



Commonwealth of Virginia

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Board Matter

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Reauthorization of Comprehensive Plan Amendments for SSPA Nominations **CPN22-LE-004, CPN22-LE-006, CPN22-LE-008, CPN22-LE-009**

Background: SSPA Nominations CPN22-LE-004, CPN22-LE-006, CPN22-LE-008, and CPN22-LE-009 consist of residential mixed-use proposals in the Springfield area that were authorized on April 11, 2023 as part of the 2022-2023 Comprehensive Plan Amendment Work Program. Staff were directed to consider these nominations as part of the Springfield Transit Station Area/Community Business Center (TSA/CBC) Study, Plan Amendment 2023-IV-1S. Nomination CPN22-LE-006 proposes residential mixed-use use for Tax Map parcels 80-4 ((1)) 16, 17, 18, 19, and 20B and Tax Map parcels 90-2 ((1)) 4A, 4B, and 4C. Nomination CPN22-LE-008 proposes mixed-use residential for Tax Map parcel 90-2 ((1)) 86A, and nomination CPN22-LE-004 proposes residential and/or continuing care use with potential ancillary ground floor retail for Tax Map parcel 90-4 ((1)) 11C. The broader study of the Springfield TSA/CBC is beginning and will involve a number of related initiatives to facilitate an update vision for Springfield, however, given the longer anticipated timeframe for the broader study and the potential for these nominations to catalyze redevelopment in the area, it makes sense to consider these nominations in advance of the broader study. Moreover, the opportunity to study parcels 80-4 ((1)) 14, 14A, 15 and 16A under CPN22-LE-009 should be considered for possible coordination with the CPN22-LE-006 site.

Motion: Therefore Mr. Chairman, to initiate the review of these nominations separately, I move that the Board of Supervisors reauthorize consideration of individual plan amendments to include, but not be limited to, the land use mixes and densities/intensities on land areas in the Springfield TSA/CBC that were accepted into the 2022-2023 Countywide SSPA process (CPN22-LE-004, CPN22-LE-006, CPN22-LE-008, and CPN22-LE-009). And to clarify, although the nominations were included in the motion for the broader Springfield TSA/CBC Study, the intent is that they are being moved forward and they will not be reconsidered with the broader study.

This motion should not be construed as a favorable recommendation on these applications by the Board, and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the substantive review of the applications.