

CU-04-25

Peaceful Gardens Montessori Conditional Use

Planning Commission

September 15, 2025



Land Use Proposal

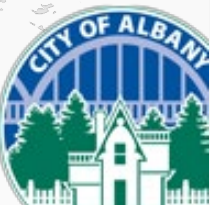
- Convert an existing single-dwelling unit being used as an in-home child care to an educational institution.
- Peaceful Gardens Montessori is currently operating a Montessori Kindergarten and Pre-school at this location with 16 students and 4 staff, which is classified as a family child care home.
- The Montessori would like to add additional students for a total of 25 students and 6 staff, which is classified as an Educational Institution.



Location and Zoning

1617 Belmont Ave SW

R-6.5 – Residential
District

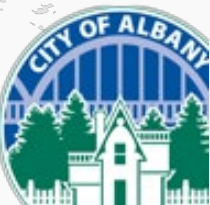
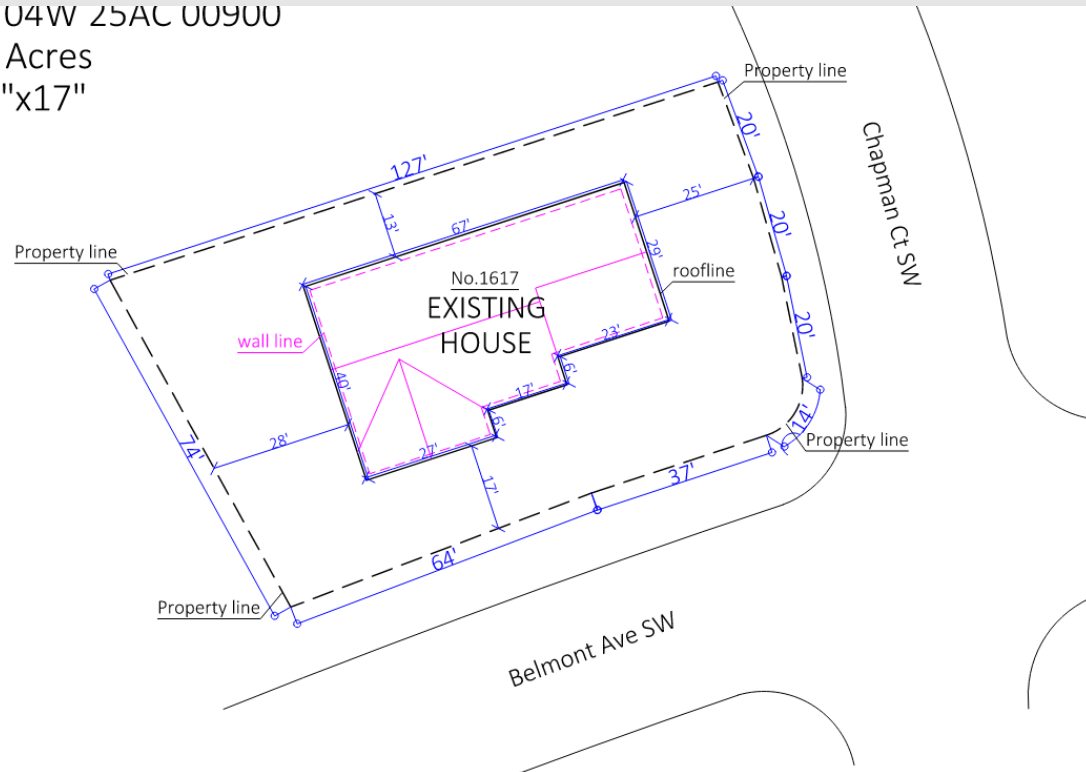


Site Plan

LIS 04W 25AC 00900

.17 Acres

: 11"x17"



Land Use Process

- Conditional Use (CU) Review Type III Process
- Decision Making Criteria:
 - Conditional Use, ADC 2.250
- Public Notice Mailing & Posting at Property
- Public Hearing with the Planning Commission
- Appealable to City Council



Decision Options

- Option 1: Approve the request as proposed and conditioned
- Option 2: Approve the request with amendments.
- Option 3: Deny the request.



Questions?

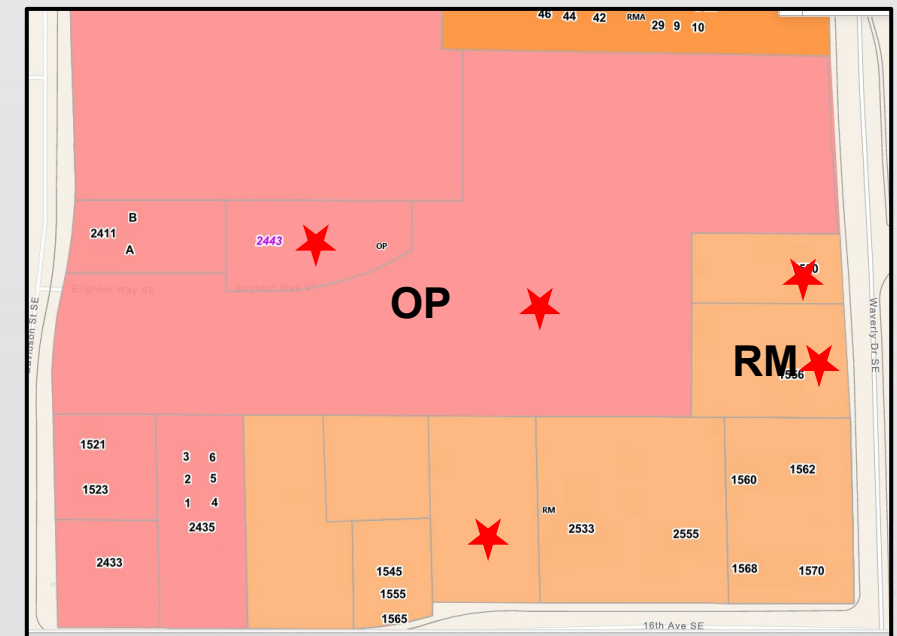
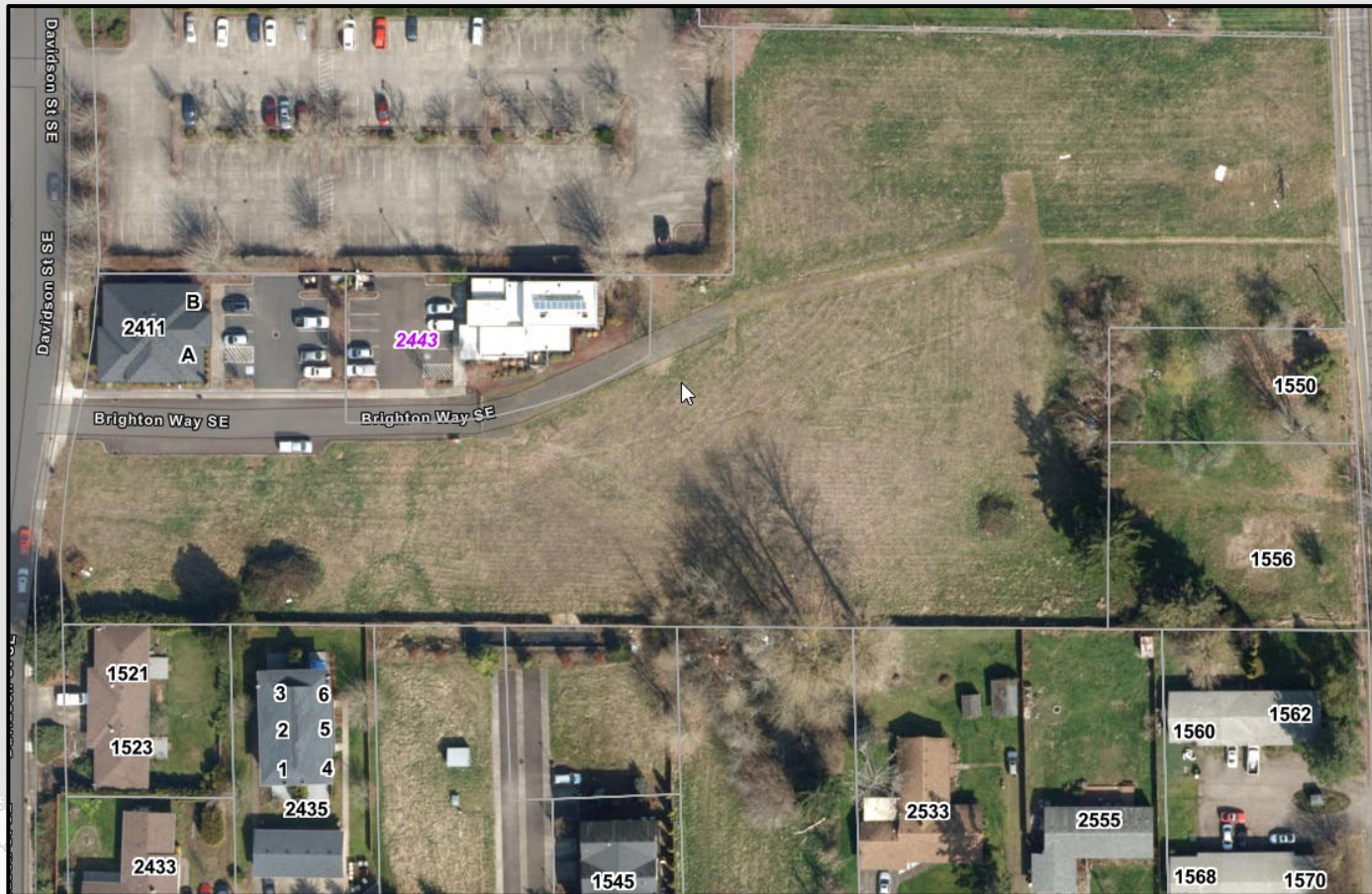


CU-05-25

15Fifty: A Master Planned Community
(Planning Commission, September 15, 2025)

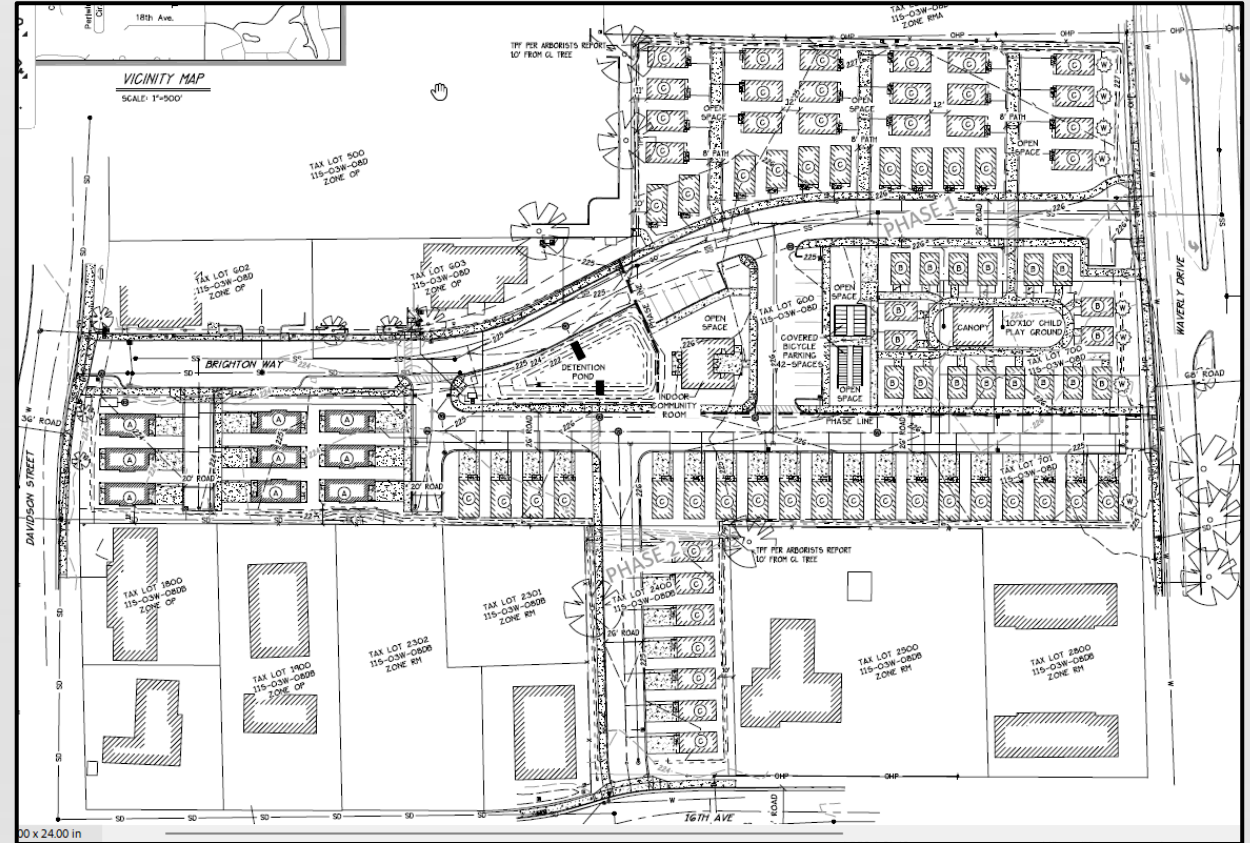


Subject Property (1550 Waverly SE)



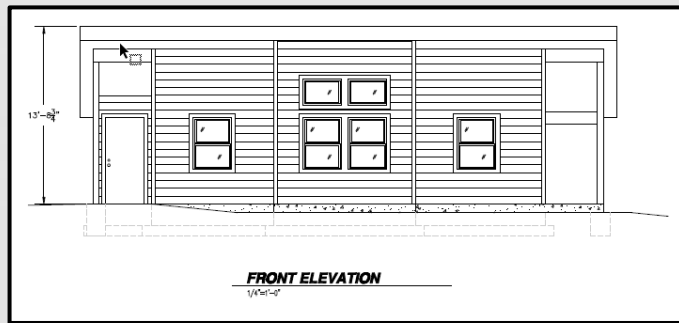
Summary

- 83 single dwellings
- Community room
- Covered bicycle parking
- Children's playground
- Pedestrian Accessways
- Open spaces & landscaping

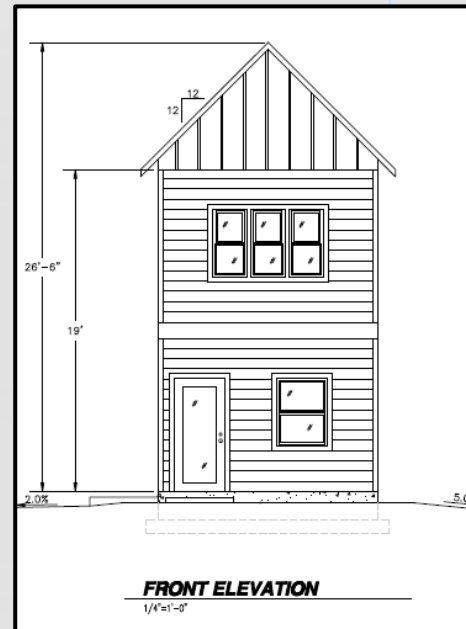


Summary

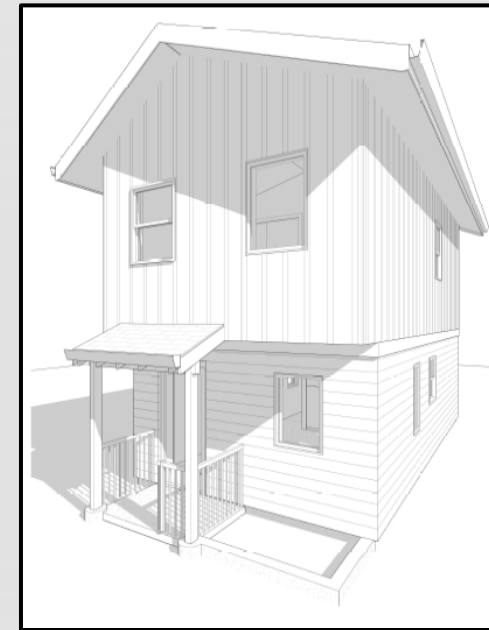
A.



B.



C.



Review Criteria

- Conditional Use Review Criteria found in ADC 2.250.
- Replat Review Criteria found in ADC 11.180.
- Tree Felling Review Criteria found in ADC 9.205(2).



Land Use Process

- Conditional Use (CU) Review Type III Process
 - ✓ Includes the Replat and Tree Felling
 - ✓ Public Notice Mailing & Posting at Property
 - ✓ Public Hearing with the Planning Commission
 - ✓ Appealable to City Council
 - ✓ Two pieces of written testimony were received.





Proposed Conditions

- Conditions of approval address:
 - ✓ Site Improvements, Lighting, Refuse Areas;
 - ✓ Landscaping and Irrigation;
 - ✓ Accessways;
 - ✓ Sewer, Water, & Storm Drainage;
 - ✓ Tree Felling
 - ✓ Public Works Permits



Decision Options

- Option 1: Approve the request as proposed and conditioned
- Option 2: Approve the request with amendments.
- Option 3: Deny the request.



Questions?



September 15, 2025

Planning Commission Public Hearing

Legislative amendments to the Albany Comprehensive
Plan, Zoning Map and Development Code

(Planning Files: CP-02-25, ZC-02-25, DC-03-25)

Project Planner: Anne Catlin



Climate Friendly and Equitable Community Rules (Oregon Administrative Rules 660 Divisions 12 & 44)

Phase 1: Parking Reform ADOPTED (June 30, 2023)

Phase 2: CFA candidate identification and evaluation DONE (December 31, 2024)

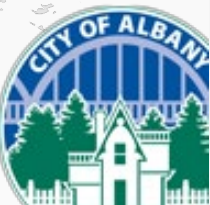
Phase 3: CFA adoption – overlay districts and standards ADOPTED (May 23, 2025)

- ❖ Minor Adjustment to the Downtown CFA boundary included in this packet.

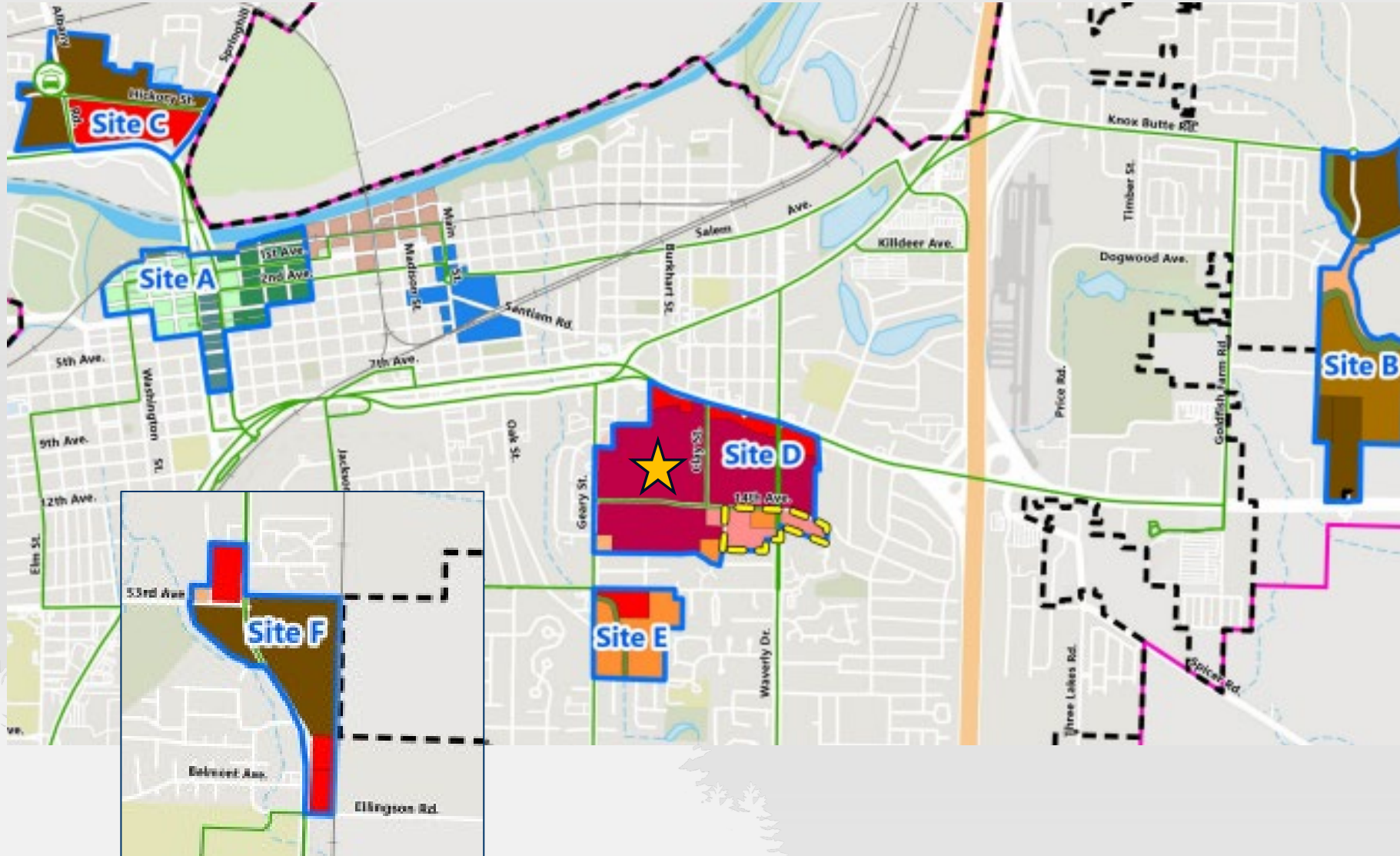
Phase 4: Adopt walkable design standards and maximum block length standards

- ❖ Reduced block lengths and noise corridor setbacks in this package

Phase 5: Update the city's Transportation System Plan to comply with transportation rules and greenhouse gas reduction targets.



Climate Friendly Areas (CFAs): areas where mixed uses are allowed near transit that are or will be walkable and accessible



Albany CFAs

- A. Downtown
- B. East Albany
- C. North Albany
- D. 14th Avenue ★
- E. Queen/Geary
- F. 99E & 53rd Ave

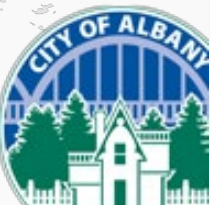


Exhibit A: Zoning Map & Comp Plan Map Amendments



Amend the Downtown CFA overlay district boundary as shown.



Map Change Criteria Findings:

- Consistent with Comp Plan and Zoning designations (no changes)
- Existing facilities and city services are adequate to support the changes

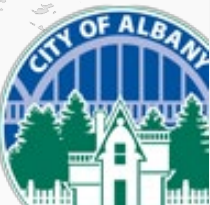


Exhibit B: Development Code Amendments

1. Downtown CFA Boundary Adjustment Related Amendments:

- Article 5, Schedule of Permitted Uses - clarify uses allowed in the HD and LE zones within and outside of CFAs in Special Condition (17).
- Article 14, Climate Friendly Area Overlay Districts – update the Downtown CFA map

2. Reduce Special Noise Corridor Setbacks for Residential Development and Add Exemptions in CFAs, residential above commercial, or when enhanced landscaping provided.

<u>Street/Highway</u>	<u>Setback</u>
Interstate 5	50 feet
Pacific Boulevard (Hwy. 99E)	25 15 feet
Santiam Highway (Hwy. 20)	25 15 feet
Geary Street (Pacific to Grand Prairie)	10 feet (1)
Queen Avenue	10 feet (1)
Waverly Drive (S. of Santiam Hwy.)	10 feet (1)

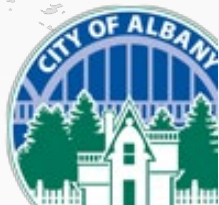


Exhibit B: Development Code Amendments

3. Amendments to comply with Climate Friendly and Equitable Community rules in OAR 660-012-0330:

- Article 11, Land Divisions and Planned Developments –**reduce maximum block length** to 500 feet (up to 800 feet with mid-block accessway), **add pedestrian perimeter standards**.
- Article 22, Use Categories and Definitions- update block length and block perimeter definitions.

4. Miscellaneous Amendments

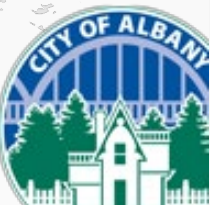
- Article 2 & 11– add a review criterion that requires development be compatible with the comprehensive plan and any relevant adopted city plans.
- Article 8, Design Standards – clarify multiple dwelling unit setback and orientation standards.



Legislative Amendments Review Criteria

Amendments are consistent with Comp Plan goals and policies, statewide planning goals, and adopted area plans and are needed to meet changing conditions and laws.

- **G2, Land Use Planning** – amendments respond to community input, are needed to comply with state laws, and clarify existing standards
- **G5, Natural and Cultural Resources** – Removing four historic resources in National Register historic districts will support historic resource protection
- **G10, Housing** – Reducing the noise corridor setbacks will remove barriers to residential development in walkable areas
- **G12, Transportation** – reducing block length and adding maximum pedestrian perimeters will improve connectivity
- **G13 Energy Conservation and G14 Urbanization** – change support more efficient land use patterns and will support walkable mixed-use areas



June 25, 2025 - **Albany City Council and Landmarks Commission** discussion and direction regarding amending the Downtown CFA boundary to remove one half block from the CFA boundary

Public Notice and Comments

- Public notice mailed to affected property owners on August 20, 2025
- Hearing notice published in paper on August 30, 2025
- Amendments sent to the state on August 11, 2025

Public Comments Received by Noon: None.

Questions?

