



AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

SPRINGFIELD CITY HALL * CITY COUNCIL CHAMBERS * 225 FIFTH STREET * 541 726-3753
Wednesday **June 2, 2004** **7:00 pm**

REGULAR SESSION

1. PLEDGE OF ALLEGIANCE –

2. APPROVAL OF MINUTES –

May 4, 2004 Work and Regular Session
May 18, 2004 Work and Regular Session

3. REPORT OF COUNCIL ACTION –

4. BUSINESS FROM THE AUDIENCE –

5. QUASI-JUDICIAL PUBLIC HEARING –

a. Variance Jo. No. ZON2004-00008 –

The subject property consists of 0.31 acres (Tax Lot 900, Tax Assessor's Map 17-02-34-34) which is located at 6200 Aster Street. This request is a Type III request for a variance to the Multi-Unit Design Standards listed in the Springfield Development Code (SDC) 16.110(4)(a) Building Orientation. A variance to the Building Orientation Standards is required because the application does not have the front of the building within 25 feet of the front lot line, has off-street parking between the buildings and street, and one of the buildings does not face the street.

Although the application does not meet any of the Building Orientation Standards, there are mitigating circumstances that allow the proposal to meet the variance criteria. The property is a small in-fill lot with only 80 feet of frontage on one street. In order to make maximum density in the Medium Density Residential District and meet the other requirements of the Multi-Unit Design Standards, the proposed design appears to be the best option.

Planner: Sarah Summers
60 Minutes

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- Staff will explain procedural requirements mandated by State Law
- Commencement of the hearing
- Declaration of conflict of interest or "ex-parte" contact
- Staff report
- Testimony from the applicant
- Testimony of those in support
- Testimony of those in opposition\Questions from the Commission
- Summation by the Staff
- Rebuttal from the applicant

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing-impaired is available. To arrange for these services, phone 726-2700.

- Close of the public hearing
- Planning Commission discussion (possible questions to staff or public)
- Motion to approve or deny request based on staff report and/or oral/written testimony
- Final order signed by Chair incorporating findings and reasoning to support decision

6. BUSINESS FROM THE DEVELOPMENT SERVICES DIRECTOR

7. BUSINESS FROM THE COMMISSION

8. ADJOURN REGULAR

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