

MEMORANDUM

CITY OF SPRINGFIELD

DATE OF MEETING: July 17, 2007

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

TO: Springfield Planning Commission

FROM: Andy Limbird, Planner II

RE: Case No. LRP2007-00020

SUBJECT: Request for Master Plan Approval for a 12.68 acre business park development at the northeast corner of Corporate Way at International Way. The property is zoned Campus Industrial and is located within the Gateway Campus Industrial Park.

ISSUE: The Planning Commission is asked to conduct a public hearing and deliberations on the request to approve a development Master Plan for the subject property.

DISCUSSION: The applicant is requesting approval of a development Master Plan for the subject property in accordance with Articles 21.020 and 37 of the Springfield Development Code (SDC). Master Plan approval is required because the applicant is proposing to phase development of the property over a period exceeding two years (SDC 21.020). The applicant also wishes to “lock in” approval of Business Park on the subject site, because SDC 21.040(2) states that no more than 40% of the gross acres of the City’s CI District shall be developed as business parks.

The Public Hearing for the development Master Plan was advertised in accordance with SDC 3.090(2). Newspaper notification of the public hearing was published in the *Register Guard* on June 29 and July 6, 2007. Additionally, property owners and occupants within 300 feet of the subject property were mailed notification of the public hearing.

RECOMMENDATION: Staff recommends approval with conditions as described in the attached Staff Report.

ACTION REQUESTED:

1. Approve development Master Plan LRP2007-00020

ATTACHMENTS

Attachment 1: Staff Report Including Recommended Conditions

Attachment 2: Site Maps

Attachment 3: Liberty Professional Center Business Park – Master Plan Application and supporting materials