

MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF HEARING: April 17, 2007

TO: Springfield Planning Commission **TRANSMITTAL
MEMORANDUM**

FROM: Mark Metzger, Planner

SUBJECT: Proposed Amendments to Article 26—Hillside Development
Overlay extending the potential use of Cluster Development

ISSUE: Staff has proposed amendments to Article 26—Hillside Development Overlay District, extending the ability for developers to transfer density from steep slopes to lesser slopes facing all directions. Current policy limits density transfers to south-facing slopes.

In response to testimony received at the March 13th meeting, staff has made further amendments that would allow “average slope” to be used for calculating the number of dwelling units allowed within a development area, but would continue to use actual slope for determining applicability of the Article and its required analysis and standards. At issue is whether to move the amendments forward to the City Council with a recommendation for approval.

DISCUSSION: At the March 13th meeting, Roy Carver, an interested party, provided testimony to the Commission seeking to insert “average slope” in Section 26.030. Section 26.030 defines where the Article and its standards apply. In discussions with Mr. Carver it was learned that his interest in applying “average slope” related to computing the allowed number of dwelling units in a development area. He was not seeking to avoid the protections of the Article. Average slope is already used for computing the minimum lot size and frontage for lots with a slope greater than 15% in Section 23.050 (‘Step A-2’ and ‘A-3’).

Following discussions with Mr. Carver, changes in 26.030 were proposed that would retain the City’s interest in using actual slope for applying the analysis and protections found in Article 26 while allowing average slope to be used when calculating the number of dwelling units that may be allowed within a development area. These changes are found in the proposed amendments before the Commission (Attachment 1).

The formula proposed for computing “average slope” is the same as that used in Section 26.050 (2)(b) ‘Step A-2’ in the amended version. References that apply the average slope formula only to slopes “from 15 percent to 35 percent” are removed. The formula for “slope” references the formula used in 26.050(2) (a) ‘Step A-1.’

Changes are also proposed for Table 26-1 to clarify that minimum lot sizes and frontage standards for lots below an elevation of 670 feet and with a slope less than 15 % shall be governed by the standards in Article 16. A definition for “wooded lot,” a term footnoted in Table 26-1, is also brought into Article 26 for easier understanding of how wooded lots are defined by the Development Code.

With these revisions, the amendments to Article 26 are intended to: 1) more clearly define the applicability section of Article 26; 2) allow the location of cluster development to all-facing

hillsides with slopes of between 15 and 25%; 3) adjust the formula for computing the acreage for density transfers to avoid double counting of eligible land and 4) allow the City to require developers to fund peer review of the complicated engineering and geotechnical analysis required for hillside development design.

ACTION REQUESTED: The Planning Commission is requested to review the proposed amendments to Article 26 and make a recommendation to the City Council to approve, approve with suggested modifications or to deny the amendments. The Commission may also recommend to the City Council that no action be taken on the amendments at this time.

ATTACHMENTS:

Attachment 1: Proposed Amendments in Legislative Format
Attachment 2: Planning Commission Order