
MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF WORK SESSION/PUBLIC HEARING: March 27, 2007**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** Gary M. Karp, Planner III**SUBJECT:** Metro Plan Diagram Amendment - Case Number **LRP 2006-00027**
Springfield Zoning Map Amendment - Case Number **ZON 2006-00054**
Satre Associates, Applicant - Representing SC Springfield, LLC

ISSUE

Conduct a work session and a public hearing on the proposed Metro Plan diagram and Springfield Zoning Map amendments and decide whether to advise the City Council to approve, approve with conditions or deny these applications.

DISCUSSION

The subject site, formerly known as the "Pierce" property is located north of Marcola Road, west of 31st Street, east of Mohawk Marketplace Shopping Center and south of the EWEB bike path. The subject site is 100.3 acres in size. The current Metro Plan designations and zoning are: Campus Industrial, Medium Density Residential and Community Commercial. The applicant requests approval of a: Type II Metro Plan diagram amendment to change the Campus Industrial designated portion of the subject site (currently 56 acres) to Commercial/Nodal Development Area, Community Commercial and Medium Density Residential/Nodal Development Area; and amendment of the Springfield Zoning Map from Campus Industrial to Community Commercial, Mixed Use Commercial and Medium Density Residential. The applicant's intent is to obtain the proper Metro Plan designations and zoning to allow the construction of a phased mixed-use residential and commercial development with nodal attributes called the Villages at Marcola Meadows. These applications are the first step in the process to obtain development review approval. The next steps are Master Plan approval and then, individual Site Plan and Subdivision approval. The public will be noticed during each review process. These applications use similar criteria of approval and have been combined into one staff report for ease of review. Both applications are interrelated: the proposed Metro Plan diagram amendments must be approved in order for the Zoning Map amendments to be approved because the plan designation and zoning must be consistent. In making their decisions, the Planning Commission and the City Council should consider: If the City will be better served by converting Campus Industrial land to Commercial and Multi-family Residential; if Springfield's citizens, especially the neighbors, can be assured that a "quality" development will be constructed over time; and if the removal of the Campus Industrial designation can be absorbed or should be offset by a commensurate addition of Campus Industrial designation elsewhere in the City as an element of the upcoming commercial and industrial land supply demand analysis.

RECOMMENDATION

Staff recommends approval of the proposed Metro Plan diagram Springfield Zoning Map amendments, as conditioned, based on the attached findings.

ACTION REQUESTED

Advise the City Council, by motion and signature of the attached order and recommendation by the Planning Commission Chairperson, to approve these applications, as conditioned, at their public hearing on April 16, 2007.

ATTACHMENTS

- Attachment 1: Staff Report, Findings and Order
- Attachment 2: Maps Submitted by the Applicant
- Attachment 3: Legal Description for the Zoning Map Amendment
- Attachment 4: The Preliminary Plan Illustration (a rendering of the proposed Master Plan)
- Attachment 5: ODOT Correspondence
- Attachment 6: DLCDC Correspondence
- Attachment 7: TransPlan Proposed Nodal Development Area Map