

ORDINANCE NO. 3835

TITLE: ZONE CHANGE AMENDMENT NO. _____, UNDER ORDINANCE NO. 2916,
REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER OF 38TH
AVENUE AND HILL STREET FROM RA (2) RESIDENTIAL DISTRICT TO R-2
(PUD) RESIDENTIAL DISTRICT.

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

Section 1: ZONE CHANGE AMENDMENT NO.

An area described as follows:

Beginning at the Southwest corner of Lot 8, Block 23, Rodgersdale Addition;
thence S 88°56' E 272' to the Southwest corner of Lot 24, Block 26, Rodgersdale
Addition; thence N 1°16½' W along the west lines and extensions thereof, of
Blocks 26 and 24, Rodgersdale Addition, 597 feet more or less, to the center
line of vacated 36th Avenue in Rodgersdale Addition; thence along the Center
line of 36th Avenue vacated, N 88°56' W 272' to said center line intersection
with the east right-of-way line of Hill Street; thence S 1°16½' E along the
east right-of-way line of Hill Street 597' more or less, to the point of
beginning. is hereby rezoned as R-2 (PUD).

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

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 granted based on the following findings:

1. The request conforms to the Comprehensive Land Use Plan from the standpoint of future residential development;
2. The neighborhood area has expressed a strong desire for single family versus apartment development and a serious need for compatibility with existing land use patterns;
3. The existing school, streets and utilities for the area have been designed and improved for single, not multiple, family densities.
4. The proposal is, in fact, a reduction in density rather than an increase in density for a neighborhood that is predominantly single family.

Passed by the Council : March 12, 1975

Approved by the Mayor : March 12, 1975

Effective Date: April 11, 1975

ATTEST: Ernest W. Isham
City Recorder

David C. Hayes
Mayor