

## **Comprehensive Plan Map Clarification Project**

**To:** Springfield Comprehensive Plan Map Clarification  
Technical Resource Group

**Date:** February 22, 2023

**From:** Jacob Callister, LCOG Principal Planner

**RE:** Wednesday, March 1 TRG (Technical Advisory Group) Meeting

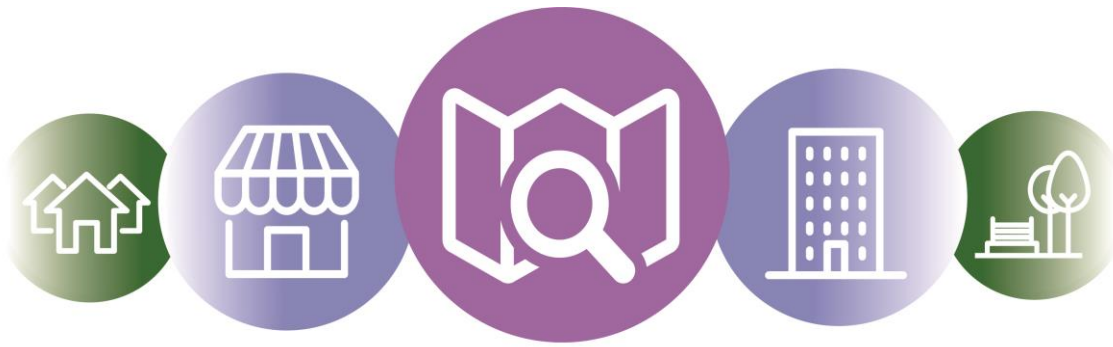
### **BACKGROUND/CONTEXT**

The Technical Advisory Group (TRG) has provided Springfield staff with invaluable advice and feedback necessary to create a well-informed, property-specific Comprehensive Plan Map. During successive meetings in Fall 2022, the TRG and a Project Advisory Committee (PAC) addressed key questions on topics including overlays, neighborhood refinement plans, addressing gaps, tradeoffs of specificity vs. generalization, and accessible information.

Feedback from both groups informed options that were presented to the Planning Commission and City Council in Winter 2022. Decision-makers provided general feedback in support of staff recommendations on several key topics, including:

- Do not designate public rights-of-way.
- For refinement plan areas, show most of the refinement plan designations in detail for the interactive map. For the PDF map, create a simplified map and legend by consolidating all Mixed-Use designations into one and consolidate designations similar to Parks and Open Space, Public Land, etc. Do not amend refinement plan text.
- Show Nodal Development Areas on the Comprehensive Plan Map as “overlays” and treat Nodal Development Areas the same way across Springfield for consistency.
- Allow for some flexibility in the boundaries with clear parameters (e.g., property line adjustments, land divisions, large development areas, and lines between properties designated Public Land, Government & Education, Parks & Open Space, and similar designations).
  - Note: For discussion and feedback during the meeting, staff will share initial thinking of how and when flexibility could be allowed.

Based on their property research and following direction from decision-makers, Springfield staff have developed a more final draft of the Springfield Comprehensive Plan Map for review and feedback by the PAC and TRG prior to conducting broader public outreach.



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### MARCH 1, 2023 MEETING PURPOSE

The TRG will meet a final time on March 1, 2023, from 10 to 11:30 AM to discuss the draft Springfield Comprehensive Plan Map. Staff will provide an overview of the draft map and facilitate discussion on the draft map questions. TRG input will be used to inform potential adjustments to the draft map prior to broader public outreach or during the adoption process. TRG members who are unable to attend the meeting are invited to provide feedback via email. If feedback is provided by February 28<sup>th</sup>, it will be included in the March 1<sup>st</sup> discussion. There will also be additional opportunities for feedback at upcoming Public Open Houses (in-person and virtual) to be held in Spring, 2023.

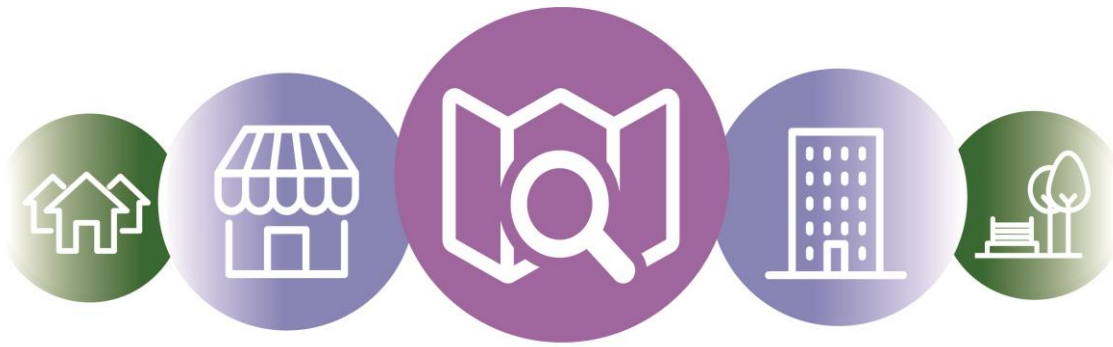
### COMPREHENSIVE PLAN DRAFT MAP QUESTIONS

1. How accessible and user-friendly is the PDF map? Do you have ideas and thoughts about other PDF display options? (e.g., how we show Refinement Plans, consolidate similar designations, or show overlays)
2. How accessible and user-friendly is the interactive map?
  - a. Refinement Plans
  - b. Overlays
  - c. Scalability
3. Do you have ideas for how to make the maps more user-friendly?
4. Do you have other general observations?
5. Do you have any thoughts or concerns about allowing flexibility in the following locations and situations?

**Flexibility:** Below is information that was provided to the Planning Commission and City Council to summarize the rationale and implications for allowing some flexibility in plan designations boundaries within clear parameters.

**Rationale:** This approach balances interests of providing some level of certainty for development sites (which an entirely “set in stone” map would provide) while accommodating for unknown or changing circumstances of the development process by allowing a defined level of flexibility. The Metro Plan currently allows room for interpretation of boundaries, though it has been criticized for its ambiguity creating the need for lengthy and costly land use application processes along with potentially contentious outcomes. Specifying how flexible and where the plan designation boundaries can shift addresses the issues presented by the Metro Plan and allows the findings of Springfield’s Buildable Land Inventories to remain valid.

**Implications:** The tax lot boundaries of each property will be clear along with what appears to be specific boundaries for each plan designation. The map will not show areas where there is flexibility to interpret and possibly move the boundary applies; accompanying text



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can describe this option for flexibility. This approach will result in clarifying policy language in the Springfield Comprehensive Plan text and in the Development Code. However, a general note on the map may be provided.

Locations and situations where this flexibility could apply would be for:

- Large sites with split (multiple) plan designations (e.g., sites similar to Marcola Meadows), where specific plan designations can be assigned at later steps of the project (e.g., master plans) when development teams determine siting of infrastructure and buildings based on topography and drainage
- Areas where the Public Land, Government & Education and Parks & Open Space (or similar situation) designations touch
- Property Line Adjustments, Land Divisions, and Replats, if applied for under a Type 2 procedure

Staff will continue discussions on how and when to allow flexibility while looking at specific examples of where splits exist (e.g., Jasper-Natron, Parks and Open Space near Agnes Stewart Middle School).

### **KEY DOCUMENTS**

- ***Draft Springfield Comprehensive Plan Map (PDF), (Interactive)***
- ***Project Advisory Committee and Technical Resource Group Discussion Summary***