

ORDINANCE NO. 4921

TITLE: ZONE CHANGE AMENDMENT NO. 25 UNDER ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY DEVELOPMENT CODE AND THE CITY OF ALBANY ZONING MAP, AND PROVIDING FOR THE REZONING OF PROPERTY LOCATED 31950 ALLEN LANE SW AND ADOPTING ATTACHED EXHIBIT "A" KNOWN AS "FINDINGS."

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 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 below; and

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

Section 1. EXHIBIT "A"

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

Section 2. PLANNING DEPARTMENT ZONE CHANGE CASE NO. ZC-05-90

The official Albany Zoning Map is hereby amended from R-1 (Single Family Residential) to MP (Industrial Park) for an area described as follows: 31950 Allen Lane SW (see attached legal description Exhibit "B") is hereby rezoned as MP (Industrial Park) and will be known as Zone Change Amendment No. 25.

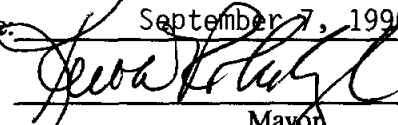
Section 3. COPY FILED

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 8, 1990

Approved by the Mayor: August 9, 1990

Effective Date: September 7, 1990



Mayor

ATTEST:



City Recorder

EXHIBIT A

**FINDINGS FOR APPROVAL
CASE NO. ZC-05-90**

1. A Comprehensive Plan amendment is not required for a Zone Change from R-1 to MP in accordance with the Plan Designation Zoning Matrix for property designated as Intensive Development Sector.
2. The proposed Zone Change meets Comprehensive Plan Policies relating to economic development.
3. The proposed Zone Change is in keeping with both the current zoning of adjacent property to the south and west, and with the expected future development of properties to the east of this site.
4. Existing transportation facilities off-site are adequate for the proposed Industrial Use.
5. The access location proposed by the applicant is intended to provide an entrance for future industrial development to the south and west of the subject site.
6. Public services can provide adequate levels of service to any potential development of this site as an Industrial Use.
7. The Albany Comprehensive Plan Wetland Site location map does not identify the site as a wetland. The drainage has been altered with ditches and surface drainage.
8. Future development for this area is expected to be light industrial uses.

EXHIBIT B

LEGAL DESCRIPTION FOR CASE NO. ZC-05-90

Beginning at a point which is 20 chains South and 8.27 1/3 chains West of the Northeast corner of the Donation Land Claim of Francis Simpson and wife Notification No. 1817 and Claim No. 76, in Township 11 South, Range 4 West of Willamette Meridian, Oregon, and running thence West 6.66 2/3 chains; thence South 7.50 chains, thence East 6.66 2/3 chains; thence North 7.50 chains to the place of beginning, containing five acres, more or less, situate in Linn County, State of Oregon.