

PROPOSED DEVELOPMENT:

The applicants are proposing to convert one of the two houses on the lot to an insurance office. The house contains 655.69 sq. ft. Three off-street parking spaces will be provided. The applicant lives in the other single family home on the lot.

CRITERIA FOR ZONE AMENDMENTS:

District Amendment Criteria: Any zoning or special purpose district amendment proposal considered under a Type IV procedure must be demonstrated to be in conformance with each of the following criteria:

1. The adequacy of existing or anticipated transportation facilities) streets, bus routes, etc.) and the impact on traffic generation and safety.
2. A demonstration that the existing or anticipated services (sanitary sewers, storm sewers, schools, fire protection, etc.) can accommodate potential development within the subject area without adverse impact on the affected service area.
3. The natural features of the site are conducive to the proposed rezoning.
4. Any special areas involved such as floodplains, slopes, historic district, etc., will have increased protection as a result of the proposed rezoning.
5. The proposed zone is compatible with the existing and anticipated surrounding land use.
6. Compliance with specific policies of the Comprehensive Plan as identified in the application form approved by the Planning Director.
7. Impact on low and moderate income housing opportunities.
8. Timing of the particular zone change request, in terms of efficient service provisions, energy conservation, and a comparison with other buildable lands zoned identical to the requested change or which could otherwise accommodate the proposed use.

In determining compliance with the above criteria, the following questions have been developed by the staff. Adequate findings with these questions will support compliance with the Plan.

FINDINGS

1. TRANSPORTATION FACILITIES: What are the existing or anticipated transportation facilities (streets, bus routes, etc.), what impact on traffic generation and safety will result from the proposed zone, and how do the transportation facilities make the proposed zone the most appropriate zone within the plan designation?

- (a) Applicant's Comments: "Subject property is bordered on the east property line by Hill Street (a collector street) which is on the Albany city transit route with bus transportation hourly from 7:25 a.m. to 5:25 p.m. daily. By allowing the proposed residential professional use, it should encourage both foot and transit travel for essential personal services."
- (b) Staff Comments: Access to Hill Street from the proposed office building is located approximately 110 feet from the intersection of Hill Street and 18th Avenue and approximately 184 feet from the intersection of Hill Street and 19th Avenue. The required number of parking spaces for the proposed use is 1 space per 300 square feet of useable floor area. The maximum number of spaces required, not excluding any of the allowable deductible floor area (i.e. restroom, storage rooms, mechanical room, etc.) is 3 parking spaces.
- (c) Staff Conclusions: The applicants have met the requirements of Section 7.120 of the Albany Development Code regarding access and Section 7.110 regarding off-street parking requirements.
2. PUBLIC SERVICES: How will other existing or anticipated services (sanitary sewers, storm sewers, schools, fire protection, etc.) be impacted by the proposed zone, and how do these services make the proposed zone the most appropriate zone within the plan designation?
- (a) Applicant's Comments: "The subject property is serviced by an existing 8" sewer drain running east and west along the south property line. There is a separate 8" storm drain just inside the curb line on the east property line which runs north and south. The schools are Sunrise Grade School, Calapooia Middle School, and South Albany High School. The property is located inside the Albany Fire District. Allowing the residential professional use would decrease the demand on the sewer line. It would also help lighten the student load on schools without decreasing tax dollars paid to the district."
- (b) Staff Comments: The applicant must verify the feasibility of connecting an on-site storm drain system for the paved parking area to the public system located in Hill Street. All construction within the City right-of-way must occur to City of Albany standards.
- (c) Staff Conclusion(s): The submission and subsequent approval of an on-site drainage system will ensure that measures have been taken by the property owner/developer to assure prevention of storm water run-off onto adjoining properties.
3. NATURAL FEATURES: What are the natural features of the site, how will those features be impacted as a result of the zone change, and how do these features make the proposed zone the most appropriate zone within the plan designation?

- (a) Applicant's Comments: "The subject property is a flat 65' x 150' lot with the larger main residence located on the north half of the lot and a smaller one-bedroom rental house located on the south half of the lot. The owner currently lives in the larger main house on the north half of the lot and wishes to use the smaller rental house as an insurance office. The only physical changes would be to change the present driveway and a portion of the front yard area into a parking area with landscaping and shrubs around it and to place a professional services sign inside the east property line near the entrance."
- (b) Staff Comments: Section 7.011 of the Albany Development Code requires that all existing trees over 8 inches in diameter as measured 3 feet from the ground be noted on all development plans with notations indicating whether they are to be removed or utilized in the redevelopment of the site.
- (c) Staff Conclusions: The applicants are in conformance with Section 7.011 of the Albany Development Code and meet the intent of the Goals and Policies of the Comprehensive Plan regarding the preservation of existing vegetation.
4. SPECIAL DISTRICTS: Is the area proposed for a change within any of the following special areas, and considering the impact of uses allowed in the proposed zone, how does this particular zone fit with the special area?
- (a) Applicant's Comments: The subject property is not located inside any special districts and would have no impact on any existing special districts."
5. NEIGHBORHOOD COMPATIBILITY: What type of development (existing and anticipated surround the site, what are the probable impacts from allowed uses on surrounding development, and how does the question of compatibility make the proposed zone the most appropriate zone within the plan designation?
- (a) Applicant's Comments: "The subject property is currently zoned as R-2 (medium residential). The property across 18th Avenue to the north is zoned light commercial and has the Calvary Baptist Church located on it. To the northeast, the property is zoned light commercial and has the Hill Street Shopping Center located on it. Directly east across Hill Street is zoned medium residential and has the Hill street Church of Christ located on it. The property which borders the subject property is a vacant lot which is zoned residential professional. To the southwest are two lots, both zoned business professional - the nearest has a dentist office and the other has chiropractic clinic on it. To the west, the property is zoned medium residential and has multiple family dwellings on it.

The neighborhood is a mixture of business professional and medium residential which centers around the Queen Avenue and Hill Street commercial area with a high concentration of multiple family units to

the south and west. With the existing light commercial and residential professional zoned properties which currently border the subject property, allowing the proposed change would make the properties quite compatible."

- (b) Staff Comments: The change of use of this site from a single family residence to an office will have a certain amount of impact on the surrounding area. However, considering that the property has direct access to Hill Street, a collector street, and the intensity of the surrounding uses, the impact of this commercial office will be minimal.
- (c) Staff Conclusions: The proposed access to Hill Street provides reasonable access while not inhibiting the safe circulation and carrying capacity of the street. A detailed landscape plan must be submitted for approval which satisfies the requirements of Section 7.020 of the Albany Development Code (landscaping adjacent to street rights-of-way) and Section 7.050 (buffering and screening between residential and commercial uses).

6. COMMUNITY LOCATION: How does the proposed zone comply with distribution policies of the plan? For example, neighborhood commercial sites are to be spread throughout the community to serve as neighborhood centers. Higher density development is desired as to reduce the need for travel and increase energy policy. Pay particular attention to Comprehensive Plan Pages 43, 44, 50, 94, 95, and 106.

- (a) Applicant's Comments: "The subject property is located on the edge of the Queen and Hill commercial center which is surrounded by residential professional, light commercial, and medium residential zoned properties. It is located on Hill Street, a main collector street, with hourly transit service during business hours. Page 44 of the Albany Comprehensive Plan mentions a need to utilize the city's ability to allow office and commercial uses within residential areas to promote community business centers within residential areas to promote community business centers and thus reduce the need for travel and increase energy savings."
- (b) Staff Comments: Although the Comprehensive Plan identifies the subject property as Medium Density Residential, a zone change from R-2 to RP is allowed without a Comprehensive Plan change. The proposal meets the following Goals & Policies of the Comprehensive Plan relating to the provision of neighborhood services:

Policy 10, Page 45: Provide residents of the City with access to neighborhood commercial facilities within a half-mile radius.

Policy 18, Page 45: Limit neighborhood commercial areas with respect to site size (less than five acres), site coverage, and types of uses which should be correlated with the needs of the people in the neighborhood.

Policy 7, Page 95: Encourage land-use patterns which take advantage of density and location to reduce the need for travel, facilitate energy-efficient public transit systems, and permit building configurations which increase the efficiency of energy use.

Policy 8, Page 95: Locate traffic generating public facilities in cluster near high density areas and along transportation lines.

Policy 12, Page 96: Require the type and size of commercial service areas to be commensurate with the size and area to be served.

Policy 13, Page 96: Discourage the establishment of commercial development in a strip or strung-out pattern along major arterials preferring instead clustered development and infilling in areas surrounding existing commercial development.

Policy 14, Page 96: Encourage residential professional uses as a buffer between intensive commercial uses and less intensive residential uses.

Policy 17, Page 96: Provide opportunities for people to live in proximity to activity centers and particularly their place of employment.

(c) Staff Conclusion(s): The proposed Zone Change from R-2 (Limited Multiple Family Residential) to RP (Residential Professional) is not in conflict with distribution policies of the Albany Comprehensive Plan.

7. LOW-INCOME HOUSING OPPORTUNITY: If residential zoning is involved, explain how approval of the request will not exclude opportunities for adequate provision of low- and moderate-income housing within the subject neighborhood area.

(a) Applicant's Comments & Conclusions: "The neighborhood has a high number of low-income multiple family dwelling units at the present time. Allowing the proposed residential professional use will not reduce the opportunity for low-income housing."

8. ALTERNATIVE LANDS: What other areas within the city have the identical Comprehensive Plan designation and zoning as the zone redesignation being applied for? (Give location of parcels and estimate of acreage.) What are the characteristics of the subject parcel that are not duplicated by the similarly zoned land (mentioned above) that make it necessary to amend the zoning?

(a) Applicant's Comments: "The availability of developed commercially zoned properties which are suitable for office space in the South Albany area is very low and of those that are developed, the rents are high and few vacancies exist. Page 133 of the Albany Comprehensive Plan indicates a present total of 139 acres zoned for light commercial use, of which 5% or less are in the South Albany area."

(b) Staff Comments: See applicant's comments.

- (c) Staff Conclusion(s): The applicant has adequately addressed availability of alternative lands.
9. ENERGY EFFICIENCY: Explain how the zone change will assist with efficient service provisions and energy conservation, comparing present development on this parcel as opposed to other vacant parcels with the same zoning (Comprehensive Plan Pages 93-116 discuss growth and energy use).
- (a) Applicant's Comments: "Allowing the proposed residential professional use would encourage energy conservation in that it would provide a location within the neighborhood where residents could obtain needed services within the neighborhood. The subject property is located on the transit route and would encourage both foot and transit system use thus reducing energy consumption.
- (b) Staff Comments: The location of the existing building and the required landscaping will not infringe upon solar access rights of the abutting properties.
- (c) Staff Conclusion(s): The applicant should give consideration to additional building insulation for energy conservation.

FINDINGS FOR APPROVAL

1. The subject property is adjacent to Hill Street, a collector street and the change of a residential use to an office will have minimal impact on the traffic on Hill Street and adjacent residential streets.
2. Public Facilities (i.e. paved streets, sewer, water, and storm drainage) are presently serving the site and are adequate to accommodate the proposed use.
3. There are no significant natural features on the site.
4. The proposed office use is compatible with the surrounding land uses.
5. Buffering and screening from abutting residential uses will be provided to minimize any impact on abutting properties.
6. The proposed use will utilize an existing structure and will meet the intent of the RP (Residential Professional) district to provide for a desirable mixing of residential land uses with professional office and related limited commercial uses in possible close proximity to adjacent residential districts.
7. The proposed use is in compliance with applicable goals and policies of the City of Albany Comprehensive Plan relating to neighborhood services.

STAFF RECOMMENDATION

The Zone Change from R-2 (Limited Multiple Family Residential) to RP Residential Professional) with concurrent Site Plan Review be GRANTED subject to the following conditions to be attached to the Site Plan approval only: