

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF SPRINGFIELD

REQUEST FOR MASTER PLAN AMENDMENT )  
(LRP2006-00010 ) METRO PLAN DIAGRAM )  
AMENDMENT (LRP 2006-00009 ZONE CHANGE )  
APPROVAL (ZON2006-00003 FINDINGS,  
CONCLUSION AND RECOMMENDATION )

**NATURE OF THE APPLICATION**

Metro Plan Diagram amendment to change 3.5 acres of Medium Density Residential (MDR) designation to Community Commercial (CC), Rezone request to rezone the 3.5 acres to Medical Services (MS) and Master plan amendment request for development of the 3.5 acres with parking structures and additional building, parking and circulation changes within the area subject to the March 21, 2005 RiverBend Master plan approval.

1. The applicant, PeaceHealth, initiated the applications on February 3, 2006.
2. The applications conform to the submittal requirements of Section 3.050 of the Springfield Development Code. Timely and sufficient notice of the public hearing, pursuant to Section 14.030 of the Springfield Development Code was provided.
3. On May 2, 2006, a Planning Commission a public hearing was held. The Development Services staff notes, and the Applicant's submitted including, findings of fact, together with the testimony and submittals of those persons testifying at the hearing or in writing, have been considered and are part of the record of the proceeding.
4. The Planning Commission recommends that the master plan and zone change shall be subject to specific conditions of approval contained within Exhibit A attached hereto.

**CONCLUSION**

On the basis of this record, the proposed Metro Plan amendment, Master Plan and Zone Change applications, as conditioned, are consistent with the criteria of approval of Sections 7.070(3), 37.040 and 12.030 of the Springfield Development Code. This general finding is supported by the specific findings of fact and conclusions contained within the record.

**RECOMMENDATION**

It is RECOMMENDED by the Planning Commission of Springfield that Cases LRP 2006-00009 Metro Plan Diagram amendment, LRP2006-00010 master plan amendment and ZON2006-00003 zone change, as conditioned, be approved by the Springfield City Council.

This RECOMMENDATION was presented to and approved by the Planning Commission on May 2, 2006.

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Planning Commission Chairperson

ATTEST:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_