



County of Fairfax, Virginia

**2013 Planning
Commission**

CORRECTED

Peter F. Murphy, Jr.
Chairman
Springfield District

December 24, 2013

Frank de la Fe
Vice Chairman
Hunter Mill District

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

Janet R. Hall
Secretary
Mason District

**RE: CSPA 2002-PR-016-02 – The Northwestern Mutual Life
Insurance Company – Providence District**

James R. Hart
Parliamentarian
At-Large

Dear Ms. Mariska:

This will serve as your record of the Planning Commission's action on CSPA 2002-PR-016-02, an application by The Northwestern Mutual Life Insurance Company, in the Providence District.

Jay Donahue
Dranesville District

Earl L. Flanagan
Mount Vernon District

On Thursday, November 7, 2013, the Planning Commission voted unanimously (Commissioners Hall, Hart, and Lawrence absent from the meeting) to approve CSPA 2002-PR-016-02, subject to the development conditions dated October 24, 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 have any questions or require any additional information, please do not hesitate to contact me.

John L. Litzenberger
Sully District

Kenneth A. Lawrence
Providence District

Sincerely,

James T. Migliaccio
Lee District

Timothy J. Sargeant
At-Large

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

Jill G. Cooper
Executive Director

cc: Linda Q. Smyth, Supervisor, Providence District
Ken Lawrence, Commissioner, Providence District
Megan Duca, Staff Coordinator, ZED, DPZ
November 7, 2013 Date File

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.





DEVELOPMENT CONDITIONS

CSPA 2002-PR-016-02

October 24, 2013

With the approval of CSPA 2002-PR-016-02, located at Tax Map 29-4 ((7)) A9, E, F, G, H, and J; 29-4 ((13)) 1B, 1C, C1, 102-105, 107-109, 112-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1703, 1705-1719, 1801, 1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901, 1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the Planning Commission conditioned the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede the previous conditions approved by the Planning Commission for CSP 2002-PR-016 and CSPA 2002-PR-016 as it relates to Building 2.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted provided the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This Comprehensive Sign Plan Amendment is granted to permit signs that would otherwise not be permitted by Article 12 as depicted on the CSPA submitted with this application for Ovation at Park Crest (Building 2) Sheets 1 - 7 (prepared by Art Display Company on March 11, 2013, as revised through August 16, 2013), and as qualified by these development conditions. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, as qualified by these development conditions.

Any sign permit for the signs listed above submitted pursuant to this CSPA shall be in substantial conformance with these conditions. Minor deviations in sign location, design (such as shape, font, text and colors), and sign area of the signs present in the CSPA may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with this CSPA.

3. The "Comprehensive Sign Package: Park Crest" prepared by Art Display Company on December 12, 2007, as revised through March 28, 2008, Park Crest Entry Feature prepared by Lewis, Scully and Gionet on April 11, 2008 and May 14, 2008, Sign Package Submittal for Harris Teeter #302 @ Tyson's Corner, VA prepared by Casco Signs Incorporated September 28, 2007, as revised through September 23, 2008, and Sign Package Submittal for Avalon Park Crest Signs (Building 1) Sheets 1-6 prepared by Art Display Company on

October 11, 2011, as approved by CSPA 2002-PR-016 remain, except as amended by CSPA 2002-PR-016-02 for Building 2.

4. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the participant name, address, sign type, sign height, sign area, Non-Residential Use Permit number, Residential-Use Permit number, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient 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.
5. Traffic regulatory signage shall meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
6. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.
7. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.
8. Illumination of signs shall be in conformance with the Lighting Proffer as approved with PCA 2002-PR-016-2. As such, any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors. Otherwise, the 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.
9. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSPA.
10. The proposed landscaping within the CSPA shall be in substantial conformance with the landscaping as previously approved by PCA 2002-PR-016-2 as to the location, quantity, and quality of plantings.
11. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
12. All temporary signage shall conform to Article 12 of the Zoning Ordinance, except as amended by the CSPA. Sign Type G, the two temporary leasing banners for Building 2, shall each be limited to a maximum of 100 square feet and shall require approval of an individual sign permit that shall be valid for a

maximum of 12 months. If, at the expiration of the initial 12-month period, it can be demonstrated to the satisfaction of the Zoning Administrator that less than 90% of the units available for marketing in Building 2 have been leased, then the Zoning Administrator may administratively grant a single 12-month extension of the temporary signs for that building.

13. Prior to the issuance of any sign permits for Building 2 pursuant to this CSPA, the applicant shall repair any existing damaged signs on the application property, remove any signs prohibited by the Zoning Ordinance that are not shown on the CSPA, and ensure that the previously approved temporary leasing signs associated with Building 1 are in compliance with CSPA 2002-PR-016.
14. Prior to the installation of any signs for Building 2 pursuant to this CSPA, any previously approved and/or installed signs for Building 2 shall be removed if not shown on this CSPA.
15. Permanent type signs and support structures with concrete footers shall not be placed within Fairfax Water easements. Any proposed sign work within existing water main easements will require review and approval from Fairfax Water prior to sign permit issuance and/or ground disturbance.



Planning Commission Meeting
November 7, 2013
Verbatim Excerpt

CSPA 2002-PR-016-02 – THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY

After Close of the Public Hearing

Chairman Murphy: Without objection, close the public hearing; recognize Mr. Sargeant.

Commissioner Sargeant: Thank you, Mr. Chairman. With that, I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 2002-PR-016-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 24TH, 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 CSPA 2002-PR-016-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 9-0. Commissioners Hall, Hart, and Lawrence were absent from the meeting.)

JN