



County of Fairfax, Virginia

**2013 Planning
Commission**

January 18, 2013

Peter F. Murphy, Jr.
Chairman
Springfield District

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

Vacant
Vice Chairman

Janet R. Hall
Secretary
Mason District

RE: CSP-2005-SP-019 – WPPI Fairfax II, LLC
Braddock District

Frank de la Fe
Parliamentarian
Hunter Mill District

Dear Ms. Mariska:

This will serve as your record of the Planning Commission's action on CSP-2005-SP-019, an application by WPPI Fairfax II, LLC, in the Braddock District.

Jay Donahue
Dranesville District

On Thursday, January 17, 2013, the Planning Commission voted unanimously to approve CSP-2005-SP-019, subject to the development conditions dated January 2, 2013, as attached.

Earl L. Flanagan
Mount Vernon District

James R. Hart
At-Large

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.

Janyce N. Hedetniemi
At-Large

Ellen "Nell" Hurley
Braddock District

Sincerely,

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

Barbara J. Lipka
Executive Director

James T. Migliaccio
Lee District

Attachments (a/s)

Timothy J. Sargeant
At-Large

cc: John Cook, Supervisor, Braddock District
Nell Hurley, Commissioner, Braddock District
William O'Donnell, Staff Coordinator, ZED, DPZ
January 17, 2013 Date File
O-8c File

Barbara J. Lipka
Executive Director

Kara A. DeArrastia
Clerk to the Commission

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.



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PROPOSED DEVELOPMENT CONDITIONS

CSP 2005-SP-019

January 2, 2013

If it is the intent of the Planning Commission to approve CSP 2005-SP-019, located at Tax Map 56-2 ((01)) 37F, 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 "Ridgewood Residential II Comprehensive Sign Plan" prepared by Urban, dated December 18, 2012, 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. 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. 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.

8. 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.

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
January 17, 2013
Verbatim Excerpt

CSP 2005-SP-019 – WPPI FAIRFAX II, LLC (Braddock District)

After the Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Ms. Hurley.

Commissioner Hurley: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2005-SP-019, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 2, 2013.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2005-

Commissioner Hart: Wait –

William O'Donnell, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ): One minor thing. In the staff report that was published, on the development conditions, it had 2006 CSP instead of 2005.

Chairman Murphy: Well, we'll have to go back and have a public hearing.

Mr. O'Donnell: So we will –

Kristen Abrahamson, ZED, DPZ: Just for the record.

Mr. O'Donnell: For the record, we will editorially fix that.

Chairman Murphy: All those in favor of the motion to approve of CSP 2005-SP-019, say aye.

Commissioners: Aye.

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

Commissioner Hurley: Thank you, Mr. Chairman.

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(The motion carried unanimously.)

JLC