



ORDINANCE NO. 6055

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, BY AMENDING THE ALBANY COMPREHENSIVE PLAN AND ZONING MAP AND ADOPTING FINDINGS FOR THE PROPERTY LOCATED AT LINN COUNTY ASSESSOR'S MAP NO. 11S-03W-16 TAX LOT 1300

WHEREAS, on July 10, 2024, the Albany Community Development Department received an application for a comprehensive plan and zoning map amendment for the property located at 3016 Grand Prairie Road and identified as Linn County Assessor's Map No. 11S-03W-16, Tax Lot 1300 (Planning Files CP-01-24 and ZC-01-24); and

WHEREAS, a comprehensive plan map and zoning district map and legal description for the subject property are provided in ordinance Exhibits A and B, respectively; and

WHEREAS, the application is for a comprehensive plan map amendment to change 2.80 acres from LDR (Low Density Residential) to MDR (Medium Density Residential); and a zoning map amendment to change 2.80 acres from RS-6.5 (Residential Single Dwelling Unit) to RM (Residential Medium Density); and

WHEREAS, the application includes a partition to create two parcels, Parcel 1 at 2.80 acres and Parcel 2 at 1.55 acres; and

WHEREAS, the application includes a natural resource impact review to divide land within the riparian corridor; and

WHEREAS, the proposed comprehensive map and zoning map amendments, partition, and natural resource impact review are discussed in detail in the October 7, 2024, staff report; and

WHEREAS, on October 14 and 28, 2024, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed map amendments, partition, and natural resource impact review and recommended approval of the proposal based on evidence presented in the staff report and during the public hearing; and

WHEREAS, the analysis and findings of fact and conclusions as provided in the staff report dated October 7, 2024, are presented as an attachment to this ordinance as Exhibit E; and

WHEREAS, on November 6, 2024, the Albany City Council held a public hearing on the proposal, reviewed the findings of fact and testimony presented at the public hearing, and then deliberated.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The comprehensive plan map is hereby amended from LDR (Low Density Residential) to MDR (Medium Density Residential), as shown in attached Exhibit A.

Section 2: The zoning map is hereby amended from RS-6.5 (Residential Single Dwelling Unit) to RM (Residential Medium Density), as shown in attached Exhibit B.

Section 3: The partition is hereby approved to create Parcel 1 at 2.50 acres and Parcel 2 at 1.55 acres, as shown in attached Exhibit C.

Section 4: The natural resource impact review is hereby approved for a land division within the riparian corridor overlay, as shown in attached Exhibit D.

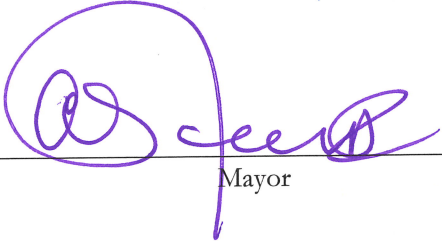
Section 5: The findings of fact and conclusions included in the staff report dated October 7, 2024, in Exhibit E of this ordinance, are hereby adopted in support of the decision.

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 zoning map.

Passed by the Council: 11/6/24

Approved by the Mayor: 11/6/24

Effective Date: 12/6/24



Mayor

ATTEST:



City Clerk

