

# **Zoning Map Amendment (ZC-01-20)**

City Council

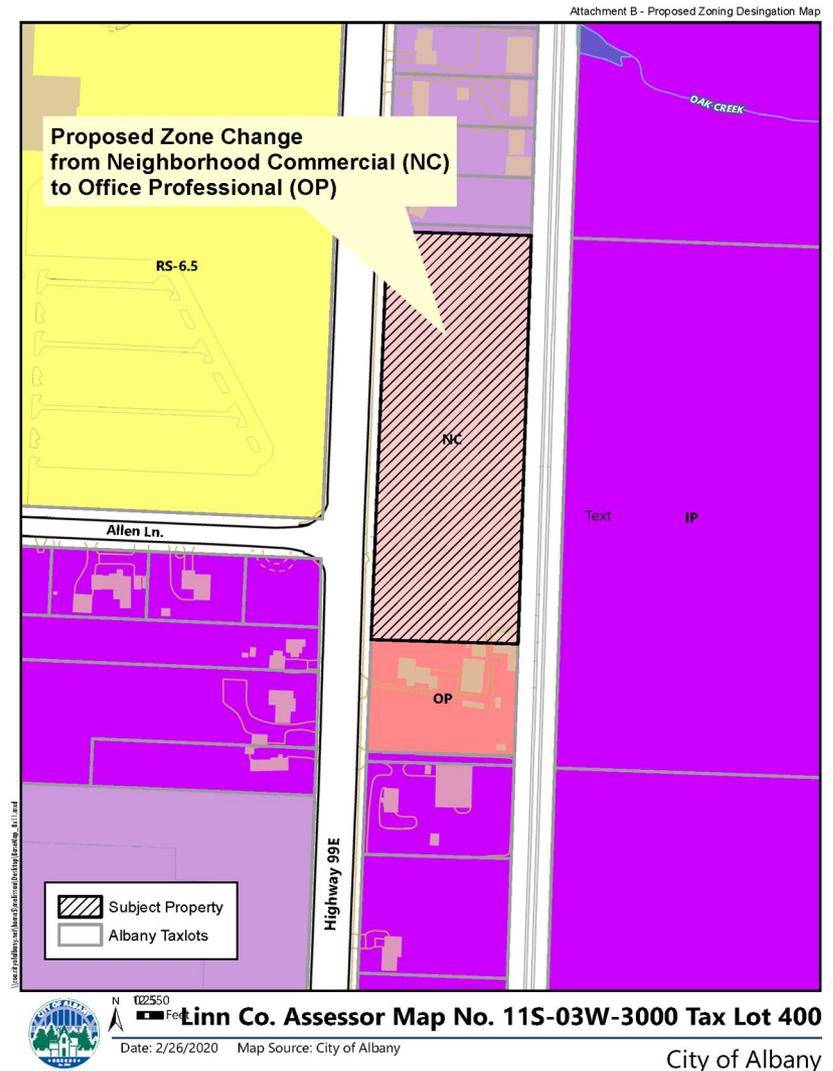
August 12, 2020

# Process: Quasi-Judicial Map Amendment (Type IV Process)

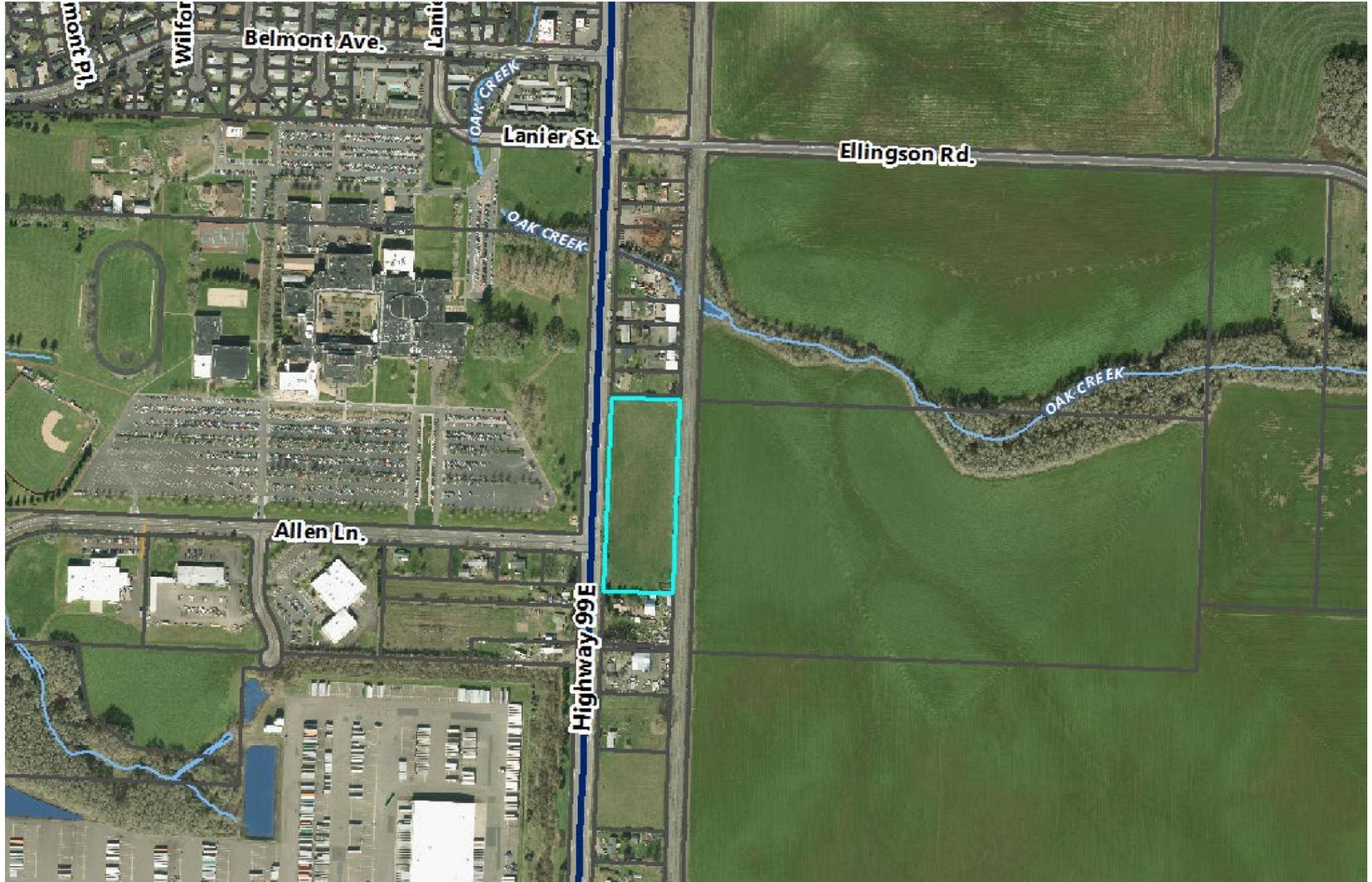
- Decision-making Criteria: Zoning Map Amendment, ADC 2.740
- Agency Notice
- Public Notice
- Planning Commission Recommendation (July 27, 2020)
- City Council Final Decision (CC meeting August 12, 2020)

# Summary

- Zoning Map Amendment to change 5.42-acre property from NC to OP
- Comprehensive Plan designation is Light Commercial (LC)
- NC and OP both compatible with LC designation
- Within the footprint of South Albany Area Plan (SAAP)



# Surrounding Land Use



# Key Differences

- Manufacturing and production, small-scale manufacturing, and industrial offices are permitted in the OP zone.
- Drive-thru restaurants are not permitted in the OP zone.
- Multi-family development of three or more units is permitted in OP with conditional use approval.
- Single-family detached units are permitted outright in the OP zone (require site plan review in the NC).

# NC Zone: Intent & Purpose

“...typically appropriate for small clusters or service centers located at intersections within residential neighborhoods.”

“Businesses should fit into the residential pattern of development and not create land use, architectural or traffic conflicts.”

New NC zones may be no more than 30,000 sq. ft. of contiguous land.

# OP Zone: Intent & Purpose

“Intended to provide a vertical or horizontal mix of professional offices, personal services, live-work, residential and limited related commercial uses in close proximity to residential and commercial districts.”

“...typically appropriate along arterial or collector streets as a transitional or buffer zone between residential and more intense commercial or industrial districts.”

# Statewide Planning Goals

## Relevant goals and policies:

**GOAL 1: CITIZEN INVOLVEMENT**

**GOAL 2: LAND USE PLANNING**

**GOAL 5: NATURAL RESOURCES**

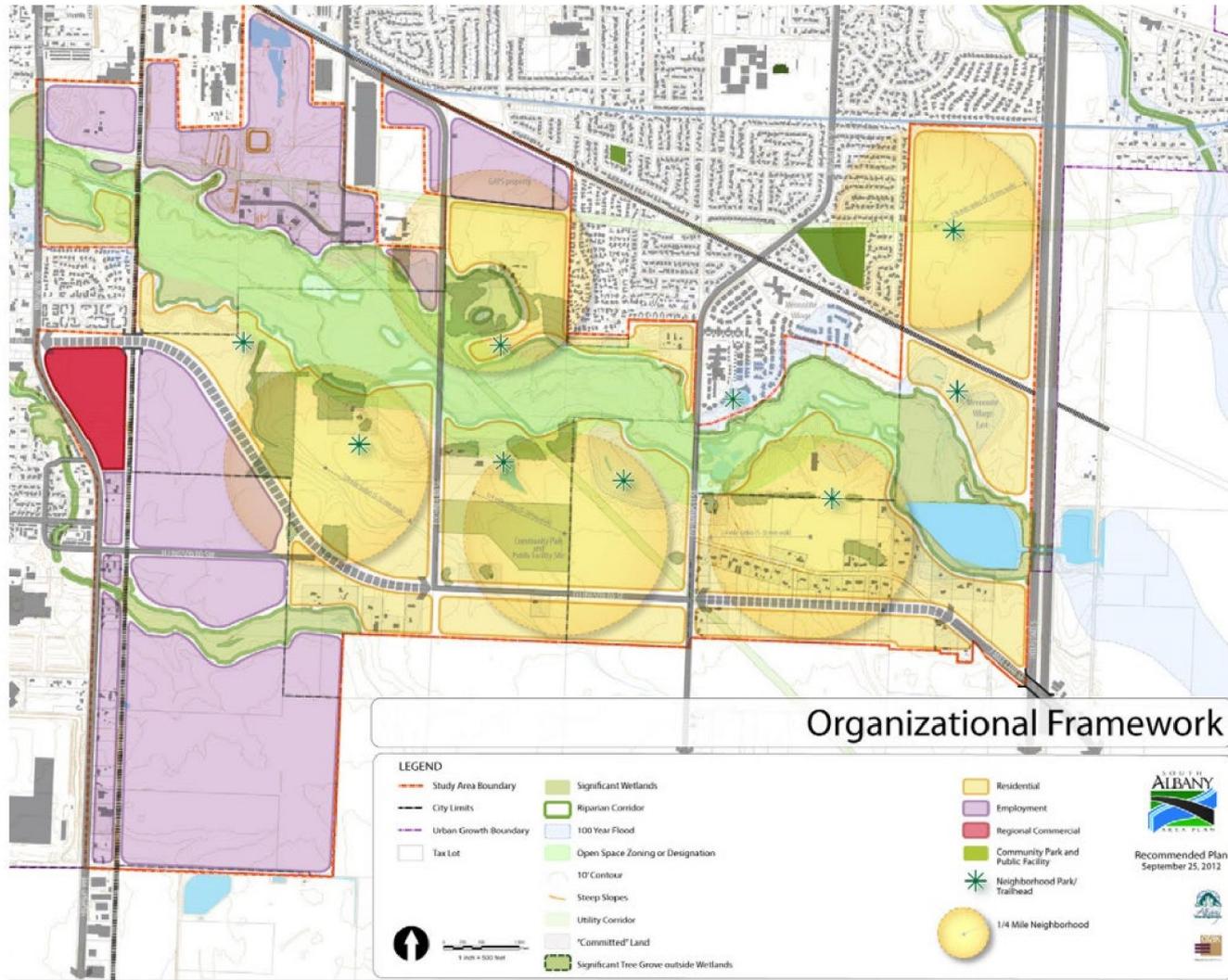
**GOAL 9: ECONOMIC DEVELOPMENT**

**GOAL 10: HOUSING**

**GOAL 12: TRANSPORTATION**

**GOAL 14: URBANIZATION**

# South Albany Area Plan (SAAP)



# Conclusion

- The proposed amendment will remain consistent with the City's Comprehensive Plan goals and policies;
- The proposed amendment will not affect implementation of the Statewide Planning Goals;
- Therefore, staff recommends APPROVAL of the proposed Zoning Map amendment.



## PUBLIC HEARING SIGN-UP SHEET

### PUBLIC HEARING: 2019-2021 SUPPLEMENTAL BUDGET

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Name	Do you live in Albany? Y/N	Mailing Address	Email	Phone number
NONE				

