



## AGENDA OF THE SPRINGFIELD PLANNING COMMISSION

*SPRINGFIELD CITY HALL \* JESSE MAINE ROOM \* 225 FIFTH STREET \* 541 726-3753*  
*Tuesday* *October 4, 2005* *6:00 pm*

### ***WORK SESSION***

1. **Proposed Amendment to Article 40 of the Springfield Development Code – Mixed-Use Zoning District -**

Article 40 is the primary element of the Development Code that implements mixed-use and nodal development. In the wake of Eugene's experience with implementing nodal development in the Spring of 2004, the Springfield Council directed staff to review Article 40 of the Development Code to determine if it contains policies that might inadvertently be a stumbling block to desired development.

In work session, staff will brief the Commission on proposed amendments to Article 40. In regular session, the Commission will conduct a public hearing concerning these amendments and will make a recommendation to the City Council concerning their adoption.

**Planner: Mark Metzger**  
**20 Minutes**

2. **Proposed Metro Plan and Downtown Refinement Plan diagram amendments, Downtown Refinement Plan text amendments, and zone changes to Nodal Development/Mixed-Use LRP2005-00026; LRP2005-00027; ZON2005-00040–**

The City is proposing to redesignate the Downtown Mixed-Use Area to Nodal Development/Mixed-Use on the Metro Plan diagram, and the refinement plan diagram. The text of the refinement plan also is proposed to be amended, and the property within the nodal designation is proposed to be rezoned to Mixed-Use Commercial (MUC) and Mixed-Use Residential (MUR) consistent with the new designation.

**Planner: Greg Mott**  
**20 Minutes**

3. **Metro Plan Diagram Amendment – Case #LRP2005-00028; Springfield Zoning Map Amendment – Case # ZON2005-00041; City of Springfield, Applicant–**

Metro Plan Diagram Amendment LRP2005-00028 proposes to change the current Mohawk area land use designations from Major Retail Center, Low Density Residential and Medium Density Residential to Nodal Development Area, Low Density Residential and High Density Residential.

**NOTE: Work Sessions are intended for the Planning Commission and Staff to discuss specific issues that may or may not appear on the Regular Agenda. There is no formal opportunity for citizen participation during Work Sessions.**

*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.*

Springfield Zoning Map Amendment ZON2005-00041 proposes to change the current Mohawk area zoning from Low Density Residential, Medium Density Residential, High Density Residential, Major Retail Commercial and Community Commercial to Mixed-Use Residential and Low Density Residential.

**Planner: Gary Karp**  
**20 Minutes**

**4. ADJOURN**

**PLANNING COMMISSIONERS**

Steve Moe, Chair  
Bill Carpenter, Vice Chair  
Frank Cross  
Lee Beyer  
Greg Shaver  
Gayle Decker  
David Cole

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