

DEVELOPMENT CONDITIONS

SEA 97-M-024

January 3, 2008

If it is the intent of the Board of Supervisors to approve SEA 97-MA-024, located at Tax Map 62-1 ((1)) 16E, for a waiver of certain sign regulations to permit reduction in land area and modifications/waivers in a Commercial Revitalization District, pursuant to 9-620 and 9-622 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions. Conditions which are substantively the same and which have been carried forward from the previous application are indicated with an asterisk.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land*.
2. This Special Exception Amendment is granted only for the building mounted, freestanding directional, seasonal banner and undercanopy signs indicated on the Special Exception Plat and sign manual previously approved for SE 97-M-024 and for purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions*.
3. The sign area shall be calculated in accordance with Section 12-105 of the Zoning Ordinance as determined by the Zoning Administration Division, Department of Planning and Zoning (DPZ). The signs shall be located as shown on the Special Exception Plat and the sign manual entitled "Crossroads Place" and prepared by Brown & Craig, Inc. which is dated December 1, 1997, as revised through April 20, 1998 and these conditions*.
4. The total maximum allowable building-mounted sign area for the building (Spaces A through D) shall be limited to a maximum of 2,200 square feet with the typical tenant sign area not to exceed 130 square feet per sign and the anchor tenant signs to be limited to a maximum of 227 square feet per sign*.
5. No building-mounted sign shall be located above or extend beyond the perimeter of the building wall*.
6. All signage, including lettering, shall be consistent with the colors, size and typeface as indicated in the submitted sign manual*.

7. Changes to the face of the signs, in accordance with Article 12 of the Zoning Ordinance, may be approved without requiring a Special Exception Amendment provided consistent letter treatment is maintained. Increases in the size and/or height of signs shall require approval of a Special Exception Amendment*.
8. Seasonal banners shall not include advertising of a product, service, individual enterprise, entertainment or the identification of the shopping center*.
9. The building-mounted project identification sign shall be permitted only if the existing freestanding project identification pylon sign is removed*.
10. Acorn-style lights shall be located at 40 foot intervals along the Route 7 and South Jefferson Street property frontages, as determined by the Department of Public Works and Environmental Services (DPWES), in consultation with the Office of Community Revitalization and Reinvestment (OCRR)*.
11. Sidewalk treatments along the Route 7 and South Jefferson Street frontages shall be constructed of stamped concrete to simulate red brick, as determined by DPWES*.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. 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.