



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Public Hearings

Amendments to the Albany Development Code

DC-06-18

November 19, 2018

HEARING BODIES:	Planning Commission	City Council
HEARING DATES:	Monday, December 3, 2018	Wednesday, January 9, 2019
HEARING TIMES:	5:15 P.M.	7:15 P.M.
HEARING LOCATION:	City Council Chambers, Albany City Hall, 333 Broadalbin Street SW	

Application Information

Proposals:	Albany Development Code amendments related to the size of retail uses in older buildings the NC and OP zones, review of development on steep hillsides, and the intent of the Cluster Development standards.
Review Bodies:	Planning Commission and City Council (Type IV legislative land use process)
Applicant:	City of Albany, Community Development Department
Staff:	David Martineau, Planning Manager and Anne Catlin, Planner III

The proposals referenced above are scheduled for public hearings before the Planning Commission and City Council. We invite your comments, either in writing before the day of the public hearing or in person at the hearing. Your comments will be taken into account when the Planning Commission and City Council make decisions on the proposed Development Code amendments.

The proposed DC-06-18 amendment package would:

- support redevelopment in buildings built before 2003 in the Neighborhood Commercial (NC) and Office Professional (OP) zones (ADC Article 4- Commercial and Industrial Zoning Districts);
- streamline the review process for some development types in the Hillside Development overlay district (Article 6 – Natural Resource Districts); and
- clarify the purpose of Cluster Developments and the review criteria to be consistent with existing provisions and priorities for designating permanent natural areas (Article 11- Land Divisions and Planned Developments).

A copy of the proposed text amendments and applicable criteria are available for inspection at no cost at the Albany Community Development Department, Planning Division. Staff reports are available at the Planning Division located in City Hall and on the City's web site at:

<http://www.cityofalbany.net/departments/community-development/planning/all-projects>.

Copies will be provided upon request at a reasonable cost. For more information, please contact **Anne Catlin**, Project Planner, at david.martineau@cityofalbany.net, 541-917-7560. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

YOUR COMMENTS

All testimony and evidence must be directed toward the approval standards and criteria for the application listed in this notice. Failure to raise an issue by letter, or in person, before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Planning Commission an adequate opportunity to respond to each raised issue, precludes an appeal based on that issue.

REVIEW CRITERIA FOR THIS APPLICATION

DEVELOPMENT CODE AMENDMENTS (ADC 2.290)

2.290 Review Criteria. The request may be approved if the Council finds that the application meets the following criteria:

- (1) The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.
- (2) The proposed amendments are consistent with Development Code policies on purpose and with the purpose statement for the base zone, special purpose district, or development regulation where the amendment is proposed.