
MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF HEARING: February 21st, 2007**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** David Reesor, Planner III**SUBJECT:** Request for Zone Change, Jo. Number ZON2006-00070

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

DISCUSSION:

The applicant is requesting a Zone Change for one parcel totaling approximately .27 acre located at 697 Harlow Road. The neighborhood currently consists of a mix between Low Density Residential, Medium Density Residential, General Office, Community Commercial, and High Density Residential. The current zoning for the property is LDR, and is designated LDR by the Gateway Refinement Plan and Metro Plan. The applicant requests rezoning to NC which is permitted by the Metro Plan in LDR designations. Approval of the request would allow for future site plan review of an accountant and tax office in accordance with the standards of SDC Article 18 and Article 31. The proposed rezone does not constitute a need to amend either the Metro Plan or the Gateway Refinement Plan, as noted in specific findings in the attached Staff Report.

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

ACTION REQUESTED: Planning Commission approval of this Zone Change request (ZON2006-00070).

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: Applicant's written statement & supporting maps

Attachment 5: Planning Commission Final Order