

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060-02

January 11, 2010

If it is the intent of the Planning Commission to approve CSPA 1999-PR-060-02 to amend the previously approved Comprehensive Sign Plan to modify the signs previously approved for the building located at Tax Map 39-2 ((15)) 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions. These development conditions shall be in addition to the previously approved development conditions for CSPA 1999-PR-060 (attached) which shall remain in full force and effect.

1. This Comprehensive Sign Plan Amendment 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 sign 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 Amendment prepared by ARK Sign Services, Inc., dated January 8, 2010, is approved only for the signs and location indicated on the Comprehensive Sign Plan Amendment approved with the application. Those signs allowed by Article 12-103 are also permitted, as qualified by these development conditions.
3. The sign area for the proposed sign for Bertucci's Italian Restaurant located between the third and fourth floors along the north side of the building shall not exceed 50 square feet.
4. The proposed sign for Bertucci's Italian Restaurant shall be manufactured and installed in conformance with the designs illustrated in the Comprehensive Sign Plan Amendment.

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.

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060

February 23, 2005

The Planning Commission approved CSPA 1999-PR-060 to amend the previously approved Comprehensive Sign Plan to allow an increase in sign area and the relocation of two signs for property located at Tax Map 39-2 ((01)) 7 and 39-2 ((15)) 9, 11 and 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance subject to the following development conditions (the conditions marked with an * have been carried forward from the previous approval):

1. *This Comprehensive Sign Plan Amendment 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 sign 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 prepared by Bignell Watkins Hasser Architects P. A., revised February 17, 2005, is approved only for the signs indicated on the Comprehensive Sign Plan approved with the application. The Comprehensive Sign Plan consists of two parts within the same booklet; one part includes the previously approved sign plan changed to reflect the proposed amended signs and was prepared by Bignell Watkins Hasser Architects; the second part addresses the changed signs only and was prepared by Image Works. The sheets prepared by Bignell Watkins Hasser Architects are numbered 1-11 not including the cover sheet identified below; the sheets prepared by Image Works are identified as Exhibits 1 through 6. Those signs allowed by Article 12-103 are also 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 project manager stating that the proposed sign has been reviewed by the project manager for consistency and that the proposed is consistent with the approved Comprehensive Sign Plan.
4. *On the retail building, the color of the banners and the color of the awning for a single tenant shall be the same color. For example, the color shown for Borders banners and awnings is black with white lettering. Banners shall be limited to the retail building.

5. *The colors of the awnings within the application property shall be limited to five. Each awning shall be one color, except for the lettering on these awnings. The lettering shall be limited to black or white lettering, with the exception of Bertucci's. Bertucci's shall have five burgundy awnings with gold lettering and one gold awning with burgundy lettering. However, the colors and text of the banners and the awnings may be changed with a shift in tenant or tenant signage, provided the maximum number of colors for the awnings does not exceed five.
6. *There shall be no corporate logos placed on the banner signs or on awning signs. In no case shall a banner sign exceed 36.8 square feet in size. In no case shall the lettering on an awning sign exceed 7 inches in height or the area of an awning sign exceed 7.8 square feet.
7. *The text of the building mounted signs identified as "Hallow 1 and 2" may be changed; however, in no instance shall the size of each of these signs exceed 60 square feet in size. The text of the signs labeled "Future Office Tenant" 1 and 2 may be changed; however, in no instance shall the size of each sign exceed 50 square feet in size.
8. *The text of the building mounted signs labeled "Bertucci's 1" and "Bertucci's 2" may be changed to reflect a new tenant; however, in no instance shall the size of each of these signs exceed 30 square feet.
9. *The text of the signs labeled "Borders Letters 1" and "Borders Letters 2" may be changed to reflect a new tenant; however, in no instance shall the size of each of these signs exceed 20 square feet.
10. *No building mounted signage, except for the banners and the Borders signs located on the canopies, shall project more than three (3) feet from the building face. The banners shall be no more than two feet, ten inches wide. The "Borders Letters" signs located on the canopies shall not extend beyond the vertical plane established by the outer edge of the canopy.
11. *The banners shall be replaced or removed when they become tattered or are faded.
12. *Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
13. *The three freestanding signs shall be limited to no more than four sign panels per sign face.
14. *All signage lighting shall be internal or directed downward.
15. *Any existing signs that are inconsistent with this sign plan shall be removed prior to the issuance of any sign permits pursuant to this sign plan.

16. The existing Best Buy "Hallow" sign located near the top of the north face of the retail building shall be removed.
17. The cabinets for the Best Buy "Ticket" signs to be located on the outside of the west and north faces of the retail building shall be no more than five (5) inches in depth and the exterior of the rear part of the sign cabinet shall be no more than three (3) inches from the window mullions. The existing Best Buy "Ticket" signs on the interior of the retail building shall be removed as part of the installation of the new "Ticket" signs.
18. Pictorial displays, such as posters, may be placed in the second story windows of the Best Buy Store. Such displays shall not include written words, brand names or logos, and shall be no more than 48 inches by 72 inches in size.

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.