

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

TEXT AMENDMENT OF THE ()
SPRINGFIELD DEVELOPMENT CODE ()
Case Number: LRP2006-00037 ()
FINDINGS, CONCLUSION AND ORDER ()

NATURE OF THE APPLICATION

The proposed amendments to Article 26—Hillside Development Overlay District (HDOD): 1) extends the ability to locate cluster development to all-facing hillsides with slopes of between 15 and 25%; 2) adjusts the formula for computing the acreage for density transfers to avoid double counting of eligible land; and 3) allows the City to require the payment of fee necessary to conduct a peer review of certain engineering and geotechnical reports.

1. The application conforms to the provisions 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.
2. On February 6, 2007, a public hearing on the proposed text amendments to the Springfield Development Code was held. The Development Services staff notes, including criteria of approval, findings, and recommendations, 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 this proceeding.
3. The hearing was continued to the March 13, 2007 meeting at which time additional staff information was presented and recommendations to further amend Article 26 were made.
4. The March 13, 2007 hearing was held and additional testimony was received. The hearing was continued to April 17, 2007 at which time additional staff information was presented and recommendations to further amend Article 26 were made.

CONCLUSION

The proposed text amendments are presented for approval as amendments to the Springfield Development Code, Article 26, Hillside Development Overlay District.

On the basis of this record, the requested text amendment to the Springfield Development Code is consistent with the criteria of approval of Section 8.030 of the Development Code. This general finding is supported by the specific findings of fact and conclusion in the Staff Report and attached hereto.

RECOMMENDATION

It is **RECOMMENDED** by the Planning Commission of Springfield that Journal Number LRP2006-0037, Amendment to the Springfield Development Code, (be approved) (be approved with revisions) (be denied) (no action be taken at this time) by the Springfield City Council.

This **RECOMMENDATION** was presented to and approved by the Planning Commission on April 17, 2007.

Planning Commission Chairperson

ATTEST:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____