

DATE OF HEARING: December 2, 2008

TO: Springfield Planning Commission

**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM**

FROM: Gary M. Karp, Planner III

SUBJECT: Springfield Development Code (SDC) Amendments Case Number LRP 2008-00011, City of Springfield, Applicant

ISSUE

Continuance of the public hearing held on October 7, 2008 to consider the proposed SDC amendments, which address the following topics: Streamlining the Master Plan review process (Section 5.13-100); updating Fire regulations in the Drinking Water Protection (DWP) Overlay District (Section 3.3-200); and addressing additional Scrivener's errors found in various sections after adoption of the reformatted SDC.

DISCUSSION

In August, 2008, staff distributed a copy of the proposed Master Plan amendments, Attachment 4, to private sector planners who submitted Master Plan applications in the past. Two of these planners, Mr. Satre and Mr. Farrington, submitted comments to staff regarding the proposed Master Plan amendments. The proposed Master Plan amendments presented to the Planning Commission on October 7, 2008 contained staff's responses to the vast majority of the issues/questions raised by Mr. Satre and Mr. Farrington. This is why copies of their written comments, while in the record, were not attached to the October 7th staff report. Mr. Satre and Mr. Farrington provided testimony at the public hearing. The Planning Commission directed staff to conduct a meeting with Mr. Satre and Mr. Farrington to solicit additional comment on the proposed amendments. The Planning Commission continued the public hearing until December 2, 2008.

Combined, Mr. Satre's and Mr. Farrington's comments include over 40 pages of text. For ease of review, their written and oral comments have been combined into a format which responds to each issue/question. Attachment 1 allows the reader to briefly see each issue/question and go to the applicable section/subsection in Attachment 4 to review the revised text, which is highlighted along with a "commentary" explaining why the revision is proposed and/or how it has been addressed.

While both Mr. Satre and Mr. Farrington had concerns regarding the entire proposed Master Plan amendment, there are two Sections that elicited the most comments: 1) SDC 5.13-120, Submittal Requirements (they thought some of these requirements were more specific than they needed to be and/or that some of these requirements should be "conceptual"; and 2) SDC 5.13-135, Final Master Plan Modifications (where Mr. Farrington suggested that staff's proposed 10 percent threshold should be eliminated and the current text retained). Staff met with Mr. Satre and Mr. Farrington on November 12th to discuss these and other issues. Attachment 4 addresses all issues all issues previously raised and those issues discussed at that meeting.

There was no testimony regarding Attachments 5 or 6 No revisions have been made to Attachment 5. One revision has been made to Attachment 6 to add hotels as a permitted use in the Mixed Use Commercial zoning district.

RECOMMENDATION/ACTION REQUESTED

Review the revised text and advise the City Council, by motion and signature of the attached order and recommendation by the Planning Commission Chairperson, to approve the proposed amending Ordinance at their public hearing on February 17, 2009.

ATTACHMENTS

- Attachment 1: Responses to Written and Oral Testimony Regarding the Master Plan Process
- Attachment 2: SDC Amendment Staff Report
- Attachment 3: Recommendation to City Council
- Attachment 4: SDC Section 5.13-100 Master Plans – Revised
- Attachment 5: SDC Section 3.3-200 Drinking Water Protection Overlay District
- Attachment 6: Various Sections – Scrivener's Errors
- Attachment 7: Preliminary Master Plan Review Procedure Discussion