

ZONING TEXT AMMENDMENT APPLICATION

Part 1. Application Notes

1. Applicant requests and attends a pre-application meeting with the Chief Planning Official or his/her designee.
2. A Zoning Text Amendment is reviewed by the Chief Planning Official who then initiates the amendment process.
3. The Planning Board reviews the proposed amendment at a public hearing and makes a recommendation to Common Council.
4. The Common Council reviews the application, holds a public hearing and decides the application in accordance with Section 375-5(E)(24)(c) of the USDO.

Part 2A. Applicant Information

Applicant Name: City of Albany Common Council

Mailing Address: Albany City Hall, Room 206, 24 Eagle Street, Albany, NY 12207

Phone No.: (518) 434-5087

Email: mandre@albanyny.gov

Part 2B. Legislative Sponsor Information (if applicable)

Sponsor Name(s): Richard Conti (6th Ward); Cathy Fahey (7th Ward)

Part 3. USDO Sections Affected

Proposed Section(s) of the USDO to be Amended: 375-2(C)(4)(d)

Part 4. General Purpose of Amendment
 (Attach additional sheets if necessary.)

To clarify that new construction of 3-family residential dwellings in an R-T Townhouse District is subject to a Conditional Use Permit (CUP) similar to the process for conversions of 1- or 2-family residential dwelling units to a 3-family residential dwelling unit.

Part 5. Necessity for Amendment and Changes to Existing Law
 (Attach additional sheets if necessary.)

Prior to adoption of the USDO, R-T Townhouse Districts were predominantly R2-C Rowhouse Districts under the previous zoning code establishing 1- and 2-family rowhouse buildings as the permitted residential use. The USDO added provisions to the R-T Districts allowing conversion of 1- and 2-family dwelling units to 3-family use pursuant to a CUP and also grandfathered in existing 3-family dwellings. The USDO established 3-family family units as a permitted use for new construction but did not include a public review process through a CUP similar to what's in place for conversions. This ordinance seeks to correct that omission. The expansion of new 3-family dwellings in what otherwise are predominantly 1- and 2-family neighborhoods can have potential negative impacts, especially if it leads to concentrated volume. In addition, if new multiple townhouse construction occurs on contiguous lots it can have the de facto effect of establishing small apartment buildings in a neighborhood. This ordinance would establish a public review process that would allow the Planning Board to consider potential impacts.

Part 6. Submittal Requirement Checklist

	Required Documents	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Zoning Text Amendment Applications				
<input checked="" type="checkbox"/>	Zoning Text Amendment Application Form	1	1	ZTA
<input checked="" type="checkbox"/>	Copy of Proposed Text Changes	1	1	Text Changes
B. Voluntary of Upon Request				
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	1	[DOCUMENT NAME]