

MINUTES

Springfield Planning Commission
Work Session
Springfield City Hall--Jesse Main Room
225 Fifth Street, Springfield

May 18, 2004
6:30 p.m.

PRESENT: Steve Moe, Chair; Bill Carpenter, Vice Chair; Lee Beyer, Frank Cross, Greg Shaver, members; Mel Oberst, Sarah Summers, Springfield staff; Joseph Leahy, Office of City Attorney; Matt Warren, Tom Poage, Poage Engineering.

Commissioner Moe called the meeting to order.

1. **REQUEST FOR A ZONE CHANGE TO REZONE 17-02-30-00100 & 200, 17-02-20-00-0070 FROM HEAVY INDUSTRIAL (HI) TO PUBLIC LANDS AND OPEN SPACE (PLO)**

Mr. Oberst provided the staff report. He said the applicant had submitted a Zone Change request to rezone a parcel from Heavy Industrial (HI) to Public Lands and Open Space (PLO). This zone change would bring the properties into conformity with the existing Metro Plan designation of Parks and Open Space. He added that the City of Springfield was legally required to bring the zoning into compliance with the Metro Plan by State land use law.

Mr. Oberst reviewed the history of the site as described in the Commission Transmittal Memorandum. He added that a Metro Plan/zone conflict currently existed at the The Child Center's site, located on the subject property. He said the PLO Zoning District was intended to implement the Metro Plan Public and Semi-Public designation, which included Government, Education, and Parks and Open Space Plan designations. In addition, he noted, the PLO zoning district permitted private, not-for-profit schools and treatment facilities, alleviating the facility's existing non-conforming status in the HI zoning district.

Mr. Oberst said staff recommended that the Planning Commission approve the zone change request based on the Findings of Fact presented in the Staff Report, attached to the Transmittal Memorandum as Attachment 1.

The Planning Commission expressed no opposition to the proposed request.

2. **VARIANCE REQUEST BY MAIA LLC**

Ms. Summers provided the staff report for the variance requests by Maia LCC. She said that the Planning Commission needed to decide whether or not to approve variance requests to Multi-Unit Design Standards and Medium Density Residential (MDR) height standards.

Ms. Summers described the subject property as delineated in the Commission Transmittal Memorandum. She noted that the two most significant variance requests were:

1. SDC 16.060(1) sets a 35-foot maximum height in MDR designated areas. The applicant proposed a height of 48.5 feet.
4. SDC 16.110(4)(b)1 "Building Form" allowed a maximum of 120 feet horizontal distance for structures with

three or more stories. The buildings along the west side of the property were 182'4" in length and those along the east side were 156'6" in length.

Ms. Summers said the applicant had proposed to mitigate the visual affect of tall buildings by placing the buildings within the central core of the property and placing landscaping between the buildings and the adjacent streets and properties. She added that the affects of the proposed height on the apartment buildings on the west could be mitigated by an attractive masonry wall and trees. Ms. Summers noted that the proposed buildings were equivalent to five stories.

A brief discussion regarding parking and traffic circulation, access to and egress from the property, building heights for commercial and industrial zoned property, and the impact of the scale of the proposed buildings on adjacent and neighboring properties followed. It was noted that all units would have balconies, as well as one garaged parking space and one uncovered parking space.

In response to a question from Commissioner Carpenter, Commissioner Shaver noted that structures exceeding fifty feet in height in the City of Springfield were McKenzie-Willamette Hospital and some Weyerhaeuser buildings.

3. **ADJOURN**

Commissioner Moe adjourned the meeting at 6:58 p.m.

(Recorded by Linda Henry)
m:\2004\City of Springfield\Planning Commission\cspcws040518.doc