

MEMORANDUM

CITY OF SPRINGFIELD

DATE OF WORK SESSION AND PUBLIC HEARING: June 5, 2007

TO: Springfield Planning Commission

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

FROM: Kitti M. Gale, Housing Planner

SUBJECT: Site Plan Review Type II, St. Vincent de Paul, Affordable, Senior Retirement Facility Case DRC 2007-00024 3rd and 'S' Street, Springfield, Oregon

ISSUE: Conduct a work session and public hearing to approve, approve with amendments, or deny the site plan application proposal.

DISCUSSION: St Vincent de Paul submitted a Type II Site Plan Application on April 11, 2007, requesting tentative approval for a 3-story retirement facility for individuals 62 or older and at or below 50% of Area Median Income. The proposal includes 54, one-bedroom apartments, a two-bedroom manager unit, 3rd Street improvements within the existing 50' wide right-of-way, on-site parking, and landscaping.

After mail-out of an April 18, 2007, *Site Development Notice*, staff received 24 written comments. Neighboring property owners in Gary's Subdivision submitted letters of protest and concern. Due to those concerns and the complex nature of the proposal, the Director decided it was in the public interest to set up a work session and public hearing with the Planning Commission to review the application through Type III Quasi-Judicial Procedures.

One of the neighbor's major objections is that the City is requiring the applicant to extend the 3rd and 'S' Street corridor to serve the development as required by the *1987 Q Street Refinement Plan* and the *1997 Conceptual Local Street Plan*. 'S' Street has terminated into 3rd Street since its 1979 construction. The subdivision plat shows provisions for the southern extension of 3rd Street to provide access for the future development of the area between 2nd Street and 5th Street. All of the area to the south of Gary's Subdivision has been designated either medium density or high density residential since 1987. Additional information is attached.

RECOMMENDATION

Staff recommends approval based on findings and conditions contained in the attached staff report.

ACTION REQUESTED

Approve as conditioned, Site Plan DRC2007-00024, with the attached Final Order, by motion and signature.

ATTACHMENTS

- Attachment 1: Staff Report, Findings, Exhibits
- Attachment 2: Site Maps and Zoning Designations
- Attachment 3: Final Order