

NOTICE OF PUBLIC HEARING

CITY OF SPRINGFIELD

A PUBLIC HEARING OF THE SPRINGFIELD PLANNING COMMISSION WILL BE HELD ON **TUESDAY MAY 15, 2018** AT 7:00 P.M. IN THE COUNCIL CHAMBERS, SPRINGFIELD CITY HALL, 225 FIFTH STREET, SPRINGFIELD, OREGON, TO CONSIDER THE FOLLOWING PROPOSAL



Area Proposed for Final Master Plan Amendment and Zoning Map Amendment

- **Type III Zoning Map Amendment, Case 811-18-000053-TYP3:** Proposal to amend the Springfield Zoning Map by rezoning approximately 19.6 acres of land from Community Commercial (CC) to Mixed Use Commercial (MUC) and concurrently implementing the Nodal Development (ND) Overlay District for the same 19.6 acres.
- **Type III Final Master Plan Amendment, Case 811-18-000054-TYP3:** Proposal to amend the Final Master Plan phasing sequence and configuration from four phases to nine phases for the 100-acre Villages at Marcola Meadows development area in north Springfield. Proposal would also extend the eligible timeline for the Final Master Plan to July, 2023.

Subject Property Location: Vacant parcels located north of Marcola Road and west of 28th and 31st Streets (Assessor's Map 17-02-30-00, Tax Lot 1800 and Map 17-03-25-11, Tax Lot 2300) as generally depicted in the diagram above.

Applicable Criteria: In reaching a decision on these actions, the Planning Commission shall adopt findings that demonstrate conformance to the following criteria of approval found in the Springfield Development Code (SDC):

- Case 811-18-000053-TYP3 (Zoning Map Amendment): SDC Section 5.22-115.C; and
- Case 811-18-000054-TYP3 (Final Master Plan Amendment): SDC Section 5.13-133.A.

The criteria listed herein are available for review online at <http://qcode.us/codes/springfield-development/> or in the Development & Public Works office in Springfield City Hall. The Director's recommendation will be available 7 days prior to the public hearing at the City of Springfield Development & Public Works Department, 225 Fifth Street, Springfield, OR 97477. Phone: 541-726-3753.