
AGENDA ITEM SUMMARY

Meeting Date: 5/19/2020
Meeting Type: Regular Meeting
Staff Contact/Dept.: Melissa Cariño, DPW
Staff Phone No: 541.744.4068
Estimated Time: 30 minutes
Council Goals: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE: AMENDMENT TO THE SPRINGFIELD ZONING MAP TO REZONE APPROXIMATELY 1 ACRE OF LAND LOCATED AT 6185 MAIN STREET AND IDENTIFIED AS ASSESSOR'S MAP 17-02-34-34, TAX LOT 700 FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)

ACTION REQUESTED: Conduct a public hearing and deliberations, and approve, approve with conditions, or deny a request for Zoning Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), consistent with the *Metro Plan* diagram.

ISSUE STATEMENT: City staff identified a plan-zone conflict on the subject site during pre-development discussions. The applicant is now requesting to change the subject site's zoning from Low Density Residential (LDR) to Medium Density Residential (MDR) to facilitate future development.

ATTACHMENTS: Attachment 1: PC Order - Zoning Map Amendment Request 811-20-000055-TYP2
Exhibit A: Zoning Change Area Description
Exhibit B: Staff Report and Findings
Attachment 2: Current Zoning Diagram
Attachment 3: Proposed Zoning Diagram
Attachment 4: Application Submittals

**DISCUSSION/
FINANCIAL
IMPACT:** Site Plan Criteria of Approval require a development site's zoning to be consistent with the comprehensive plan designation. The subject site is currently designated Medium Density Residential (MDR) on the *Metro Plan* diagram, but is zoned as Low Density Residential (LDR). This plan/zone conflict can be resolved by approval of this request.

Plan-zone conflict resolution occurs at the request of land owners during the development process. There is no direct financial impact on the applicant. The City invests staff time to process the amendment but the investment moves the City forward in the larger effort to resolve the various plan-zone conflicts dating to the adoption of the *Metro Plan* or subsequent refinement plans. Staff finds the proposal consistent with the applicable criteria for Zoning Map Amendments and recommend approval of the proposed change.

The Planning Commission may approve, approve with conditions, or deny a Zoning Map Amendment based upon approval criteria Springfield Development Code (SDC) 5.22-115C. The Planning Commission's decision is final unless appealed to the Springfield City Council as provided in SDC 5.3-120.

**BEFORE THE PLANNING COMMISSION OF SPRINGFIELD, OREGON
FINAL ORDER FOR:**

AMENDMENT TO THE SPRINGFIELD ZONING MAP TO REZONE] 811-20-000055-TYP3
APPROXIMATELY 1 ACRE OF LAND LOCATED AT 6185 MAIN STREET AND]
IDENTIFIED AS ASSESSOR’S MAP 17-02-34-34, TAX LOT 700 FROM LOW]
DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR)]

NATURE OF THE APPLICATION

Rezoning an approximately 1-acre parcel located at 6185 Main Street (Map 17-02-34-34, Tax Lot 700) from Low Density Residential (LDR) to Medium Density Residential (MDR). The subject property is more particularly described in **Exhibit A** to this Order.

Timely and sufficient notice of the public hearing has been provided, pursuant to SDC 5.2-115.

On May 19, 2020, the Springfield Planning Commission held a public hearing and conducted deliberations on the proposed Zoning Map Amendment. The staff report, written comments, and testimony of those who spoke at the public hearing were entered into the record.

CONCLUSION

On the basis of this record, the proposed Zoning Map amendment is consistent with the criteria of SDC 5.22-115. This general finding is supported by the specific findings of fact and conclusion in the Staff Report and Findings, attached hereto as **Exhibit B**.

ORDER/RECOMMENDATION

It is ORDERED by the Springfield Planning Commission that Case Number 811-20-000055-TYP3, Zoning Map Amendment, be approved. This ORDER was presented to and approved by the Planning Commission on May 19, 2020.

Planning Commission Chairperson

Date

ATTEST

AYES:

NOES:

ABSENT:

ABSTAIN:

ZONING CHANGE AREA DESCRIPTION

All that parcel of land known as Tax Lot 700, in Lane County, Oregon Assessor's Map number 17023434; also including what is shown as a "1.9' strip owned by Bennett" on said Assessor's Map, and also including the southerly half of the Public Right of Way shown on said Assessor's Map as McKenzie Highway, aka Main Street in Springfield, Oregon; said parcel being further described as follows:

Beginning at a point on the South boundary of the McKenzie Highway 2644 feet East (shown on a 1980 Survey by Charles W. Guile, PLS 472, as 2642.10 feet) and 550.84 feet South (shown on a 1980 survey by Charles W. Guile, PLS 472, as 532.43 feet) of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, Notification No. 7079, Township 17 South, Range 2 West of the Willamette Meridian; thence West 66.0 feet; thence South 660.0 feet; thence East 66.0 feet; thence North 660.0 feet to the Point of Beginning, in Lane County, Oregon.

ALSO INCLUDING: the southerly 40 feet of the McKenzie Highway, aka Main Street in Springfield, Oregon, which has a right of way width of 80 feet, being directly North of and adjacent to the above described property.

**Staff Report and Findings
Planning Commission
Zoning Map Amendment Request
(ALLC, LLC)**

Hearing Date: **May 19, 2020**

Case Number: **811-20-000055-TYP3**

Applicant: **Nathan Wiedenmann, ALLC, LLC**

Property Owner: **Nathan Wiedenmann, ALLC, LLC**

Site: A 1-acre property located at **6185 Main Street** (Assessor’s Map 17-02-34-34, Tax Lot 700).

REQUEST

The Planning Commission is asked to conduct a public hearing then deliberate and approve, approve with conditions, or deny the Zoning Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR).

SITE INFORMATION/BACKGROUND

The Zoning Map Amendment is requested for a 1-acre vacant parcel located at 6185 Main Street and is identified as Assessor’s Map 17-02-34-34, Tax Lot 700. The proposed Zoning Map Amendment would help facilitate future development of multi-unit residential dwelling units on the subject site. This application was submitted on March 24, 2020.

In accordance with Section 3.2-205C of the Springfield Development Code (SDC), the Medium Density Residential (MDR) land district: (1) Establishes sites for residential development where primarily multifamily dwellings are permitted and the density range is 14 to 28 dwelling units per net acre, and (2) Provides for a limited range of neighborhood uses that provide services for residents. The proposed change of zoning from non-conforming Low Density Residential (LDR) to Medium Density Residential (MDR) is consistent with and does not affect the *Metro Plan* designation. The proposed Type III Zoning Map amendment would resolve a Plan Zone Conflict and provide consistency between the City’s *Metro Plan* and Zoning Map diagrams.

Notification and Written Comments

Notification of the May 19, 2020 Planning Commission public hearing was sent to all property owners and residents within 300 feet of the outer boundary of the subject site on April 30, 2020. Notification was also published in the April 29, 2020 edition of *The Register Guard*. Staff also posted notices on the subject site and on the City’s website. No written comments were received.

On April 16, 2020, the Governor issued Executive Order 20-16, which requires governing bodies to hold public meetings and hearings by telephone, video, or through other electronic or virtual means whenever possible. The governing body must make available a method by which the public can listen to or virtually attend the public meeting or hearing at the time it occurs. Executive Order 20-16 allows governing bodies to accept public testimony by telephone, video, or other virtual or electronic means, or to provide a means to submit written testimony (including email or other electronic methods) that the governing body can consider in a timely manner. Executive Order 20-16 overrides conflicting requirements for quasi-judicial public hearings in state law or in the Springfield Development Code or Metro Plan.

The May 19 public hearing is being conducted via online meeting platform that allows members of the public to listen to the meeting online or by calling a toll free number. Members of the public may provide

testimony to the Planning Commission by observing the online meeting at City Hall, or by joining the online meeting remotely. Details regarding how to join the online meeting were provided in the Planning Commission meeting agenda, and posted on the City’s website.

Criteria of Approval

Section 5.22-100 of the SDC contains the criteria of approval for Zoning Map amendments. The Criteria of Zoning Map amendment approval criteria are as follows:

SDC 5.22-115 APPLICABLE CRITERIA

C. *Zoning Map amendment criteria of approval:*

1. *Consistency with applicable Metro Plan policies and the Metro Plan diagram;*
2. *Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and*
3. *The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*
4. *Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:*
 - a. *Meet the approval criteria specified in Section 5.14-100; and*
 - b. *Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.*

Proposed Findings In Support of Zone Change Approval

Criterion: Zoning Map amendment criteria of approval:

1. Consistency with applicable *Metro Plan* policies and the *Metro Plan* diagram;

Finding 1: The adopted *Metro Plan* is the principal policy document that creates the broad framework for land use planning within the City of Springfield. The adoption of Springfield Ordinance #6268 included the new *Springfield 2030 Refinement Plan Residential Land Use and Housing Element*. The policies and implementation actions of the Springfield 2030 Refinement Plan Residential Land Use and Housing Element are intended to refine and update the goals, objectives and policies of the Metro Plan’s Residential Land Use and Housing Element. Therefore, both plans are applicable to this zoning map amendment request and the rezone must be consistent with both the *Metro Plan* and the *Springfield Comprehensive Plan*. The following findings in this section identify and show compliance with the applicable *Metro Plan* policies.

Finding 2: The goal of the *Metro Plan – Residential Land Use and Housing Element* is to “[p]rovide viable residential communities so all residents can choose sound, affordable housing that meets individual needs.”

Finding 3: Policy A.2 of the *Metro Plan* states, “Residentially designated land within the UGB should be zoned consistent with the *Metro Plan* and applicable plans and policies[.]” To the extent that the subject site is a residential designation, this zone change is consistent with this policy. See attached exhibits for existing and proposed zoning of the subject site.

Finding 4: The subject site is designated Medium Density Residential (MDR) on the *Metro Plan* diagram. The Residential designation is implemented by the requested change to MDR zoning, as detailed in the Springfield Development Code (SDC) Section 3.2-200C. The MDR district establishes sites where primarily multifamily dwellings are permitted at the density range of 14-28 dwelling units per net acre.

Finding 5: The proposal is to amend the Zoning Map to allow higher residential density on the subject site. The site is currently zoned Low Density Residential (LDR), where primarily detached single-family dwellings and duplexes are permitted with a density range of 6-14 dwelling units per net acre, as detailed in SDC Section 3.2-200A.

Finding 6: The proposed Zoning Map Amendment is consistent with the *Metro Plan* diagram.

2. Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans;

Finding 7: There are no applicable Plan District maps, refinement plans, or Conceptual Development plans applicable to the subject site.

Finding 8: The Public Facilities and Services Plan and the 2035 Transportation System Plan are functional plans applicable to the subject site. However, there are no policies in either of these plans that are applicable criteria of approval for this proposed Zoning Map Amendment. Therefore, the applicant's proposal meets this criterion of approval.

3. The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Finding 9: The subject site has frontage and access along a developed urban transportation network (Main Street/OR-126). Aster Street, a local street, will provide additional local street access and connectivity. All streets serving the subject site will be extended and/or improved to City standards at the time of development pursuant to SDC 4.3-105.

Finding 10: Standard utilities are currently available along the existing property frontage on Main Street and from future Aster Street connections. DPW Engineering staff have reviewed the current rezone proposal and found that existing facilities can be extended to serve the subject site at the time of development pursuant to SDC 4.3-120:

- *Sanitary Sewer* - There are existing lines along the Main Street frontage, midway across the subject site, and a stub from the east on Aster Street with adequate capacity to serve the site. .
- *Stormwater* – There are existing stormwater lines with sufficient capacity to serve the site from the Main Street frontage, midway across the subject site, and a stub from the east in Aster Street.
- *Electric and Water* – Both Springfield Utility Board (SUB) Water and Electric Divisions found that there are adequate transformers and water mains to serve the site along Main Street and to the east of the property along Aster Street.
- *Standard Utilities* – Other utilities such as telephone land lines, CATV, or natural gas are typically extended to developable properties within standard public and private utility easements at the time of development.

4. Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:

- a. Meet the approval criteria specified in Section 5.14-100; and
- b. Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.

Finding 11: The requested Zone Change is being undertaken as a quasi-judicial, site-specific change in compliance with provisions of the adopted *Metro Plan* and Section 3.2-205.C of the Springfield Development Code (SDC). Because the proposed MDR zoning is consistent with the Residential land use designation found on the *Metro Plan* diagram, a Comprehensive Plan amendment is not required or warranted. Therefore, the criterion to comply with SDC 5.14-100 is not applicable.

Finding 12: The Transportation Planning Rule (TPR), OAR 660-012-0060(1), requires a local government to put in place certain mitigation measures if an amendment to a land use regulation (including a zoning map amendment) would “significantly affect” an existing or planned transportation facility. OAR 660-012-0060 (9) provides that the “local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility” if all the requirements in subsections (a)-(c) are met.

Finding 13: OAR 660-012-0060-(9)(a) requires that the proposed zoning map amendment be consistent with the existing comprehensive plan map designation, and the map amendment does not change the comprehensive plan map. As found above, the proposal amends only the Springfield Zoning Map, and not the *Metro Plan* diagram.

Finding 14: OAR 660-012-0060-(9)(b) requires that the local government has an acknowledged Transportation System Plan (TSP) and that the proposed zoning map amendment is consistent with the TSP. The *Springfield 2035 TSP* was acknowledged by DLCD, and the proposed zone change is consistent with the TSP, and does not affect TSP policies or projects.

Finding 15: OAR 660-012-0060-(9)(c) requires that the area subject to the proposed zoning map amendment is not subject to an exemption from the TPR standards pursuant to a prior UGB amendment or TSP amendment to account for urbanization of the area. The subject site is within the Springfield UGB and City limits, so this criterion is not applicable.

Finding 16: Because the proposed zoning map amendment meets all the criteria of OAR 660-012-0060-(9)(a)-(c), the proposed amendment does not “significantly affect” an existing or planned transportation facility under OAR 660-012-0060(1) and therefore complies with the TPR and OAR 660-012-0060.

Conclusion: Based on the above-listed criteria, City staff recommends that the Planning Commission approve the proposal because it meets the stated criteria for Zoning Map Amendments in SDC 5.22-115.

CONDITIONS OF APPROVAL

SDC Section 5.22-120 allows for the Approval Authority to attach conditions of approval to a Zone Change request to ensure the application fully meets the criteria of approval. The specific language from the code section is cited below.

5.22-120 CONDITIONS

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Zoning Map amendment to be granted.

No recommended conditions of approval.

The Planning Commission may choose to apply conditions of approval as necessary to comply with the Zone Change criteria.

**CURRENT ZONING FOR PROPERTY REQUESTING ZONING MAP AMEMENDMENT
6185 MAIN STREET (ASSESSOR'S MAP 17-02-32-34, TAX LOT 700)**

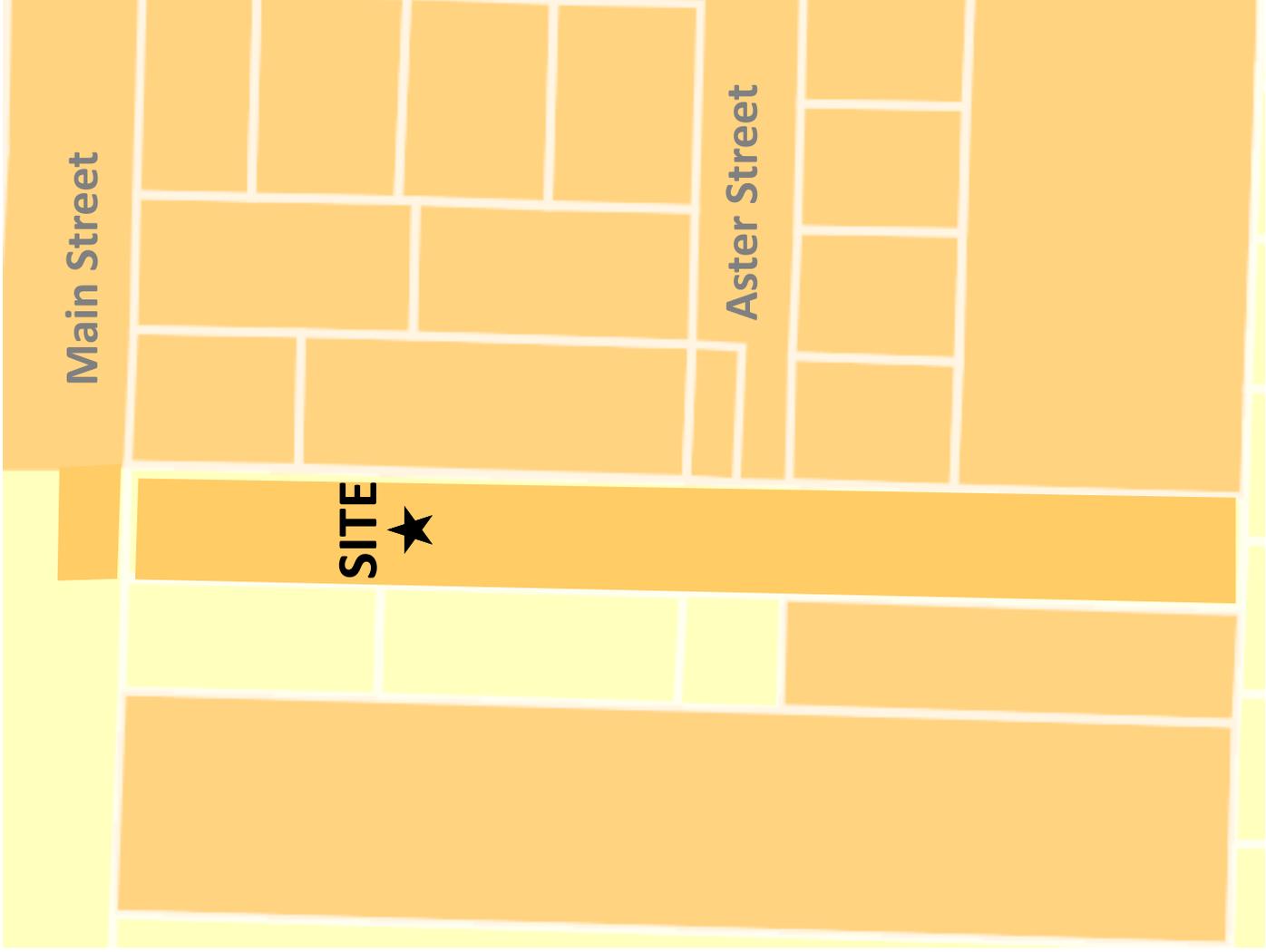


ZONING MAP LEGEND

-  Medium Density Residential
-  Low Density Residential



**PROPOSED ZONING FOR PROPERTY REQUESTING ZONING MAP AMEMENDMENT
6185 MAIN STREET (ASSESSOR'S MAP 17-02-32-34, TAX LOT 700)**



ZONING MAP LEGEND

-  Medium Density Residential
-  Low Density Residential



CITY OF SPRINGFIELD - DEVELOPMENT REVIEW COMMITTEE

DISTRIBUTION DATE **March 25, 2020**

TO:

- ___ *Current Planning Staff: Jim Donovan, Liz Miller, Andy Limbird, Mark Rust, Drew Larson, Melissa Cariño
- ___ Jeff Paschall, City Engineer, DPW
- ___ *Kyle Green, Managing Civil Engineer – DPW
- ___ Todd Singleton, Josh Richmond - Engineering, DPW (email only)
- ___ Kristi Krueger, Franklin Blvd Contact, Engineering, DPW
- ___ Ken Vogeny, Emergency Manager – Development and Public Works Department
- ___ *Michael Liebler, Transportation Planning Engineer, Public Works Department
- ___ *Eric Phillips-Meadow, Deputy Fire Marshall, Fire & Life Safety Department
- ___ *Eric Adams, Planning, Willamalane Park and Recreation District
- ___ Kuri Gill, Chair, Historic Commission
- ___ *Sanjeev King, Nick Amann, Springfield Utility Board (Electric)
- ___ *Greg Miller, Water Division Engineering Manager - Springfield Utility Board (Water)
- ___ *Ladd Boyce, Keoki Lapina; Springfield Utility Board (Water)
- ___ Jack Foster, Springfield Utility Board (Energy Conservation)
- ___ Amy Chinitz, Springfield Utility Board (Drinking Water)
- ___ Marie Longworth, Central Lane Communications 911 (Stephen King, alternative)
- ___ Wendy Rentz, US Postal Service
- ___ *Monte Brown, Northwest Natural Gas (John Radosevich & Brian Kelley, alternate reviewers)
- ___ *Sasha Vartanian, Lane County Transportation, Steve Gallup (cc only)
- ___ Debbie Jenkins, Emerald People’s Utility District (EPUD)
- ___ George Ehlers, Lane County Sanitarian [Urban Transition Zone] (if applicable)
- ___ Jamie Porter, Rainbow Water District (Dean Hill alternate reviewer) (***only if in the North Spfld area**)
- ___ Sally Markos, Lane Regional Air Pollution Authority (if applicable)
- ___ Jason McDonald, Comcast Cable (if applicable)
- ___ Brad Rudler, EWEB (electric) (property)
- ___ Wallace McCullough, EWEB (water) (***If in Glenwood**)
- ___ Courtney Griesel, Economic & Community Development (agenda)
- ___ *David Bowsby, AIC Building Official DPW
- ___ *Greg Ferschweiler, Keith Miyata, Brian Conlon, PW Dept.
- ___ *Craig Fitzgerald, Maintenance DPW Dept
- ___ Sunny Washburn, Environmental Works Dept. (agenda only)
- ___ Rick Lewis, Police Chief, Police Department (agenda)
- ___ *Tom Schwetz, LTD, Planning and Development Director
- ___ Luke Pilon, Century Link
- ___ Planning & Development Manager, ODOT, State Highway Division (odotr2planmgr@odot.state.or.us)
- ___ Chris Reiersgaard, Asst Director of Facilities & Operations, Springfield School District (agenda)
- ___ Safe Routes to School, Springfield School District
- ___ Brett Yancey, Chief Operations Officer, Springfield School District (agenda)
- ___ Steven Hopkins, Operations Manager, Sanipac
- ___ Kristina Kraaz, City Attorney (Mary Bridget Smith upon specific request)
- ___ Chris Moorhead, City Surveyor
- ___ Brenda Jones, Management Support Specialist - Annexation

A request for land use action, as described on the attached agenda, has been received by the Development Services Office. Specific concerns of your division/department/agency should be addressed. **If you have comments or requirements of this proposal, please send them in writing to the assigned planner @ Development & Public Works Department, 225 Fifth Street, Springfield, OR 97477. Your comments may also be sent via e-mail or if you are a DRC internal user attach as document within the Accela Automation.**

If your **written** comments are not received by Friday, **April 10, 2020** specific concerns of your division/department/agency will not be addressed unless you attend the meeting on **April 14, 2020**. The Development Review Committee holds staff review meetings on Tuesday @ 8:00 -10:00 a.m. You should also plan to attend the staff meeting on Tuesday if you have specific concerns so that the Planning representative can discuss them prior to meeting with the applicant. If the Planner feels it is necessary for you to participate in the public meetings he/she will let you know on Tuesday.

* full packet

AGENDA

DEVELOPMENT REVIEW

COMMITTEE

***DEVELOPMENT SERVICES DEPARTMENT
225 FIFTH STREET
Conference Room 615***

Staff Review: Tuesday, April 14, 2020 9:00 – 10:00 a.m.

- 1. Zoning Map Amendment 811-20-000055-TYP3 811-20-000056-PROJ Allc, LLC**
Assessor's Map: 17-02-34-34 TL: 700
Address: 6185 Main Street
Existing Use: vacant
Applicant submitted zone change request from LDR to MDR to resolve plan zone conflict.
Planner: **Melissa Cariño**
Meeting: **Tuesday, April 14, 2020 9:00 – 10:00 virtual meeting via GoToMeeting**

The Complete DRC Packet for this meeting is available online for you to review or print out from the laserfiche website: <http://www.springfield-or.gov/weblink8/browse.aspx>

City of Springfield
 Development & Public Works
 225 Fifth Street
 Springfield, OR 97477



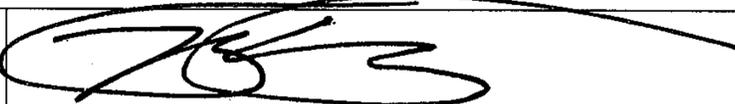
Zoning Map Amendment, Type III

Required Project Information *(Applicant: complete this section)*

Applicant Name:	Nathan Wiedenmann	Phone	503-559-3535
Company:	ALLC, LLC	Fax:	
Address:	88141 Chita Loop, Springfield OR 97478		

Applicant Signature: _____

Property Owner:	Nathan Wiedenmann	Phone	503-559-3535
Company:	ALLC, LLC	Fax:	
Address:	88141 Chita Loop, Springfield OR 97478		

Owner Signature: 

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in his or her behalf

ASSESSOR'S MAP NO: 17-02-34-34 **TAX LOT NO(S):** 700

Property Address: 6185 Main Street, Springfield OR

Area of Request **Square Feet:** **Acres:** 1.0

Existing Use(s) of Property: Vacant

Description of The Proposal: The property is currently zoned as Low Density Residential. The site and surrounding area, however, is designated as Medium Density Residential by the Metro Plan. The goal of this map amendment is to change the property's zoning to match the Medium Density Residential designation of the Metro Plan.

Required Property Information *(City Intake Staff: complete this section)*

Case No.: _____	Date _____	Received by: (initials) _____
Application Fee: _____	Postage Fee: _____	Total Fee: _____

Edited 7/19/2007 bjones

Zoning Map Amendment Submittal Requirements Checklist

1. **The application fee** - Refer to the Development Code Fee Schedule for the appropriate application and postage fee. A copy of the Fee Schedule is available at the Development & Public Works Department.
2. **Deed** - A copy of the deed to show ownership.
3. **Vicinity Map** - A map of the property and the surrounding vicinity which includes the existing zoning and plan designations. One copy must be reduced to 8 ½" by 11" which will be mailed as part of the required neighboring property notification packet.
4. **Findings** - Before the Planning Commission can approve a Zone/Overlay District Change Request, there must be information submitted by the applicant which adequately supports the request. The Criteria the Planning Commission will consider in making their decision is listed below. If insufficient or unclear data is submitted by the applicant, there is a good chance that the request will be denied or delayed. It is recommended that you hire a professional planner or land use attorney to prepare your findings.

Criteria of Approval (Quasi-judicial)

SDC 12.030 requires that in reaching a decision on these actions, the Planning Commission or Hearings Official map approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria (a)-(c), below.

- (a) Consistency with the Metro Plan policies and the Metro Plan Diagram;
- (b) Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and
- (c) The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.



March 24, 2020

**RE: ZONING MAP AMENDMENT
6185 MAIN ST, SPRINGFIELD OREGON
Branch Engineering Inc. Project No. 19-453**

The subject site is located at 6185 Main Street (Tax Map 17-02-34-34, Tax Lot 700). The site is vacant and is bounded by residential properties. The proposed zoning map amendment is to rezone the site from Low Density Residential to Medium Density Residential in order to bring the zoning into conformance with the Metro Plan designation. The following is a response to the applicable Zoning Map Amendment criteria:

(a) Consistency with the Metro Plan policies and the Metro Plan Diagram;

The Metro Plan Diagram designates the subject site for Medium Density Residential zoning. The proposal to change the zoning from Low-Density Residential to Medium Density Residential is consistent with the Metro Plan’s designation. The following are Metro Plan policies that are relevant to the proposal:

Metro Plan Policy A.2, Page III-A-6: “Residentially designated land within the UGB should be zoned consistent with the Metro Plan and applicable plans and policies; however, existing agricultural zoning may be continued within the area between the city limits and the UGB until rezoned for urban uses.”

Metro Plan Policy A.3, Page III-A-6: “Provide an adequate supply of buildable residential land within the UGB for the 20-year planning period at the time of Periodic Review.”

Metro Plan Policy A.4, Page III-A-6: “Use annexation, provision of adequate public facilities and services, rezoning, redevelopment, an infill to meet the 20-year projected housing demand.”

Metro Plan Policy A.9, Page III-A-8: “Establish density ranges in local zoning and development regulations that are consistent with the broad density categories of this plan.

“[...] Medium density: Over 10 through 20 dwelling units per gross acre (could translate to over 14.28 units per net acre through 28.56 units per net acre

depending on each jurisdiction's implementation measures and land use and development codes).”

Metro Plan Policy A.10, Page III-A-8: “Promote higher residential density inside the UGB that utilizes existing infrastructure, improves efficiency of public services and facilities, and conserves rural resource lands outside of the UGB.”

Metro Plan Policy A.11, Page III-A-8: “Generally locate higher density residential development near employment or commercial services, in proximity to major transportation systems or within transportation-efficient nodes.”

Metro Plan Policy A.12, Page III-A-8: “Coordinate higher density residential development with the provision of adequate infrastructure and services, open space, and other urban amenities.”

Metro Plan Policy A.13, Page III-A-8: “Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.”

Consistent with the above policies, a change to Medium Density Residential zoning will allow for improved, cohesive development of the property to suit the residential needs of the site and the continuing growth of the surrounding area. The change from Low to Medium Density Residential will facilitate the higher density infill needed to meet future housing needs in the area as forecasted in the Metro Plan. The availability of existing utilities and transportation infrastructure allows for an easy transition to the new zoning without causing undue stress on resources, increased traffic, or extensive construction work on the street. In addition to existing utilities on both Main Street and Aster Street, two LTD bus stops are within a block of the site on Main Street and the site is within half a mile of commercial services.

(b) Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and

The site is not located within any of the City's Refinement Plan areas. No additional plans or maps apply to the site.

(c) The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

The site is currently vacant but formerly held a residential home. Existing water, sewer, gas and electrical utility hookups are available for connection along Main Street to the North and Aster Street to the Southeast. Additionally, sanitary sewer and storm sewer lines cross the site between Aster Street and Main Street.

Main Street provides access to multiple bus stops, most notably Stop ID 00017 to the Northeast of the site and Stop ID 00018 to the Northwest. Sidewalks and bike lanes are available on both sides of Main Street as well as a sidewalk on the Northern side of Aster Street. The site is less than half a mile to the East of commercial services.

Z:\2019\19-453 Wiedenmann\Rezoning Application\Zoning Map.dwg 3/5/2020 9:00 AM EM ILYP



LEGEND

 TAX LOT TO BE CHANGED TO MEDIUM DENSITY RESIDENTIAL

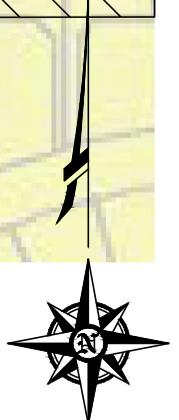
 METRO PLAN MEDIUM DENSITY RESIDENTIAL DESIGNATION

ZONING

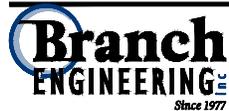
 LOW DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

 PUBLIC LAND & OPEN SPACES



SCALE: 1" = 200'



ZONING MAP AMENDMENT

6185 MAIN STREET, SPRINGFIELD OR

MAR 03, 2020

RECORDING REQUESTED BY:

 **Western** Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

David Charles Beck and Haley Rose Misner

GRANTEE'S NAME:

Allc LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: WT0178654-JS

Nathan W. Wiedenmann

Allc LLC, an Oregon limited liability company

88141 Chita Loop

Springfield, OR 97478

SEND TAX STATEMENTS TO:

Allc LLC, an Oregon limited liability company

88141 Chita Loop

Springfield, OR 97478

APN: 0140622

Map: 17-02-34-34-00700

6185 Main Street, Springfield, OR 97478

Lane County Clerk
Lane County Deeds & Records

2019-043806

10/01/2019 11:10:51 AM

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\$15.00 \$11.00 \$10.00 \$61.00

\$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Charles Beck and Haley Rose Misner, Grantor, conveys and warrants to **Allc LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

Beginning at a point on the South boundary of the McKenzie Highway 2644 feet East and 550.84 feet South of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, Notification No. 7079, Township 17 South, Range 2 West of the Willamette Meridian; thence West 66.0 feet; thence South 660.0 feet; thence East 66.0 feet; thence North 660.0 feet to the Point of Beginning, in Lane County, Oregon.

EXCEPTING: Beginning at a point on the South right of way line of the McKenzie Highway 3171.89 feet South 89° 45' 17" East and 550.64 feet South of the Northwest corner of the Stephen Gager Donation Land Claim No. 45, in Township 17 South, Range 2 West of the Willamette Meridian; thence North 89° 45' 17" West, 248.0 feet along said right of way line; thence South 390.0 feet; thence North 89° 45' 17" West 280.0 feet parallel with the South line of said highway to the true point of beginning; thence South 270.0 feet; thence South 89° 45' 17" East, 20.11 feet parallel with the South line of the McKenzie Highway; thence North 270.0 feet; thence North 89° 45' 17" West, 20.11 feet to the true point of beginning, in Lane County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$145,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,

STATUTORY WARRANTY DEED

(continued)

CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 09/28/19

David Charles Beck
David Charles Beck

Haley Rose Misner
Haley Rose Misner

State of TEXAS
County of BEXAR

This instrument was acknowledged before me on SEPTEMBER 28, 2019 by David Charles Beck and Haley Rose Misner.

Thomas Lamonica Wilson
Notary Public - State of Texas

My Commission Expires: JUNE 12, 2021

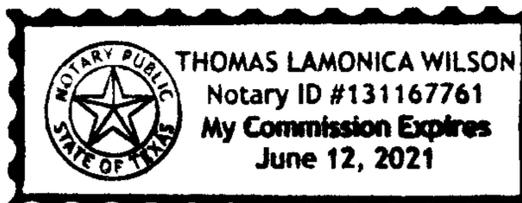


EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Springfield
Recording Date: November 1, 1965
Recording No: 24504

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Springfield
~~Recording Date: July 15, 2004~~
Recording No: 2004-054340
