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**MEMORANDUM****CITY OF SPRINGFIELD**

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**DATE OF HEARING:** February 21<sup>st</sup>, 2007**TO:** Springfield Planning Commission**FROM:** David Reesor, Planner III**PLANNING COMMISSION  
TRANSMITTAL  
MEMORANDUM****SUBJECT:** Request for a City sponsored Zone Change, Jo. No. ZON2006-00041

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**ISSUE:** The Planning Commission is asked to conduct a public hearing and decide whether or not to approve a Zone Change from Medium Density Residential (MDR) to Low Density Residential (LDR).

**DISCUSSION:** As of April 20<sup>th</sup>, 2006, the City began sponsoring zoning map amendments for properties where the zoning and *Plan* designation are clearly in conflict. This process will occur three times a year. This year's first hearing is at the February 21<sup>st</sup> hearing.

The applicant is requesting a Zone Change for the subject parcel because the site currently represents a Plan / Zone conflict. The current zoning for the property is MDR, and the applicant requests rezoning to LDR consistent with the *Metro Plan* designation. The proposed rezone would rectify the conflict, and bring the zoning into conformity with the Metro Plan designation.

As noted on the *Metro Plan* map, the subject lots represent a clear Plan / Zone conflict which can be corrected by approval of this application. All of the properties adjacent to the site have existing single family homes, consistent with their zoning and *Plan* designation. The Plan Diagram shows 28<sup>th</sup> Street as the boundary between LDR on the west and industrial on the east.

**RECOMMENDATION:** Staff recommends approval based on findings contained in the attached Staff Report.

**ACTION REQUESTED:** Planning Commission approval of this Zone Change request (ZON2006-00041).

**ATTACHMENTS:**

Attachment 1: Staff Report and Findings

Attachment 2: Map 1 - Metro Plan Designation for subject area

Attachment 3: Map 2 - Current Zoning of Subject Site and Vicinity

Attachment 4: Planning Commission Final Order