

ORDINANCE NO. 4726

TITLE: ZONE CHANGE AMENDMENT NO.6 UNDER ORDINANCE NO. 4528 REZONING 8,763 SQUARE FEET OF PROPERTY LOCATED AT THE SE CORNER OF PINE STREET AND SALEM AVENUE (1400 SALEM AVENUE SE) AND ADOPTING ATTACHED EXHIBIT "A" KNOWN AS "FINDINGS."

WHEREAS the Planning and Zoning 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 zone for the property being considered, 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 zoning of the property described above; and

WHEREAS, it is further determined that the rezoning hereinafter made should be subject to certain conditions. Those said conditions are as follows:

NONE

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

Section 1. Exhibit "A" known as "Findings" is hereby adopted as the Albany City Council's findings in support of this decision.

Section 2. ZONE CHANGE AMENDMENT NO. 6

An area described as follows: (see attached legal description) is hereby rezoned as RP (Residential Professional) and will be known as Zone Change Amendment No. 6.

Section 3. COPY FILED

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 noted on the official zoning map of the City of Albany.

Passed by the Council: August 13, 1986

Approved by the Council President: August 14, 1986

Effective Date: September 12, 1986

*Dale Rouse*  
Council President

ATTEST:

*[Signature]*  
City Recorder

**EXHIBIT A**

**FINDINGS FOR APPROVAL FOR ZC-03-86;**

1. The subject property is adjacent to Salem Avenue, an arterial street and the change of use from a church to an office will have minimal impact on the traffic on Salem Avenue and the adjacent residential streets.
2. Public Facilities (i.e. paved streets, sewer, water, and storm drainage) are presently serving the site and or are adequate to accommodate the proposed use.
3. There are not significant natural features on the site. No existing vegetation is proposed to be removed from the site to accommodate the proposed use.
4. The proposed office use is compatible with the surrounding land uses.
5. Adequate buffering and screening from abutting residential uses can be provided to minimize any impact on abutting properties.
6. The proposed use will utilize an existing structure and will meet the intent of the RP (Residential Professional) district to provide for a desirable mixing of residential land uses with professional office and related limited commercial uses in possible close proximity to adjacent residential districts.
7. The proposed zone is in compliance with applicable goals and policies of the City of Albany Comprehensive Plan relating to neighborhood services and distribution.

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), and all that part of Lot 4 which is north of the following described line: beginning on the westerly line of Lot 4 and northerly 57 feet from the Northwest corner of the South half of Lot 6 in said Block 1 and running thence easterly parallel with the North line of Lot 4, 90 feet more or less, to the Eastern line of said Lot, all in Block 1 of Abbey's Addition to the City of Albany, Linn County, Oregon as shown on the recorded Plat of said Addition in the office of the Recorder of Conveyance of Linn County, Oregon.