

ORDINANCE NO. 4588

TITLE: AN ORDINANCE AMENDING ORDINANCE NO. 4517, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN (EXHIBIT "A") AND THE CITY OF ALBANY COMPREHENSIVE PLAN MAPS (EXHIBITS "B" - "H" ON DISPLAY AT CITY OF ALBANY PLANNING DEPARTMENT), TO PROVIDE FOR THE RECLASSIFICATION OF 21.24 ACRES LOCATED GENERALLY EAST OF CENTURY DRIVE AND NORTH OF KNOX BUTTE ROAD AS GENERAL COMMERCIAL (5.25 ACRES) AND AS LIGHT INDUSTRIAL (13.33 ACRES).

WHEREAS, the Planning Commission of the City of Albany has held such hearings as are required by law and the ordinances of this city and has made findings concerning the appropriate Comprehensive Plan amendment with said findings being based upon evidence produced at hearings; and

WHEREAS, the Council of the City of Albany has duly advertised and caused notices to be given as required by law and has had a public hearing concerning the Comprehensive Plan amendment above described and evidence having been introduced and the same being fully considered; and

WHEREAS, the Council's decision has been made in accordance with the findings on file with the City Recorder which have been adopted by separate motion and incorporated by reference herein.

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

Section 1. COMPREHENSIVE PLAN AMENDMENT NO. 1

An area described as shown on Exhibits B1 through B3 (attached) is hereby amended in accordance with these exhibits and this amendment shall be known as Comprehensive Plan Amendment No. 1.

Section 2. COPY FILED

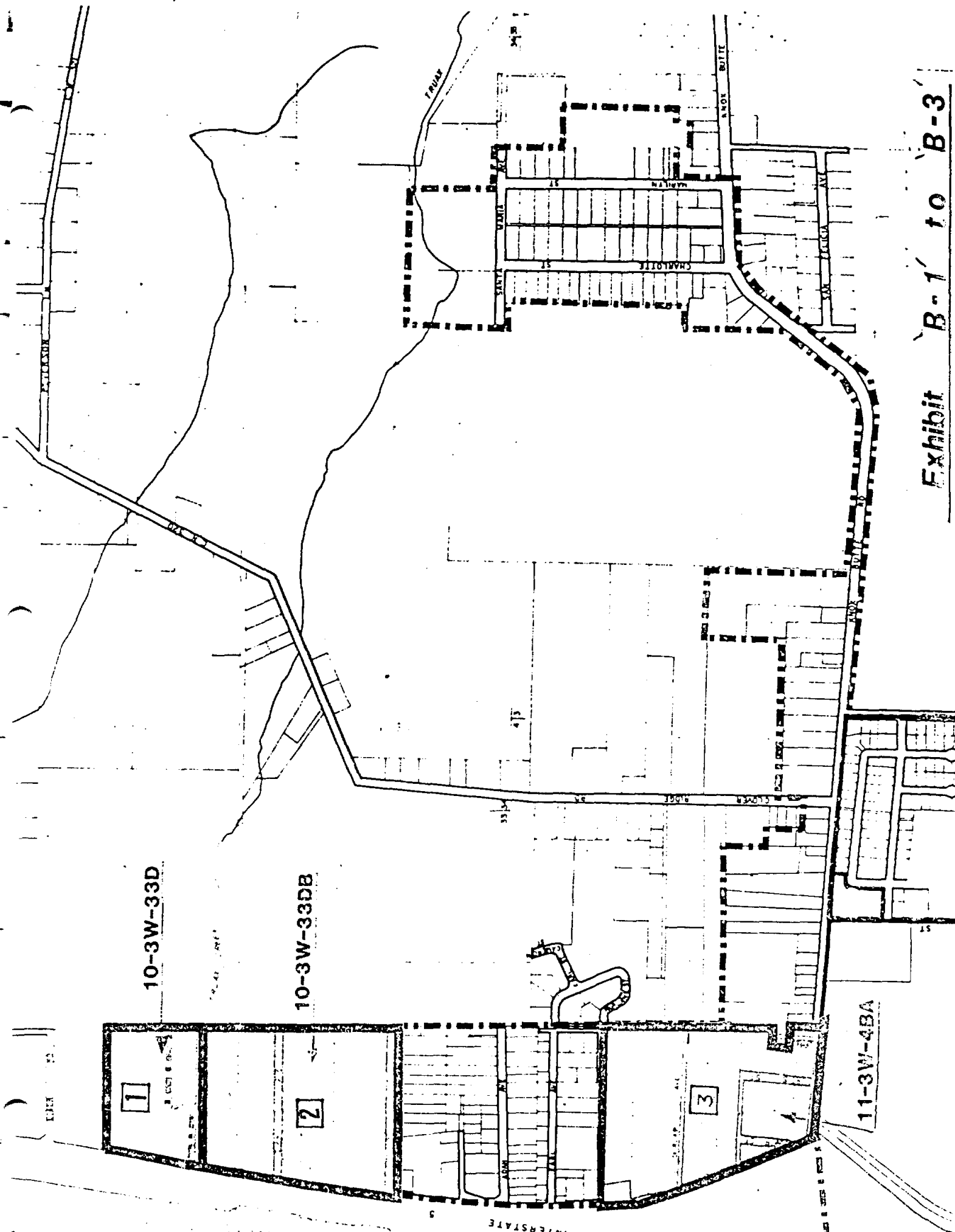
A copy of this Comprehensive Plan amendment shall be filed in the Office of the City Recorder of the City of Albany.

Passed by the Council: May 25, 1983
Approved by the Mayor: May 27, 1983
Effective Date: June 24, 1983

Donald B. Bredwin
Mayor

ATTEST:

[Signature]
City Recorder



10-3W-33D

10-3W-33DB

11-3W-4BA

Exhibit B-1 to B-3

<u>Map Book Page</u>	<u>Tax Lot Number</u>	<u>Proposed Comprehensive Plan Designation</u>
11-3W-33D (Exhibit 'B-1')	900	Light Industrial
11-3W-33DB (Exhibit 'B-2')	4500	Light Industrial
	2900	Light Industrial
	3000	Light Industrial
	1601	Light Industrial
	1600	Light Industrial
	1700	Light Industrial
	1501	Light Industrial
	1500	Light Industrial
	1400	Light Industrial
	2700	Light Industrial
	2800	Light Industrial
	1300	Light Industrial
	1200	Light Industrial
1100	Light Industrial	
1000	Light Industrial	
11-3W-4BA (Exhibit 'B-4')	4000	General Commercial
	1700	General Commercial
	1500	General Commercial
	1400	General Commercial
	1300	General Commercial
	1200	General Commercial
	1600	General Commercial
	1800	General Commercial
1900	General Commercial	

SE 1/4 Sec.

S. R. 3 W. W. M.

Exhibit 'B-1'

10-3w-33D

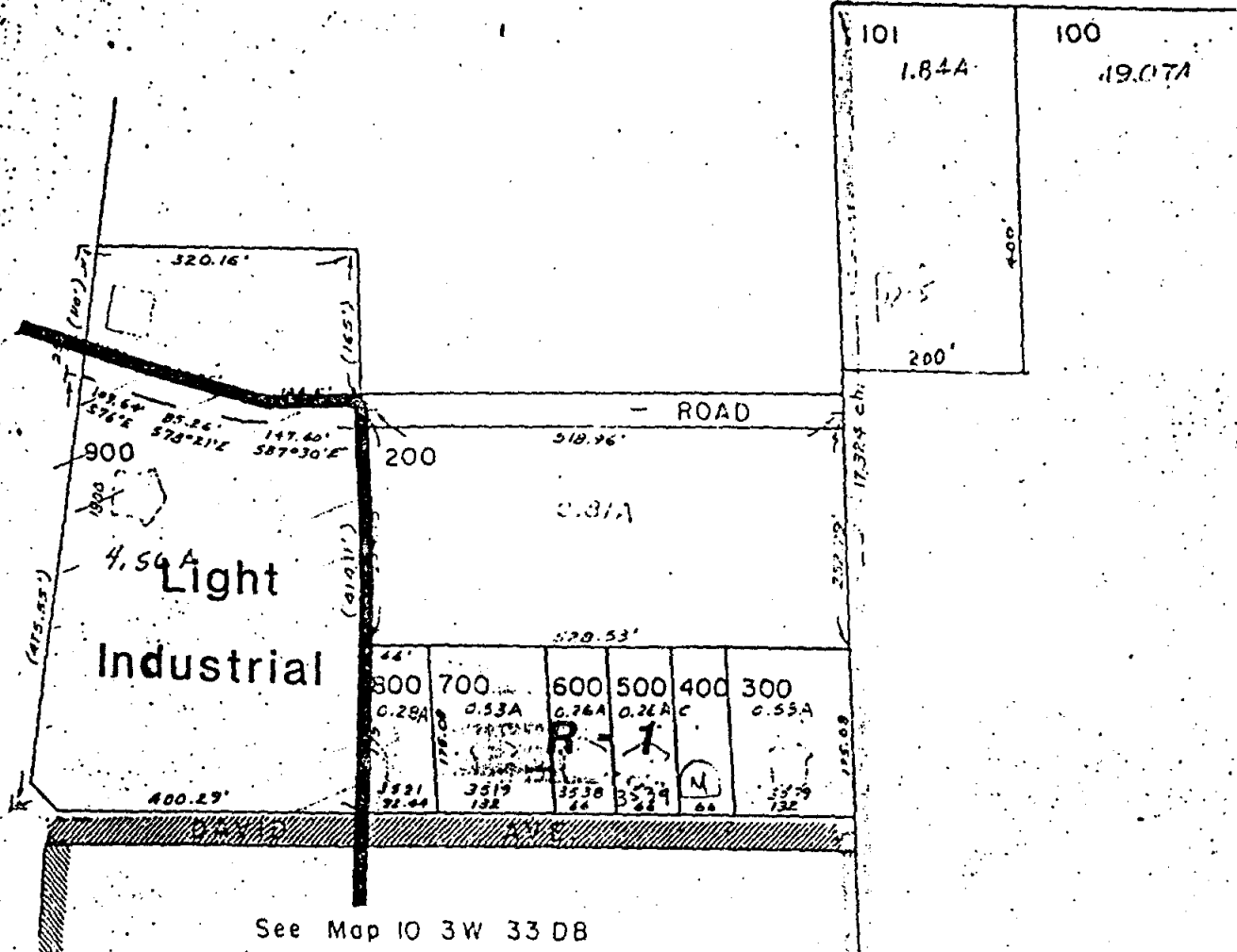
1" = 200'

NW Cor. M. HOUSTON
DLC 43

See Map 10 3W 33A

00
37A

PACIFIC HIGHWAY



See Map 10 3W 33 DB

5-4

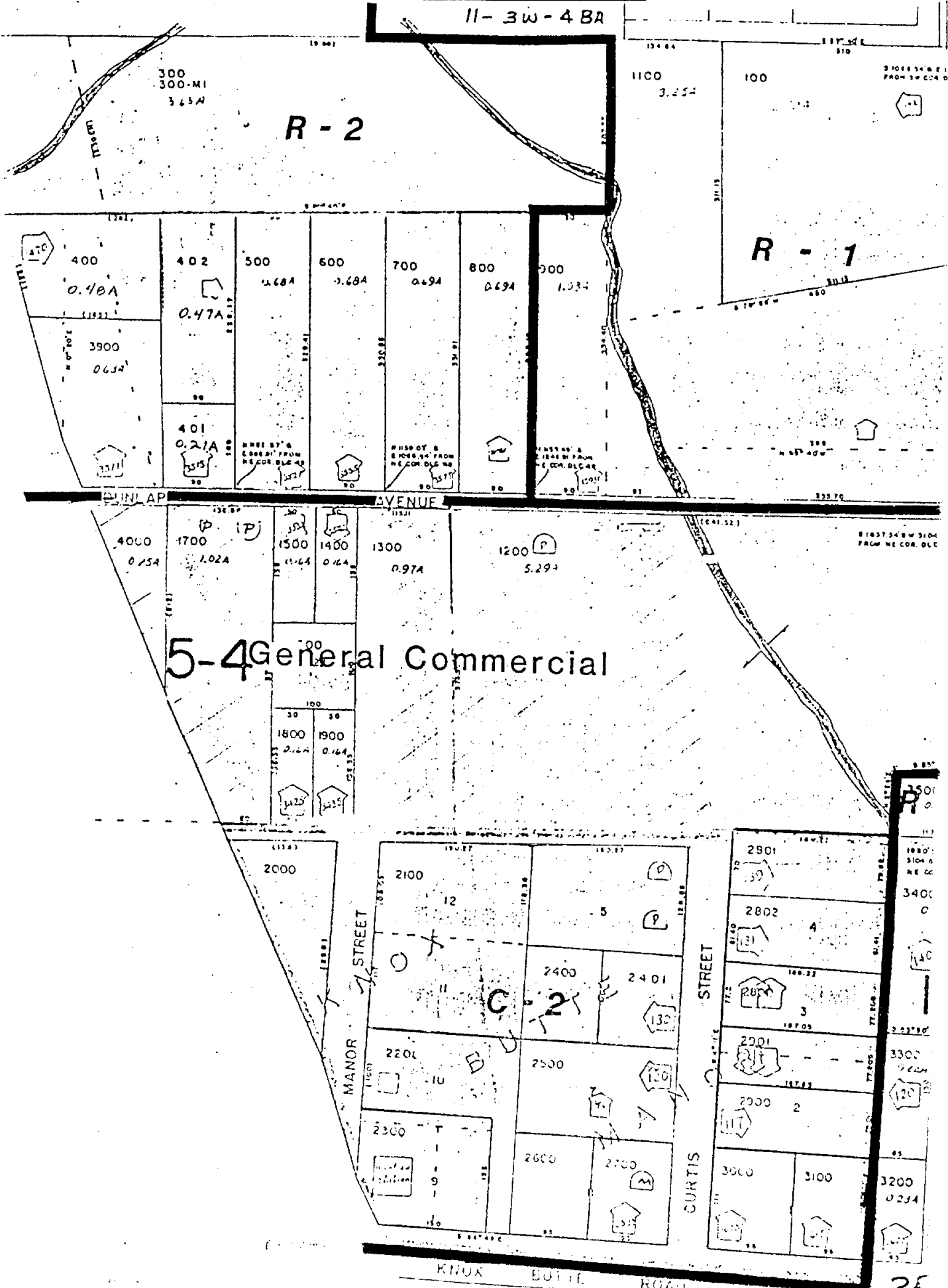
1500
20.00A

See Map 10 3W 33 DE

W. Bndry. DLC 43

Exhibit 'B-3'

11-3W-4BA



5-4 General Commercial

Surrounding Land Use: The property to the south of Knox Butte Road and within the City limits contains the Albany Airport, the National Guard Armory, multiple family dwelling units and a single family subdivision; also, lying south of Knox Butte Road, outside of the City limits and east of Goldfish Farm Road the land is predominately a large vacant tract which is presently being farmed; the property to the south of Knox Butte Road in the vicinity of Charlotte and Marilyn Street is developed with a large lot single family subdivision, the property to the north of the subject property, lying east and west of Clover Ridge Road contains a mixture of small to large lots with a mixture of single family uses and a variety of farm uses.

Proposed Development: The proposed Commercial designation will allow for commercial uses which are capable of serving the area and compatible with the neighborhoods being served. The proposed Industrial zoning will allow a wide range of manufacturing, warehousing, processing, and related establishments which have a limited impact on surrounding properties.

Prior History: This area was declared a health hazard area on December 1, 1978. On February 3, 1982 the area was annexed to the City of Albany. On October 27, 1982, the City Council moved to zone all properties other than those designated C-1 (Neighborhood Commercial) and C-2 (General Commercial) R-1 (Low Density Residential) on an interim basis.

FINDINGS

1. PLAN AMENDMENT CRITERIA:

Conformance with Goals and Policies of the Plan.

Economic Development:

GOALS Diversify the economic base in the City of Albany and strengthen Albany's role as a regional economic center.

Maintain the median income of Albany's residents at or near state and county levels and provide jobs for Albany's residents.

POLICIES

2. Provide trade and service establishments for the residents of Albany which include a variety of levels of service ranging from neighborhood to regional needs.

4. Encourage the expansion of existing business and industry.

5. Encourage diversification of the local economy beyond the three existing major industrial sectors (rare metals, food products, and lumber and wood products).
6. Encourage tourist service related activities and services such as motor inns, restaurants, parks, and recreation facilities.
9. Encourage business and industry to locate in Albany that will employ Albany's existing labor force.
10. Provide residents of the City with access to neighborhood commercial facilities within a half mile radius.
17. Encourage compact commercial areas for highway related businesses with each area having controlled access to arterials.
18. 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.
19. Encourage business and industry to locate within the Albany city limits to decrease the proportional share of City taxes paid by residential properties.
20. Encourage industrial development preferring firms that:
 - a. meet or exceed State or local environmental standards;
 - b. utilize the existing labor force and help to reduce seasonal unemployment fluctuations;
 - c. are low producers of industrial wastewater;
 - d. are on State and local lists of "desirable" firms; and
 - e. are low consumers of energy.

Public Facilities:

GOAL Ensure the provision of a full range of public utilities and services to serve the Albany urban area in a timely and orderly fashion and maintain the quality of services commensurate with new growth.

POLICIES

1. Work toward the elimination of existing and future drainage problems within the City.
4. Ensure that all developments include a drainage system which protects the development and adjoining property from runoff related damage.
5. The City shall review the drainage facility plans for all drainageway improvements and new developments excluding one and two family dwellings.
9. Design storm drain facilities in developing areas with the capacity to accommodate the projected growth to at least the end of the planning period based on the projected land use designations and 10 year storm capacities.

1. Encourage the use of techniques and devices that reduce the amount of wastewater discharged into the City system.
5. Have industries with large quantities of industrial sewage or unusual waste contaminants include pretreatment of such waste or continue to be subject to assessments by the City commensurate with the costs for treating such wastes.
10. Size sanitary sewers to provide for projected growth within the Urban Growth Boundary based upon the land use designations on the Comprehensive Plan Map, and completion of an Urban Growth Boundary facility study and plan.

Growth Management:

GOALS Achieve stable land-use growth which results in a desirable and efficient land-use pattern.

POLICIES

1. Encourage the development of vacant serviced properties before extending services to other undeveloped area.
6. Encourage the infilling of existing vacant land and the revitalization of older areas, and discourage low density sprawl development.
7. 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.
10. As much as possible locate commercial activity centers in the center of the population area they serve.
11. Discourage regional shopping centers in locations which would require extensive travel for Albany residents outside the Albany Urban Growth Boundary.
12. Require the type and size of commercial service areas to be commensurate with the size and area to be served.
13. Discourage the establishment of commercial development in a strip of strung-out pattern along major arterials preferring instead clustered development and infilling in areas surrounding existing commercial development.
15. Provide large industrial areas which are designed to efficiently utilize area transportation and provide for shared transit opportunities.
17. Provide opportunities for people to live in proximity to activity centers and particularly their place of employment.

Transportation:

GOAL Provide a safe, diversified, and efficient transportation system which protects and enhances our local economy, environment, scenery, and neighborhoods.

POLICIES

1. When reviewing development proposals or transportation plans, determine the relationships between land uses and transportation systems, i.e., how will proposed developments affect existing or proposed transportation and how will transportation plans affect future land use patterns.
3. As part of any development review process, evaluate the adequacy of transportation to, from and within the site.

B. Citizen Review and Comment:

An informational meeting was held on September 2, 1982 for affected property owners in the Draperville/Century Drive Annexation area. The meeting was attended by 10 interested property owners, several who expressed a desire to have their property designated as Commercial or Industrial rather than Residential. A Public Hearing was held on September 13, 1982 by the Albany Planning Commission. The Commission recommended R-1, and C-2 designations for the area. Based upon the testimony received at a joint work session held by the City Council and Planning Commission on October 27, 1982, the Council moved to zone all properties recommended for R-2 zoning R-1 on an interim basis and adopted those findings outlined in the Staff Report pertaining to R-1, C-1, and C-2 designation. A future Public Hearing would be held to determine the expansion of the Commercial areas and the addition of Medium Density Residential (R-2) and Industrial (ML) designations for the area.

C. Applicable State Goals:

GOAL 1 CITIZEN INVOLVEMENT

See above Citizen Review and Comment Section. In addition, a Public Hearing will be heard before the Planning Commission on April 4th, 1983. The Planning Commission will adopt recommendations to submit to the City Council who will also hold a Public Hearing on the Comprehensive Plan Amendments.

GOAL 2 LAND USE PLANNING

As per Section 3.060 of the Albany Development Code a Comprehensive Plan Amendment may be initiated by the Planning Commission, City Council or by petition of owners. These requests are considered to be a Type IV procedure which requires notification of property owners, and Public Hearings before the Planning Commission and the City Council with notification to the Land Conservation and Development Commission Staff 45 days prior to the City Council Hearing.

GOAL 3 AGRICULTURAL LANDS Not applicable.

GOAL 4 FOREST LANDS Not applicable.

GOAL 5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES.

Fact: Site Plan Review required for all Commercial and Industrial uses.

Conclusion: Landscaping is required in all developments including parking areas and buffer strips. Existing natural features of the site including trees and natural drainage areas could be preserved through the Site Plan Review process required for Commercial and Industrial Lands. There are no structures of historic value in the area nor determined natural resources.

GOAL 6 AIR, WATER AND LAND RESOURCES QUALITY

Fact: In addition to the regulations of the City of Albany Development Code pertaining to use, setbacks, site standards, etc., each use, activity or operation shall comply with the applicable State and Federal standards pertaining to noise, odor, and discharge of matter into the atmosphere, ground, sewer system or stream.

Conclusion: Through the Site Plan Review process required for all commercial and industrial lands it is possible to require submission of evidence demonstrating compliance with all State, Federal and local environmental regulations and documentation of the necessary permits.

GOAL 7 PROPERTIES SUBJECT TO NATURAL DISASTERS AND HAZARDS

Fact: The Draperville/Century Drive area has inadequate drainage and a seasonably high water table.

Conclusion: With drainage improvements, much of the problems of inadequate drainage and the problems of a high water table and shrunk-swell soil could be corrected. Sizeable drainageways would be required, especially since increased development would mean a tremendous increase in impervious ground coverage and shorter, but higher peak flows. Development Permits for commercial and industrial sites will be issued only where adequate provisions for storm and floodwater run off have been made as determined by the City Engineer.

GOAL 8 PARKS AND RECREATION

Fact: Public parks are allowed in the General Commercial area through Site Plan Review. Recreational vehicle overnight parks and motels/hotels in the airport overlay zone are allowed by Conditional Use in both the areas designated by General Commercial and Light Industrial.

Conclusion: Although neither of the subject areas are identified on the existing Comprehensive Plan as recreational sites, the proposed zoning would allow for recreational opportunities for future residents of the residentially developed area and for travelers on Interstate 5.

GOAL 9 ECONOMY OF THE STATE

- Fact:** The proposed Comprehensive Plan designations allow for a wide range of retail sales and services, manufacturing, warehousing and processing with some freeway visibility.
- Conclusion:** The Comprehensive Plan amendment will provide both short-term direct and long-term indirect benefits to the City. The industrial designation will allow an existing industrial development to expand on the site and will allow the existing commercial plant nurseries to be conforming uses and therefore, able to expand their existing uses. Ultimate development to all of the parcels within the subject areas will contribute additional tax dollars and insure jobs for the community while providing sales and services to a large area of east Albany, and the motorists travelling on Interstate 5.

GOAL 10 HOUSING

- Fact:** An additional 40.96 acres adjacent to the proposed light industrial and general commercial areas are being zoned R-2 (Medium Density Residential) from R-1 (Low Density Residential). This zoning designation will increase the allowable housing density from 4-10 units per acre. Also, due to locational factors, there is more residential land within the Urban Growth Boundary than required based on housing need projections. The acreage changed from R-1 to ML is less than this surplus.

GOAL 11 PUBLIC FACILITIES AND SERVICES:

- Fact:** Sanitary sewage facilities are presently under construction in the area proposed for zoning. Sizing of lines has been projected to accommodate the growth and development in this area using low to medium residential density projections. Fire and police protection is provided by the City. Storm sewage facilities are substandard with all runoff accommodated in open roadside ditches and the existing natural drainage ways. Water is available along Knox Butte Road to Goldfish Farm Road. Water is not available elsewhere in the subject area and will not be unless a Local Improvement District (LID) is formed.
- Conclusion:** Adequate public facilities will be available to the sites prior to any new development or intensification of existing commercial or industrial uses.

GOAL 12 TRANSPORTATION

- Fact:** The proposed commercial and industrial designations are adjacent to a designated collector street (Century Drive) and an arterial street (Knox Butte Road) and have direct access to Interstate 5.
- Conclusion:** Development of the sites will not create an additional need for public right-of-way. Development of the sites will conform with the City's Master Street Plan.

GOAL 13 ENERGY CONSERVATION

Fact: The general commercial designated portion of the Comprehensive Plan change will provide services for a neighborhood area east of Interstate 5. The industrial designated portion will provide industrial land which will have good freeway exposure and access.

Conclusion: The proposed sites will provide for energy conservation due to the street network which serves the area and the close proximity of the users of the goods and services which could locate on the site.

GOAL 14 URBANIZATION

Fact: The proposed Comprehensive Plan change areas are within an acknowledged Urban Growth Boundary and within the incorporated city limits. Both sites are designated for urbanization due to their location and the recent installation of a sanitary sewer to serve the area and the subject properties are developed with urban uses.

Conclusion: The subject properties have been committed to urban uses and will be further developed to City standards.

GOAL 15 WILLAMETTE RIVER GREENWAY Not applicable.

GOAL 16 ESTUARINE RESOURCES Not applicable.

GOAL 17 COASTAL SHORELINES Not applicable.

GOAL 18 BEACHES AND DUNES Not applicable.

GOAL 19 OCEAN RESOURCES Not applicable.

D. Input from affected governmental units and other agencies.

No comments have been received at this time.

E. Short and long term impacts of the proposed changes.

The proposed expanded general commercial area and the industrial area were reviewed for compatibility and possible redevelopment of the 14 single family residences in the areas. 68.7% were found to be in good to fair condition. The area proposed for a general commercial designation presently contains an auto-body shop which is presently a home occupation, plant nursery, 4 single family homes, a mobile home, and two vacant parcels. The area proposed for a light industrial designation contains an existing crane business, 12 single family homes on large lots, a mobile home, and a plant nursery.

The general commercial designation will allow for neighborhood services to heavy commercial establishments suitable for a wide range of retail sales and service. The light industrial area is located adjacent to a designated collector street and in the immediate vicinity of Interstate 5 and the Millersburg area.

Ultimate development of the subject properties will provide for a retail center for a large area east of Interstate 5 and the motorists traveling on Interstate 5, as well as providing the existing commercial and industrial uses with a conforming status which would allow for expansion.

F. Demonstration of Public Need

The proposed commercial area will serve a residential area with a projected population of 24,500. The location of the commercial center will provide retail sales and services for a large portion of east Albany as well as tourist service related activities such as motor inns, restaurants and the related activities to passing motorists on Interstate 5. There is a need for commercial land with excellent access to the residential areas and Interstate 5 via Knox Butte Road and Century Drive. The proposed expansion to the existing General Commercial area will provide a total of 9.81 acres which will provide for commercial land in a concentrated area thereby discouraging the "strip" development which has occurred along other arterials within the City.

The proposed Light Industrial area will provide small industrial tracts which provide a unique service to the community in that there are very few small industrial parcels available. The proposed industrial site also provides the potential users with direct access to Interstate 5 via Knox Butte Road and Century Drive and with excellent freeway exposure.

G. Alternative Lands

The proposed General Commercial area is unique for the fact that it is an expansion of an existing General Commercial area. In viewing alternative sites for the type of retail sales and services allowed under a General Commercial designation, no other site is as well suited to serve the northeast Albany area. The proposed Commercial area is at the intersection of two major streets with direct access to Interstate 5.

The proposed Light Industrial area has unique characteristics which are not available elsewhere in the City. The parcels are small, have direct access to Interstate 5, permit high exposure to the freeway and have sewer facilities available. The only other area designated for Light Industrial lying adjacent to Interstate 5 lies south of the Santiam Interchange. These parcels are slightly larger in size, however, they are not oriented toward the freeway, but rather, towards the interior streets of the subdivision.

PLANNING COMMISSION ACTION: At its regular April 4, 1983, meeting, the Planning Commission recommended adoption of the Comprehensive Plan amendments (Exhibits B-2 through B-3) as outlined in the April 4 Staff Report.