

DEVELOPMENT CONDITIONS

CSP 2007-LE-007

May 1, 2013

If it is the intent of the Planning Commission to approve CSP 2007-LE-007 for a Comprehensive Sign Plan located at Tax Map 90-2 ((1)) 81A, 98; 90-2 ((13)) 1, 2, 3, 4A1, 5A1, 6A, 6B 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. 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. Except as set forth in the CSP, the CSP is granted only for those signs, as depicted on the Comprehensive Sign Plan submitted with this application prepared by JPRA Architects, dated April 16, 2013, titled; "Springfield Town Center", and approved with this application. In addition, signs allowed by Section 12-103 in the Zoning Ordinance 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 property owner, manager, and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. A letter shall be submitted to the Zoning Administrator prior to the installation of each temporary sign. The letter shall identify the location of the temporary sign and when the sign 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.
5. 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.

6. 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.
7. All freestanding permanent and temporary signs shall meet the requirements of Section 2-505 of the Zoning Ordinance.
8. 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.
9. 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.
10. 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.
11. Irrespective of that shown on the CSP, a three or four sided kiosk sign that provides pedestrian information about the town center, the Springfield area, and the Metro may be installed in the southeast park to be constructed at the intersection of Frontier Drive and Spring Mall Road. Prior to installation of the kiosk, sign details for the kiosk shall be submitted to the Director of the Zoning Evaluation Division, which demonstrates that the kiosk is in character with the kiosk detail shown in the CSP.

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.