
MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF WORK SESSION: April 1st, 2008**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** David Reesor, Planner III *DR JP***SUBJECT:** Plan / Zone conflicts west of Rainbow Drive

ISSUE: The Planning Commission is asked to conduct a work session regarding Plan / Zone conflicts west of Rainbow Drive. The Metro Plan Diagram appears to conflict with Springfield's Zoning Map and past city interpretations of Plan designations north of Centennial Drive, and west of Rainbow Drive. The existing zoning of the property is Medium Density Residential (MDR). At issue is whether the Plan designation is Low Density Residential (LDR) or MDR. Staff is seeking guidance from the Planning Commission on this issue and requests Planning Commission guidance as to whether a formal interpretation application is appropriate prior to any potential zone changes in the subject area.

DISCUSSION: In the summer of 2007, the owner of property located at 1398 Rainbow Drive approached the City about further developing his property. At that time, he was told that there was a Plan / Zone conflict on his property, and that he could apply for a City sponsored zone change to resolve the conflict on the property. After applying for the City sponsored zone change, further research from Planning Staff indicated that there was conflicting issues related to the Plan / Zone conflict. The applicant withdrew the City sponsored zone change application until the City resolves these issues.

In recent years, Staff has interpreted the LDR designation on the Plan Diagram to "match up" with the western boundary of the Community Commercial (CC) zoning south of Centennial. However, research conducted in the fall of 2007 found that the City of Springfield approved MDR zoning (which was considered "R-2" zoning at the time) west of Rainbow Drive in 1971 (Ord. 3100) and again in 1978 (Ord. 5121). From this research, it seems doubtful to Staff that the intent of the Plan makers was to consciously invalidate approximately 10 acres of existing MDR zoning west of Rainbow Drive. Staff's research found that the rezoning of properties in the 1970s to MDR (R-2 at the time) resulted in the development of the Rainbow Village apartments in the early 1970s and the Bicentennial Park Condos in the mid-1990s. Journal files for both the Bicentennial Park Condos and the Rainbow Village apartments stated the Plan designation as MDR.

Currently no refinement plan exists for this area. Two local decisions have provided direction to property owners in this area in the past. That direction has been to confirm that medium density levels are appropriate in this location west of Rainbow Drive and consistent with the Plan. Based upon the results of this recent research, it appears that changing the existing MDR zoning to LDR would represent a change in direction in our local interpretation and may lead to increased uncertainty for property owners. There are multiple policies in the Metro Plan text that allow for interpretation of this area as MDR designation instead of LDR. Use of the Plan in this case requires a balancing of the Plan's various components and a selection of those goals, objectives and policies most pertinent to the issue at hand. The existing MDR zoning can be supported by the Plan text.

RECOMMENDATION: Staff recommends that the City begins a Type IV formal interpretation process that will provide guidance to land owners in the effected neighborhood.

ACTION REQUESTED: Staff requests that the Planning Commission provide guidance to staff on whether a formal interpretation process is appropriate for the subject area prior to any City sponsored zone changes west of Rainbow Drive.

ATTACHMENTS:

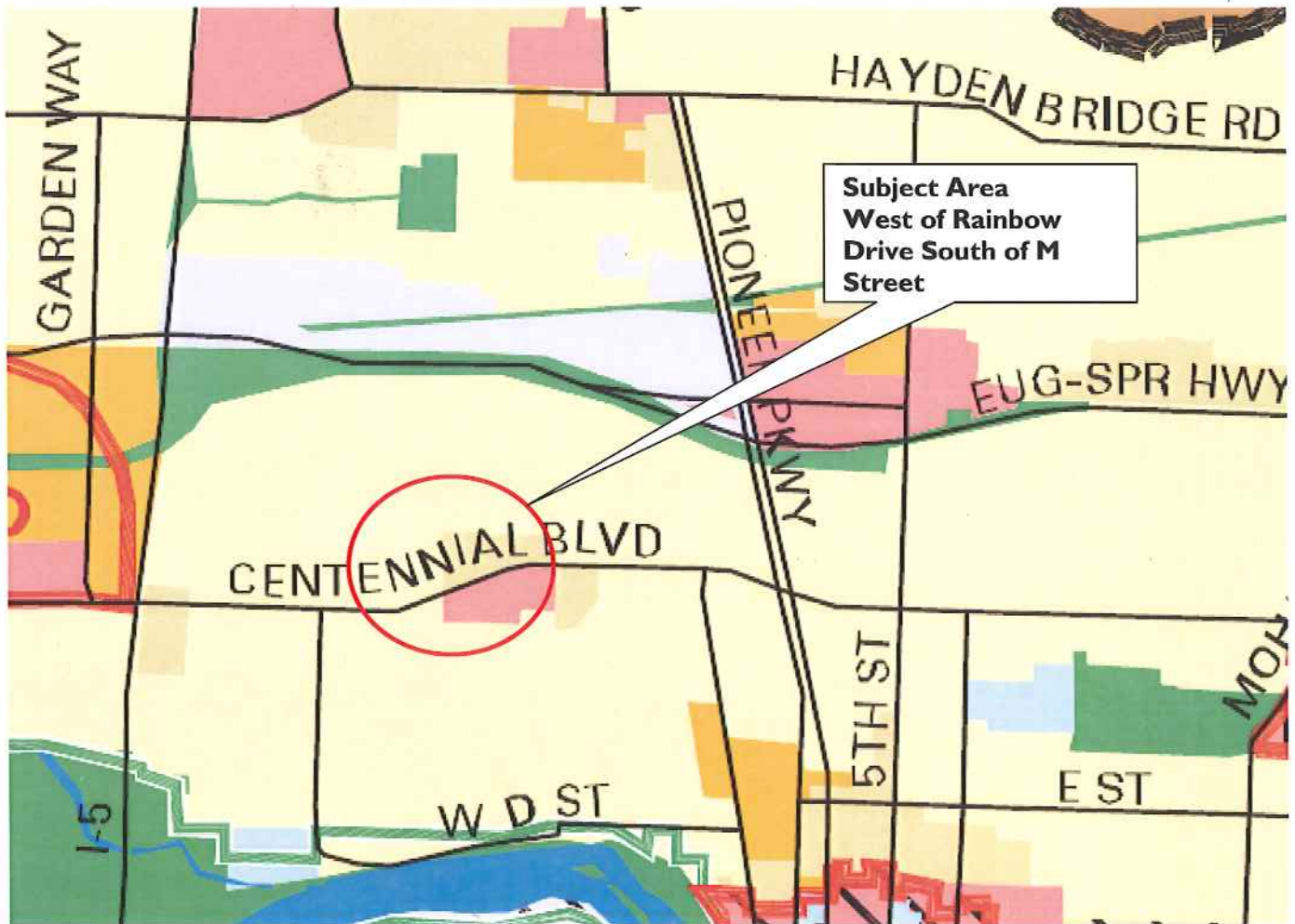
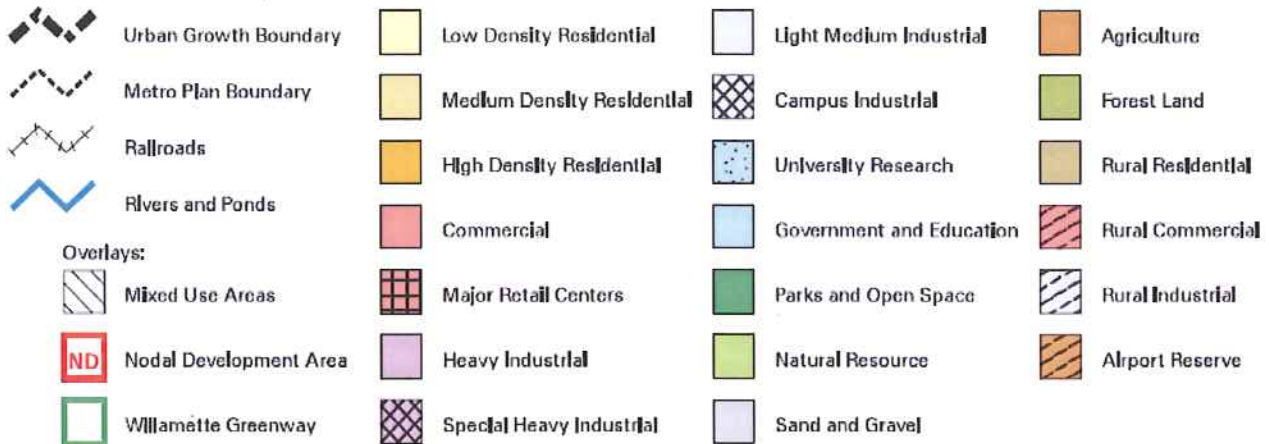
Attachment 1: Metro Plan Designation

Attachment 2: Zoning Map

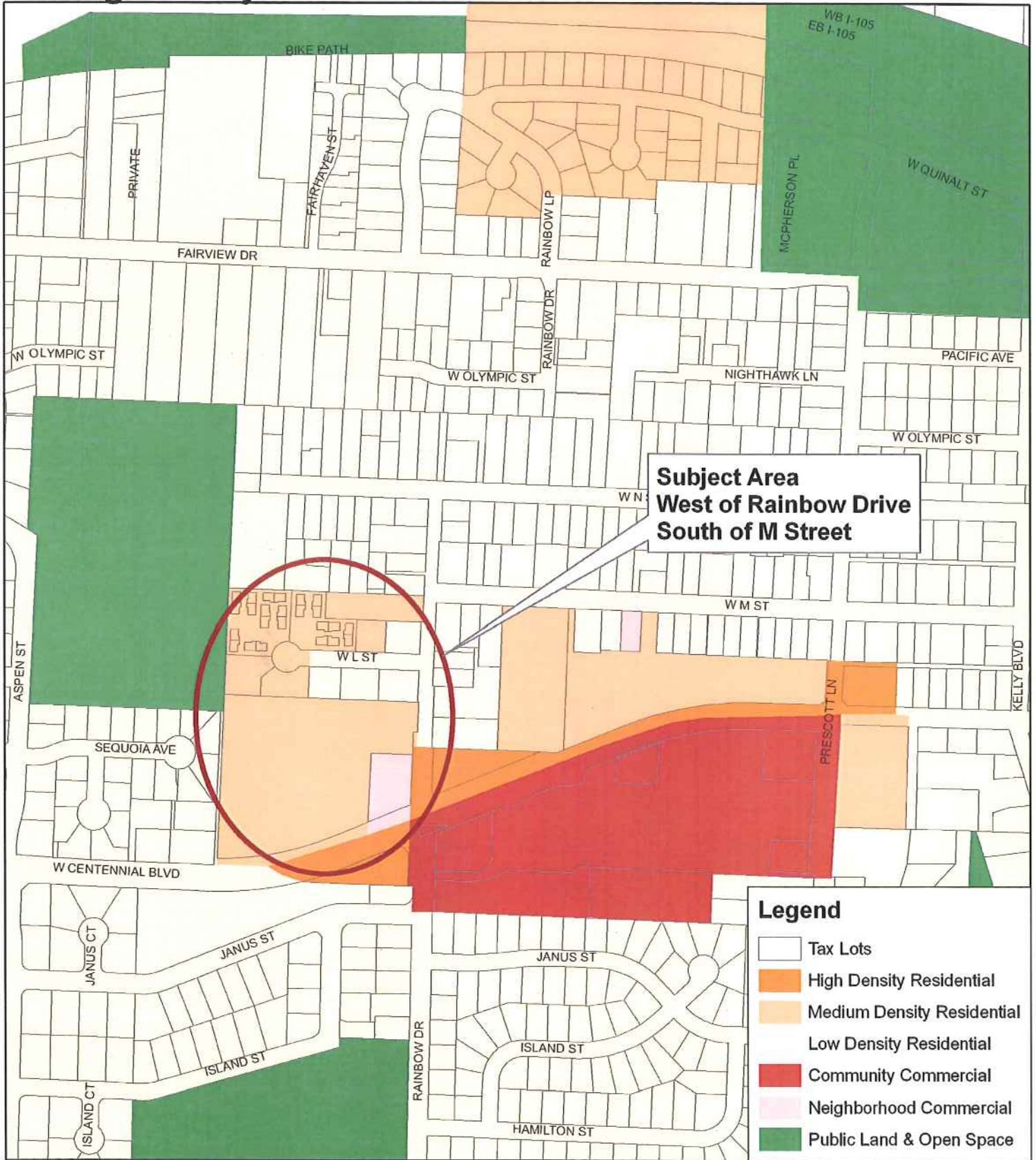
Attachment 3: Site photos

Eugene-Springfield Metropolitan Area General Plan Plan Diagram

(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



Zoning of Subject Area



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission or positional inaccuracy of this product.



200 100 0 200 Feet

Site Photos



Biccennial Condominiums – Stage 2
Approximately 17 Dwelling Units per/acre
Located west of Rainbow Drive



Rainbow Village Apartments – Located west of Rainbow Drive



Biccennial Condominiums – Stage 1
Approximately 17 Dwelling Units per/acre –
Located west of Rainbow Drive



Rainbow Village Apartments – Located west of Rainbow Drive



Centennial Apartments – Located east of Rainbow Drive



Single family homes – Located east of Rainbow Drive, adjacent to the Centennial Apartments