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ORDINANCE NO. 3889

TITLE: ZONE CHANGE AMENDMENT NO. 127 , UNDER ORDINANCE NO. 2916,
REZONING A PARCEL LOCATED AT THE SOUTHEAST CORNER OF
WATER AVENUE AND MONTGOMERY STREET FROM M-2 MEDIUM
INDUSTRIAL DISTRICT TO C-1 CENTRAL BUSINESS DISTRICT.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: ZONE CHANGE AMENDMENT NO. 127

An area described as follows:

Beginning at a 1/2 inch square iron bar on the West line of and Northerly 147.50'
from the SW corner of Block 101, Hackleman's Addition to the Town of Albany; and
running thence easterly, parallel to the Northline of said block, 41' to a 1/2" iron
bolt; thence Northerly, parallel to the East line of Montgomery Street, 76.50' to the
North line of said Block 101; thence Westerly along said North line and a projection
thereof, 41.0 feet to a 1 3/8 inch iron pipe at the intersection of said projection
of said North line with the East line of said Montgomery Street; thence Southerly
along the East line of said Montgomery Street 76.50 feet to the point of beginning.

is hereby rezoned as C-1 Central Business District.

and this amendment shall be known as Zone Change Amendment No. 127 .

Section 2: A copy of this zone change amendment shall be filed in the office
of the City Recorder of the City of Albany and the number shall be filed in
the office of the City Recorder of the City of Albany and the number shall be
noted on the official zoning map of the City of Albany.

Section 3: This rezone is subject to the following conditions (as determined).

1. The property owner shall make payments in accordance with the off-street parking assessment district, in lieu of providing on-site parking.
2. The property owner shall sign a waiver of remonstrance for any future proposed improvements to Water and/or Montgomery Streets.
3. The owner shall provide the Hearings Board with development plans, for review and approval, to insure building restoration.

Passed by the Council : December 17, 1975

Approved by the Mayor : December 17, 1975

Effective Date: January 16, 1976

ATTEST: Ernest W. Isham
City Recorder

David C. Hayes
Mayor

Mr. Potts made a motion that the following findings of the Planning Commission be adopted and be made a part of Ordinance No. 3889; Mr. Olsen seconded the motion. The motion passed unanimously:

1. The request conforms to the Comprehensive Land Use Plan and General goal statements, as it relates to the downtown commercial core area.
2. The change is justified from the standpoint of need for revitalization of the downtown core area and commercial growth.
3. The change will allow for restoration and reuse of an existing building.
4. The change conforms to the preliminary state Greenway Plan boundary and goal policy (as being prepared by LCDDC) in that the proposal is not an intensification of use within that defined boundary.