

ORDINANCE NO. 3888

TITLE: ZONE CHANGE AMENDMENT NO. 126 , UNDER ORDINANCE NO. 2916, REZONING TWO PARCELS LOCATED AT THE NORTHWEST CORNER OF 34TH AVENUE AND LYON STREET FROM R-1 (6) SINGLE FAMILY RESIDENTIAL DISTRICT TO M-1 MEDIUM INDUSTRIAL DISTRICT.

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

Section 1: ZONE CHANGE AMENDMENT NO. 126

An area described as follows:

All of Tract 12,
Bishop Acres, Linn County, Oregon.

is hereby rezoned as M-1 Medium Industrial District

and this amendment shall be known as Zone Change Amendment No. 126.

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 shall be subject to the following conditions (as determined).

1. All building and site plans should be submitted to the Hearings Board for review and approval.
2. The owners shall sign improvement petitions and waiver of remonstrations for necessary and future improvements to Lyon Street.

Passed by the Council : December 17, 1975

Approved by the Mayor : December 17, 1975

Effective Date: January 16, 1976

ATTEST: *Forrest W. Isham*
City Recorder

David C. Hays
Mayor

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Mr. Jones made a motion that the following findings of the Planning Commission be adopted and be made a part of Ordinance No. 3888; Mr. Olsen seconded the motion. Upon the question, the motion passed unanimously:

1. The request conforms to the Comprehensive Land Use Plan from the standpoint of future industrial development.
2. A precedent of need has been established by prior Planning Commission action in rezoning the property immediately adjacent on the west, from R-1(6) Residential to M-1 Light Industrial.
3. The surrounding area is presently and predominantly established as industrial uses with the exception of the residential zoned belt along the west side of Marion Street.
4. The design and improvements to Ferry Street (Industrial Way) and 34th Avenue have been completed to handle increased traffic loads that will be generated from future industrial growth.