

ORDINANCE [##.##.##]

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) CHANGING THE ZONING CLASSIFICATION OF 180 SHERIDAN AVENUE FROM “TOWNHOUSE” (R-T) TO “MIXED-USE COMMUNITY URBAN” (MU-CU) AND AMENDING THE ZONING MAP ACCORDINGLY

The City of Albany, in Common Council convened, does hereby ordain and enact:

Section 1. Chapter 375 of the Code of the City of Albany (Unified Sustainable Development Ordinance) and the Official Zoning Map are hereby amended to change the zoning classification of 180 Sheridan Avenue from Townhouse (R-T) to Mixed-Use Community Urban (MU-CU), said properties being more particularly described as follows:

All that parcel of land situated in the City of Albany, County of Albany and State of New York, identified on the tax map as follows:

Parcel 1
Section: 65
Block: 81
Lot: 4
Sub Lot: 23

Said premises more commonly known as 180 Sheridan Avenue measuring approximately 24.66’ by 110’.

Section 2. This ordinance shall take effect immediately.

APPROVED AS TO FORM

Corporation Counsel

SUPPORTING MEMORANDUM

ORDINANCE NUMBER:

SPONSOR(S):

TITLE: AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) CHANGING THE ZONING CLASSIFICATION OF 180 SHERIDAN AVENUE FROM “TOWNHOUSE” (R-T) TO “MIXED-USE COMMUNITY URBAN” (MU-CU) AND AMENDING THE ZONING MAP ACCORDINGLY

GENERAL PURPOSE OF LEGISLATION: The proposed amendment expands an existing MU-CU zone district to encompass an adjacent property at 180 Sheridan Avenue. The property at 180 Sheridan Avenue is currently improved by a +/- 1,932 square foot residential structure. Directly to the east, within the MU-CU zone boundary, are located the facilities of Interfaith Partnership for the Homeless. Interfaith Partnership seeks to acquire the property located at 180 Sheridan Avenue in order to expand its office space capacity. The residential building will be fully renovated and interconnected with existing offices serving Interfaith Partnership at 176 Sheridan Avenue. The detached structure at 180 Sheridan Avenue is not contiguous with other residential properties on the block but for the existing zone boundary. The zone boundary would continue to be buffered by a driveway recently constructed to serve a row of attached townhouses.

NECESSITY FOR LEGISLATION AND CHANGES TO EXISTING LAW: The existing dwelling structure, constructed circa 1880, is in need of investment and its future remains uncertain without but for the proposed reuse by Interfaith Partnership. While the existing zone designation would accommodate a residential reuse of the property, it is unclear whether the property would attract the level of investment necessary to allow for its viable reuse for residential purposes. Despite this challenge, it is unlikely that the hardship would be unique enough to support reuse of the property by means of a variance. The zone change would relieve the proposed user of the need to seek a variance for its intended reuse.

TIME FRAME FOR PASSAGE: As soon as possible.

SPECIFICS OF BIDDING OR OTHER PROCUREMENT PROCESS: N/A

SPECIFICS OF REAL PROPERTY SALE OR ACQUISITION: N/A

FISCAL IMPACTS: None.