be made on the official City of Albany Comprehensive Plan Map and Albany Zoning Map.

Section 7: A copy of this ordinance shall be filed with the Linn County Assessor’s Office within 90 days of the effective date of this ordinance.

Passed by the Council: _____

Approved by the Mayor: _____

Effective Date: July 1, 2023

Mayor

ATTEST:

City Clerk