

Land Use Report: 3/14/23

Submitted by Randy Davis, BBHCA Land Use Committee

1. [VOTE: Springfield Town Center Comprehensive Sign Plan Amendment \(CSPA-2007-LE-007-02\)](#)

The committee voted unanimously to approve the signs that Lego wants to place on several external locations at Springfield Town Center. The main reason Lego wants the signage is that there is no external access to their facility. It was noted that this is a one-off approval for Lego and not a precedent for other signs.

2. [VOTE: 6235 Brandon Ave Plan Amendment \(2021-IV-FS1\)](#)

The committee voted to approve the one-word change from "hotel" to "building". This would allow the owners to change the use of the hotel property in the future without revisiting this plan amendment. There were five negative votes.

3. [FYI: Enterprise Car Wash, 6701 Loisdale Rd](#)

The Enterprise Car Leasing facility located at the above address wants to adapt part of its facility to a car wash for their vehicles. Issues discussed included whether Enterprise would reclaim some of the water and reuse it in the facility (Enterprise indicated they would do this); whether the doors on the car wash would be open or closed while it is operating (they will be closed in the winter but open in the summer); a request that Enterprise has discussed the change with Springfield Town Center (they will); and other minutiae I don't recall.

4. [FYI: Villa Park Townhomes Plan Amendment \(Townhouses off Villa Park Rd\)](#)

The plan for the new townhouses has been redrawn to change common parking spaces to parallel instead of head-in to address staff concerns. Committee members prefer head-in. The developer is fine with that, pending reaction from county staff. Staff did not comment during the meeting. The change to head-in would add parking spaces, take away a small amount of common area, and have no impact on tree retention. Parking was a major concern of the committee.

The 2023 timeline on *this item* is:

Mar 29	Staff Report
Apr 17	Committee Discussion
May 1	Committee Vote
May 10	Planning Commission Meeting
June 6	Board Meeting.