

**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF SPRINGFIELD, OREGON**

**ORDER AND RECOMMENDATION FOR ]  
A METRO PLAN DIAGRAM AMENDMENT ]  
AND A SPRINGFIELD ZONING MAP AMENDMENT ]**

**CASE NUMBER LRP 2006-00027  
CASE NUMBER ZON 2006-00054**

**NATURE OF THE APPLICATIONS**

This is a consolidated application for the above referenced case numbers. The applicant is proposing to amend the Metro Plan diagram from Campus Industrial (CI) to Commercial/Nodal Development Area (C/NDA), Community Commercial (CC) and Medium Density Residential (MDR/NDA); and to amend the Springfield Zoning Map from CI to CC, Mixed Use Commercial (MUC) and MDR. The applicant intends to obtain the proper Metro Plan designations and zoning to allow the submittal and approval of the appropriate applications (including, but not limited to: Master Plan, Subdivision and Site Plan Review) in order to construct a phased mixed-use residential and commercial development implementing TransPlan nodal regulations which will include design elements that support pedestrian environments and encourage transit use, walking and bicycling; a transit stop which is within walking distance (generally ¼ mile) of anywhere in the node); mixed uses so that services are available within walking distance; public spaces, such as parks, public and private open space, and public facilities, that can be reached without driving; and a mix of housing types and residential densities that achieve an overall net density of at least 12 units per net acre.

1. The applications were initiated and submitted in accordance with Section 3.050 of the Springfield Development Code on September 29, 2006 and accepted as complete on January 11, 2007. The applications were further revised on February 28, 2007 to change the requested LMI designation and zoning to CC due to issues raised by DLCD.
2. Timely and sufficient notice of the public hearing and changed hearing dates caused by the written record being held open has been provided, pursuant to Section 14.030 of the Springfield Development Code.
3. On March 27<sup>th</sup>, the Planning Commission held a work session and public hearing on the proposed amendments. The staff report and written comments were entered into the record. During the course of the public hearing, the Planning Commission was asked to hold the written record open until April 3<sup>rd</sup>, allow the applicant to submit rebuttal materials by April 10<sup>th</sup> and to deliberate and make their decision on April 17<sup>th</sup>.
4. Four people submitted written correspondence by the April 3<sup>rd</sup> date.
5. The applicant submitted rebuttal materials by the April 10<sup>th</sup> date.
6. On April 17<sup>th</sup>, the additional materials were entered into the record and the Planning Commission deliberated and forwarded a recommendation to the City Council based on the additional materials, the original Development Services Department staff notes and recommendation together with the oral testimony and written submittals of the persons testifying at the March 27<sup>th</sup> public hearing.

**CONCLUSION**

On the basis of this record, the proposed amendments are consistent with the criteria of SDC Sections 7.030 and 12.030. This general finding is supported by the specific findings of fact and conclusion in the Staff Report and Findings and the additional information submitted for the April 17<sup>th</sup> meeting.

**ORDER/RECOMMENDATION**

It is ORDERED by the Springfield Planning Commission that approval, with conditions, of CASE NUMBER LRP 2006-00027, and CASE NUMBER ZON 2006-00054, be GRANTED and a RECOMMENDATION for approval, with conditions, be forwarded to the Springfield City Council for their consideration on May 7th.

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**Planning Commission Chairperson**

**ATTEST**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

