

City of Springfield

Date: May 2, 2006
To: Planning Commission Members
From: Colin Stephens, Planning Supervisor
Subject: Request to Amend the Metro Plan Diagram (LRP2006-00009), Amend the RiverBend Master Plan (LRP2006-00010) and Rezone Three and One Half Acres of Property (ZON2006-00003).

**COMMISSION
WORK SESSION/
REGULAR SESSION
TRANSMITTAL
MEMORANDUM**

ISSUE

At the work session the Commission will continue the review of PeaceHealth's three applications to: amend the Metro Plan diagram to change the plan designation of 3.5 acres of Medium Density Residential (MDR) property to Community Commercial (CC), to rezone that property to Medical Services (MS) and to amend the RiverBend Master Plan. The purpose of the master plan amendment is primarily to allow sufficient area north of the hospital to reconfigure the location of the parking structures, to move Building D from the west side of RiverBend to the east and to modify roadways, utilities, vehicle and pedestrian circulation and parking lots. Attachment 1 contains a complete list of proposed amendments as requested by the Commission at the April 18, 2006 work session. The Commissioners are asked to bring their April 18th work session materials to the May 2nd proceedings.

Attachment 2 contains the staff recommended changes to the adopted master plan conditions of approval in legislative format. The changes are necessary to accommodate the amendments consistent with the April 18th work session discussions. In all, 16 conditions are recommended for change; seven of these are simply changing the reference to "McKenzie Way" because PeaceHealth has renamed this street. The other changes are more substantive and involve the following conditions: 13, 14, 28, 28.5, 29, 35.5, 39, 45, 45.5, 46 and 74. Based upon the Commission's decision, additional revisions to the conditions may be necessary.

At the regular session, the Commission will be asked to open a public hearing on the applications. The Commission's decision is advisory to the City Council.

ATTACHMENTS

- Attachment 1: List of Proposed Master Plan Changes (Submitted by the Applicant)
- Attachment 2: Staff Recommended Master Plan Condition Changes
- Attachment 3: Written Public Testimony
- Attachment 4: Draft Planning Commission Recommendation