

DEVELOPMENT CONDITIONS

CSP 2009-HM-014

July 14, 2011

If it is the intent of the Planning Commission to approve CSP 2009-HM-014, located at Tax Map Parcels 17-1 ((1)) 3H1 and 15B 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 Sign Plan.
2. This Comprehensive Sign Plan (CSP), titled "Reston Hospital Center" and prepared by Signs Unlimited dated March 21, 2011, as revised through June 30, 2011, is approved only for those signs shown on the CSP. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by an acknowledgment 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. There shall be no signs moving, displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, scrolling LED text or images, or moving copy, nor have any features which would be construed as fluorescent or neon in character or color.
5. All signage shall be placed in a location which does not conflict with sight distance requirements pursuant to Sect. 2-505 of the Zoning Ordinance.

APPENDIX 1

6. All freestanding permanent signs shall maintain at least a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.
7. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 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.
8. All other signs shall be consistent with the color palette, typography and the use of logos indicated in the CSP.

The above proposed conditions are staff recommendation 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.