



County of Fairfax, Virginia

2012 Planning Commission

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December 7, 2012

Timothy S. Sampson, Esquire
Walsh Colucci Lubeley Emrich & Walsh, PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201

RE: CSP-2003-PR-022 – Pulte Home Corporation
Providence District

Dear Mr. Sampson:

This will serve as your record of the Planning Commission's action on CSP-2003-PR-022, an application by Pulte Home Corporation for a Comprehensive Signage for MetroWest in the Providence District.

On Wednesday, December 5, 2012, the Planning Commission voted unanimously to approve CSP-2003-PR-022, subject to the proposed development conditions dated December 3, 2012, as attached.

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 703-324-2865.

Sincerely,

Barbara J. Lipa
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Ken Lawrence, Commissioner, Providence District
William Mayland, Staff Coordinator, ZED, DPZ
December 5, 2012 Date File
O-8c File

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Proposed Development Conditions

CSP 2003-PR-022

~~November 21, 2012~~

~~November 28, 2012~~

December 3, 2012

If it is the intent of the Planning Commission to approve CSP 2003-PR-022 for a Comprehensive Sign Plan located at Tax Map 48-2 ((24)) B1; 48-3 ((49)) 2B, 2C1, 2C2, 2C3, 2E, 2F, 2G, 2H; 48-3 ((50)) 35, 36, 119-174; 48-4 ((28)) A, 1-34, 37-118, 175-218 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Comprehensive Sign Plan (CSP) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. The CSP is granted to permit the signs that would not otherwise be permitted by Article 12, Signs, as depicted on the Comprehensive Sign Plan submitted with this application and prepared by Land Design dated November 13, 2012, titled; "Metrowest", and approved with this application, as qualified by these development conditions. 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 CSP.
3. Sign Type A7 (free standing plaza feature) may provide an active display for metro information or special events for Metrowest, but shall not include commercials or advertising for individual tenants or leasing information. The Sign Type A7 design in the CSP is illustrative and may be revised without an amendment to the CSP provided the size is not increased and the location remains unchanged; however, prior to sign permit approval for any such revised sign/feature the applicant/owner shall submit the details of Sign Type A7 to the Planning Commission for administrative review and approval.
4. A total of eight medallions (Type A10) may be provided on the entire site.
5. Type B1 (residential primary identity) signs shall be limited to one per building and located at the primary entrance to the building.
6. Type B2 (residential secondary identity) signs, if lighted, shall not cast light into habitable spaces of the building.
7. A Type B3 sign shall only be located on Buildings 7 if a grocery store is located in the building. If a grocery store is located in Buildings 8 or 9 a Type B3 sign shall be permitted for the grocery store in lieu of a Type B3 sign for the office tenant on that side of the building, such that no more than one Type B3 sign is permitted on any one side of a building.

8. Type B4 signs shall be limited to a maximum of two signs per building with only one sign on a building side. Type B4 signs shall be limited to the predominately office buildings within the Town Center.
9. Sign Types B3 and B4 shall be permitted for a hotel without an amendment to the CSP only if a hotel use is permitted on-site (i.e. such signs shall not be permitted for "apartment hotel" units as may be permitted by Proffer 15 (a) (ii) of RZ 2003-PR-022).
10. A matrix for sign Types B3, B4 and B6, for each building on which such signs will be located shall be provided to the Zoning Administrator prior to the issuance of the first such sign permit and all subsequent sign permits. The matrix shall include 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 such signage to be provided on site. Each sign permit shall be accompanied by a letter from the respective property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
11. Type C1 (commercial leasing signs) and Type C2 (residential leasing signs) shall be limited to one initial posting and any approved extensions. Once the signs are removed they may not be replaced even if leasing for the building falls under 90% occupancy.
12. Type C2 (residential leasing signs) shall be limited to one per residential mid-rise or high rise residential building (Buildings 2-7, 10-20) and may be placed in the Type C12 locations in lieu of a Type C12 sign. Irrespective of that shown on the CSP only one Type C2 sign or Type C12 sign may be permitted at the intersection of Saintsbury Drive and Vaden Drive at any one time. Irrespective of that shown on the CSP, Type C2 signs may be a maximum of 37 square feet of sign area.
13. Irrespective of that shown on the CSP, Type C3 (building banners) signs shall be permitted as follows: Only one banner may be allowed for Buildings 8 and 9 if the buildings are constructed at the same time. If Building 7 is constructed prior to Building 6, then Building 6 shall not be permitted a building banner. If Building 8 or 9 is constructed prior to Building 10, then Building 10 shall not be permitted a building banner.
14. Prior to the installation of sign Types C1, C2, C3 and C12 the applicant shall submit a letter to the Zoning Administrator indicating the location of each temporary sign and when it will be installed. The sign shall be removed within the time frame stated in the CSP and the applicant shall submit a letter to the Zoning Administrator indicating removal of the temporary sign.
15. Type C4 signs (fence wraps) shall only be installed only in connection with activity where access needs to be restricted to the site. The signs shall not contain leasing information or advertisement for the development, other than the logo and name

information or advertisement for the development, other than the logo and name for the development and building renderings.

16. Irrespective of that shown on the Comprehensive Sign Plan, only one Type C12 sign or one Type C2 sign shall be permitted at the intersection of Saintsbury Drive and Vaden Drive at one time. Irrespective of that shown on the CSP, Type C12 signs shall be limited to ~~35~~ 37 square feet in size sign area.
17. Flush mounted building and/or garage signage shall not project more than three feet from the building face. Such limitations shall not apply to blade signs, retail canopy signs or other signs as provided in the CSP that are intended to project from the building face.
18. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and the Virginia Department of Transportation (VDOT) standards. Unless otherwise approved by VDOT, and or others as necessary, no flags, permanent or temporary signs, except traffic regulatory signs, shall be permitted in the public right-of-way.
19. All freestanding permanent and temporary signs shall meet the requirements of Section 2-505 of the Zoning Ordinance.
20. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance. No lights shall be directed toward the public street.
21. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 or shown in the CSP.
22. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan except those for which permits are not required pursuant to Article 12. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and no sign shall be installed until this has been accomplished.

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

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. ~~Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan except those for which permits are not required pursuant to Article 12. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and no sign shall be installed until this has been accomplished.~~

Planning Commission Meeting
December 5, 2012
Verbatim Excerpt

CSP 2003-PR-022 – PULTE HOME CORPORATION

After Close of the Public Hearing

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

Commissioner Lawrence: Mr. Chairman, I have a motion to make. I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2003-PR-022, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 3RD, 2012 .

Commissioner Alcorn: Second.

Chairman Murphy: Seconded by Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2003-PR-022, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried unanimously.)

JN