

BOS PUBLIC HEARING: OCTOBER 17, 2005 AT 3 PM

PROPOSED DEVELOPMENT CONDITIONS

SEA 2002-PR-017

OCTOBER 12, 2005

If it is the intent of the Board of Supervisors to amend SE 2002-PR-017 previously approved for a waiver of certain sign regulations, located at Tax Map 29-4 ((5)) A2, to permit a larger freestanding sign along Route 123 and eleven additional directional signs within the site pursuant to Sect. 9-620 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application. It is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Sign Plan approved with the application, as qualified by these development conditions.*
3. Signage shall be provided in substantial conformance with the Sign Plan, entitled *Capital One: Comprehensive Corporate Identification Sign Program*, prepared by Mancini Duffy Architecture Design and dated October 12, 2005, except as may be modified by these conditions.
4. A total of 585 square feet of signage shall be permitted on the Phase I building, allocated as follows*:
 - One sign, not to exceed 250 square feet of sign area, shall be permitted on the west elevation (facing Interstate 495) of the penthouse structure of the Phase I building, as illustrated on the Sign Plan.*
 - All other building-mounted signs shall meet the requirements of Article 12 of the Zoning Ordinance, except that they may be mounted on the penthouse structure so long as the signs do not extend more than 23-feet above the base of the penthouse structure.*
 - The maximum height of letters shall be six feet, not to exceed seven feet, as illustrated on the Sign Plan.*

- There shall be a maximum of one sign per elevation.*
5. A total amount of 350 square feet of signage shall be permitted on each of the Phase II, Phase III, and Phase IV buildings. These signs shall consist of one sign that is a maximum of 200 square feet on the west elevation (facing Interstate 495) and one sign that is a maximum of 150 square feet on the east elevation (facing Route 123). The maximum height of letters shall be six feet, as illustrated on the Sign Plan. There shall be a maximum of one sign per elevation.*
 6. A maximum of three (3) 64 square foot freestanding signs shall be permitted. These signs may be located at any one of the three (3) major entrances to the site, including the two site entrances along Scott's Crossing Road (Locations F1 and F4 as depicted on the Sign Plan), the site entrance along Route 123 (Location F2), or at the corner of Scott's Crossing Road and Route 123 (Location F3). Should there be a freestanding sign located at the site entrance along Route 123 (Location F2), said sign may be up to 160 SF as depicted on the Sign Plan (identified as F2). All signs shall be consistent with that shown on the Sign Plan. No sign shall be permitted at Route 123 and the entrance ramp to Interstate 495.
 7. Four (4) directional signs shall be permitted for the Phase I building and parking garage in locations as shown on the Sign Plan. These directional signs shall consist of three (3) 30 square foot double-sided signs and one (1) 15 square foot single-sided sign. These signs shall be consistent with that shown on the Sign Plan.*
 8. Eleven (11) directional signs shall be permitted to provide information regarding the existing ballfield as shown on the Sign Plan. These directional signs shall consist of: three (3) 10 square foot single-sided signs; two (2) 35 square foot single-sided signs; and six (6) 7 square foot single-sided signs. These signs shall be consistent with that shown on the Sign Plan (identified as Signs AF1, AF2, AF3, AF7, AF8, and AF14).
 9. All building-mounted and freestanding signs shall be backlit or internally lit.*
 10. No sign shall move, display any flashing or intermittent lights nor have any features which could be construed as fluorescent or neon in character or color.*
 11. All building-mounted and freestanding signs shall be for tenant identification only.*
 12. All other signs shall conform with the requirements of Article 12 of the Zoning Ordinance.*

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The Applicant shall be itself responsible for obtaining the required Sign Permit(s) through established procedures.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the sign permit(s) has (have) been issued. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.