



County of Fairfax, Virginia

2013 Planning
Commission

August 1, 2013

Peter F. Murphy, Jr.
Chairman
Springfield District

Robert A. Lawrence, Esquire
David S. Houston, Esquire
Reed Smith LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042

Frank de la Fe
Vice Chairman
Hunter Mill District

Janet R. Hall
Secretary
Mason District

**RE: CSPA 1999-PR-060-03 – Rocks Tysons Two, LLC
Providence District**

James R. Hart
Parliamentarian
At-Large

Dear Mr. Lawrence and Mr. Houston:

Jay Donahue
Dranesville District

This will serve as your record of the Planning Commission's action on CSPA 1999-PR-060-03, an application by Rocks Tysons Two, LLC, in the Providence District.

Earl L. Flanagan
Mount Vernon District

On Wednesday, July 31, 2013, the Planning Commission voted unanimously to approve CSPA 1999-PR-060-03, subject to the development conditions dated July 31, 2013, as attached.

Janyce N. Hedetniemi
At-Large

Ellen "Nell" Hurley
Braddock District

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.

John L. Litzenger
Sully District

Kenneth A. Lawrence
Providence District

Sincerely,

James T. Migliaccio
Lee District

Timothy J. Sargeant
At-Large

Jill G. Cooper, AICP
Executive Director

Jill G. Cooper
Executive Director

Attachments (a/s)

Kim A. Bassarab
Assistant Director

 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.



cc: Linda Q. Smyth, Supervisor, Providence District
Ken Lawrence, Commissioner, Providence District
St. Clair Williams, Staff Coordinator, ZED, DPZ
July 31, 2013 Date File
O-8c File

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TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning



DEVELOPMENT CONDITIONS

CSPA 1999-PR-060-03

July 31, 2013

The Planning Commission approved CSPA 1999-PR-060-03 to amend the previously approved Comprehensive Sign Plan to modify the signs previously approved for the properties located at Tax Map 39-2 ((1)) 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, which supersede all previous conditions.

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 Bignell Watkins Hasser Architects, P.A., dated July 31, 2013, is approved only for the signs and locations indicated on the Comprehensive Sign Plan Amendment approved with the application. Those signs allowed by Article 12-103 are also permitted. However, any temporary signs or banners identifying or advertising future tenants shall not be installed more than sixty days before the tenant's expected date of opening for business. Furthermore, any such signs or banners shall be removed within fourteen days of the tenant's start of business on the site. The maximum size for any temporary signs or banners shall be 60 square feet. 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 applicant shall also submit a letter to the Zoning Administrator indicating removal of the temporary sign.
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. 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 CSPA that are intended to project from the building face.

5. 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.
6. All freestanding permanent and temporary signs shall meet the requirements of Section 2-505 of the Zoning Ordinance. All freestanding signs shall meet the minimum required 2-foot offset to the edge of the sidewalk.
7. 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.
8. 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 12-103 or shown in the CSPA.
9. Any existing signs that are inconsistent with this comprehensive sign plan shall be removed prior to the issuance of any sign permits pursuant to this comprehensive sign plan.

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.