



Community Development Department Comprehensive Plan and Development Code Amendments

Planning Commission December 16, 2024

Legislative Hearing

Planning Files CP-02-24, DC-04-24

Housing Implementation Plan Amendments

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Summary of Proposed Amendments

Purpose: Amend the Albany Comprehensive Plan and the Development Code (ADC) to implement actions identified in the City's adopted Housing Implementation Plan (HIP, 2023).

HIP recommends priority strategies to support needed housing

Albany's housing stock is mostly single-detached housing and apartments. Albany needs more diverse housing options:

- Smaller homes, and small single-level homes
- Accessory dwelling units
- “Missing middle housing” (duplexes, triplexes, fourplexes, cottages, and townhomes)
- Apartments and condos
- Housing affordable to households earning 80% or less of area median income (\$54,350 for a 2-person household)
- Accessible housing

Summary of Proposed Amendments

Increase flexibility for ADUs

- Add flexibility for ADUs with smaller homes. Allow ADUs up to 900 square feet, as long as they're smaller than the primary home.
- Allow a Single Room Occupancy (SRO) Unit as an alternative to an ADU.



Encourage and Facilitate Small Houses

- Reduce minimum lot sizes for houses under 1,250 square feet.
- Reduce side yard setbacks for small house lots and townhouse lots.



Summary of Proposed Amendments

Encourage More Usable Yards

- Reduce front yard setbacks, while increasing rear yard setbacks to enable more usable backyards.
- Encourage alley-loaded and rear-loaded development.



Encourage Cottage Cluster Housing and Tiny Home Clusters

- Incentives for tiny cottages (under 800 square feet).
- Reduce courtyard requirement for small clusters (4 or fewer cottages).



Summary of Proposed Amendments

Support Higher-density Housing

- Remove the land-area-per-unit requirements for multiple dwelling unit development.
- Set minimum densities in the RM and RMA zoning districts.
- Remove maximum densities in the RM, RMA, and HDR zoning districts.
- Offer more flexibility for how open space is provided in multiple dwelling unit housing.
- Update Transition Height standards for multiple dwelling unit development to provide more flexibility while still protecting adjacent lower density uses.



Summary of Proposed Amendments

Support Affordable and Accessible Housing

- Modify density and height bonuses to better encourage affordable housing for low- and moderate-income households.



Require Green Space in Residential Subdivisions

- Add an open space requirement in residential subdivisions of 20 or more lots.



Comprehensive Plan Criteria and Findings

Criterion 1:

A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council. (Also applies to ADC amendments)

- Goal 1: Citizen Involvement. Public involvement included seven focus group meetings, an online community survey, a project website, emails to interested parties, and public notice and hearings in accordance with the Oregon Administrative Rules and ADC 1.260;

Comprehensive Plan Criteria and Findings

Criterion 1 (continued):

- Goal 2: Land Use Planning. Proposed amendments help ensure the City's policies and regulations remain current and responsive to community needs.
- Goal 10: Housing. Amendments will support the City's ability to meet the housing needs of all residents and support more diverse and affordable neighborhoods.
- Goals 5 and 7: Amendments will not affect the City's protections related to natural resources, historic resources, or natural hazards.
- Goal 9: Economic Development. Amendments will improve opportunities for work force housing, which can support business development.
- Goal 12: Transportation. The City's street and transportation standards will continue to ensure a safe transportation system. Increased density can support more transit, pedestrian, and bicycle access.
- Goal 14: Urbanization. Amendments support efficient land use patterns and discourage low-density sprawl.

Comprehensive Plan Criteria and Findings

Criterion 2:

A legislative amendment is needed to meet changing conditions or new laws.

- The proposed Comprehensive Plan text amendments are needed for consistency with the proposed ADC amendments.
- Albany will continue to need more housing development of a range of types, sizes, and costs to meet the current and future needs of its residents. The proposed amendments support meeting these changing housing needs.

ADC Criteria and Findings

Criterion 1:

The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.

(refer to Comprehensive Plan Criterion 1 findings)

Criterion 2:

The proposed amendments are consistent with the applicable Development Code and base zone purpose statements.

Overall Conclusions

The Comprehensive Plan and ADC Amendment criteria are met.

Planning Commission Options:

The Planning Commission has two options with respect to the proposed Comprehensive Plan and Development Code amendments:

Option 1: Recommend that the City Council approve the amendment requests as presented; or

Option 2: Recommend the City Council approve the proposed amendments as modified by the Planning Commission.

Process and Timeline

Process: Type IV Legislative, PC recommendation to Council; Council final decision-maker

Public Notice: Ad in the Democrat Herald, Measure 56 mailing, notice to DLCD and counties, and posted on City website.

Timeline:

- First and Second Readings of Ordinance
- Effective Date: **30 days following Ordinance approval**

Questions?

