

DATE OF PLANNING COMMISSION ACTION: April 17, 2007

TO: Springfield Planning Commission

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

FROM: Gary M. Karp, Planner III

SUBJECT: Metro Plan Diagram Amendment - Case Number **LRP 2006-00027**
Springfield Zoning Map Amendment - Case Number **ZON 2006-00054**
Satre Associates, Applicant - Representing SC Springfield, LLC

ISSUE

At their March 27th public hearing, the Planning Commission was asked to hold the record open to consider additional written material concerning the proposed Metro Plan diagram and Springfield Zoning Map amendments. On April 17th, the Planning Commission will deliberate on this matter and forward a recommendation to the City Council.

DISCUSSION

The subject site, formerly known as the "Pierce" property is located north of Marcola Road, west of 31st Street, east of Mohawk Marketplace Shopping Center and south of the EWEB bike path. The Planning Commission held a work session and conducted a public hearing on March 27th on the proposed Metro Plan diagram and Zoning Map amendments. Two letters were entered into the record and nine persons spoke at the hearing. Two people requested that the written record be held open. The Planning Commission complied with these requests. Four written comments were submitted to staff by the specified date of April 3rd (Attachment 1). Responses to issues raised are found in Attachment 2. The applicant submitted formal rebuttal written materials by the specified date of April 10th (Attachment 3).

All issues related to the effects of the proposed development on neighboring properties are issues that will be addressed during the Master Plan review process. The requirement for a Master Plan is a condition of approval of these applications. The Master Plan will be reviewed by the Planning Commission at a future public hearing. The Master Plan will contain mitigation requirements that will allow the Planning Commission to positively respond to the issues raised by the neighbors.

Rescheduling the Planning Commission action to April 17th required revising the City Council work session and public hearing originally scheduled for April 16th as follows: The City Council work session has been changed to May 7th. The City Council public hearing originally scheduled for April 16th will be opened and continued until May 7th. No testimony will be heard on April 16th. A revised notice was mailed advising property owners and interested parties of the schedule change.

RECOMMENDATION

Staff recommends approval of the proposed Metro Plan diagram Springfield Zoning Map amendments, as conditioned, based on the attached findings, in both the staff report and the additional attached information.

ACTION REQUESTED

Advise the City Council, by motion and signature of the attached order and recommendation by the Planning Commission Chairperson, to approve these applications, as conditioned, at their public hearing on April 16, 2007.

ATTACHMENTS

- Attachment 1: Written Comments Submitted by April 3rd
- Attachment 2: Responses to Written and Oral Testimony
- Attachment 3: Applicant's Rebuttal Submitted by April 10th
- Attachment 4: Draft Minutes – March 27th Planning Commission Work Session
- Attachment 5: Draft Minutes – March 27th Planning Commission Public Hearing
- Attachment 6: Order and Recommendation

