

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: Christopher Spencer, Chief Planning Official

Mailing Address: 200 Henry Johnson Boulevard

Phone No.: 518-465-6066

Email: cspencer@albanyny.gov

Part 2B. Legislative Sponsor Information (if applicable)

Sponsor Name(s): N/A

Part 3. USDO Sections Affected

Proposed Section(s) of the USDO to be Amended: §375-1 - §375-7

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

In June of 2017, the City of Albany adopted a new zoning code called the "Unified Sustainable Development Ordinance" (USDO) to improve and modernize Albany's zoning code. One of the components of the new zoning code is a provision for the Planning Staff to identify concerns or unintended consequences that arose through the application of the USDO to specific projects, building permit applications, and public comment. Based on the review of this list, the Chief Planning Official, Christopher Spencer, determined there was sufficient grounds for amending the USDO.

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

The proposed amendments aim to improve the usability of the USDO for residents, homeowners, and prospective applicants by reorganizing the USDO to improve readability, remove sections of the code that created undesirable development, update the definitions section to address undefined uses, and revise dimensional standards to reduce the number of nonconforming properties.

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 type="checkbox"/>	Zoning Text Amendment Application Form	1	1	ZTA
<input type="checkbox"/>	Copy of Existing and Proposed Text	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]