



COMMONWEALTH OF VIRGINIA
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Board Matter

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Several nominations for Comprehensive Plan amendments were submitted to the 2009-2010 South County Area Plans Review process that are located within the subject area of another, active Comprehensive Plan amendment, Plan Amendment S09-IV-FS1. As a result, these nominations were rejected because they did not meet a submission requirement established by the Planning Commission for the APR process. The requirement states that property is excluded from nomination if the property is subject to any pending Plan amendment or special study. This exclusion ensures that studies may proceed in a timely manner.

However, the nature of Plan amendment S09-IV-FS1 and the proposed APR nominations are totally different. The pending Plan amendment proposes to update the Overview section, regarding such general, policy guidance as urban design, streetscapes, and transportation, for the entire planning area, while the APR nomination propose specific land use changes for specific land areas. The pending amendment does not propose to address land use or intensity recommendations for the APR subject properties, but may help the review of the APR nominations.

The Plan amendment is scheduled for public hearing before the Planning Commission in December of this year and anticipated for public hearing before our Board in January 2010. In January 2010, the APR review will have just begun with the Task Force meetings. Because the Plan amendment will be concluded essentially at the very beginning of the APR process, it is foreseeable that the APR nominations can be reviewed in a timely and appropriate way within the APR cycle.

Since the land areas nominated in this APR cycle were not previously considered in BRAC or the last South County APR cycle, and the nature of the pending Plan amendment and proposed APRs are different, it would be appropriate to allow review of the APR nominations to implement the updated guidelines for redevelopment and to support the goal of creating a new town center in the Springfield Mall area as expeditiously as possible.

Therefore Madam Chairman- I move that the Planning Commission accept 2009-2010 South County APR nominations PC 2009-056, PC 2009-057, and PC 2009-064 for review as soon as the Board of Supervisors acts upon Plan amendment S09-IV-FS1. I also move that the

subject area for PC 2009-056 be expanded to include its entire land unit, west of Loisdale Road and south of Franconia Road, as this expansion would allow for a more coordinated review. This motion shall in no way prejudice the pending re-planning process. The APR nominations would be subject to the same process and scrutiny as any of the other South County APR nominations.