



County of Fairfax, Virginia

2011 Planning Commission

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May 16, 2011

Sara V. Mariska
Walsh Colucci Lubeley Emrich & Walsh PC
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201-3359

**RE: CSP 2007-PR-001– DSF Halstead Gallows Road LLC and
DSF Halstead Square LLC**
Providence District

Dear Ms. Mariska:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced case, that on Wednesday, May 11, 2011, the Planning Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to approve CSP 2007-PR-001, subject to the amended development conditions dated May 11, 2011 as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Ken Lawrence, Commissioner, Providence District
William O'Donnell, Staff Coordinator, ZED, DPZ
May 11, 2011 Date File
O-8c file

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APPROVED DEVELOPMENT CONDITIONS

CSP 2007-PR-001

May 11, 2011

(As revised by the Planning Commission)

If it is the intent of the Planning Commission to approve CSP 2007-PR-001, located at Tax Maps 49-1((16)) 14, 15 & 16 and 49-2((1)) 18 and 19, to allow a Comprehensive Sign Plan (CSP) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Halstead Square at Dunn Loring Metro Design Concepts Comprehensive Sign Plan" prepared by Colorad Signs and Exhibits dated April 7, 2011 is approved only for those signs shown on the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.

5. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.
6. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
7. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
8. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP. Minor modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the approved CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors, typography, and/or logos, within the individual tenant's identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.
9. Any existing signs that are inconsistent with the Comprehensive Signage Plan shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.
10. The temporary signs depicted as "T.2 Leasing Signs" on pages 58 and 59 of the CSP shall require individual sign permits which shall be valid for a maximum of twelve months from the date of issuance of each sign permit. If, at the expiration of the initial twelve month period, it can be demonstrated to the satisfaction of the Zoning Administrator that less than 90% of the units available for marketing in that building or within Phase I (Buildings 1, 2 and 4) of the development have been leased, then the Zoning Administrator may administratively grant a twelve month extension of the temporary sign(s). All temporary signage for Building 3 (Phase II) shall be subject to the same provisions as above, with the exception that no temporary signage for the marketing of units in Building 3 may be located on any other building. In the event that 95% of the units available for marketing have been leased prior to the conclusion of the time limits, all temporary signage shall be permanently removed.

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

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

Planning Commission Meeting
May 11, 2011
Verbatim Excerpt

CSP 2007-PR-001 – DSF HALSTEAD GALLOWS ROAD LLC AND DSF HALSTEAD SQUARE LLC

After the Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Lawrence, please.

Commissioner Lawrence: Thank you, Mr. Chairman. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2007-PR-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MAY 11, 2011, WITH THE FOLLOWING AMENDMENT: THE LAST SENTENCE OF DEVELOPMENT CONDITION 10 SHALL BE AMENDED TO READ, "IN THE EVENT THAT 95 PERCENT OF THE UNITS AVAILABLE FOR MARKETING HAVE BEEN LEASED PRIOR TO THE CONCLUSION OF THE TIME LIMITS, ALL TEMPORARY SIGNAGE SHALL BE PERMANENTLY REMOVED."

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2007-PR-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Lawrence: Mr. Chairman, I'd like to thank "Daddy" O'Donnell who did a great deal of the work on this and Kris Abrahamson who so ably backed him up. And Sara Mariska for such a brief presentation, thank you very much.

Chairman Murphy: Thank you very much.

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(The motion carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

KAD