



# County of Fairfax, Virginia

---

**\*REVISED\***

**2014 Planning  
Commission**

February 10, 2014

**Peter F. Murphy, Jr.**  
Chairman  
*Springfield District*

Lisa M. Chiblow, AICP  
Land Use Planner  
McGuireWoods LLP

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

1750 Tysons Boulevard  
Suite 1800  
Tysons Corner, VA 22102

**Janet R. Hall**  
Secretary  
*Mason District*

**RE: CSPA 95-Y-057 – ESA P Portfolio LLC  
Springfield District**

**James R. Hart**  
Parliamentarian  
*At-Large*

Dear Ms. Chiblow:

This will serve as your record of the Planning Commission's action on CSPA 95-Y-057, an application by ESA P Portfolio, in the Springfield District.

-----  
**John C. Ulfelder**  
*Dranesville District*

On Thursday, February 6, 2014, the Planning Commission voted 10-0 (Commissioners Hall and Hurley were absent from the meeting) to approve CSPA 95-Y-057, as shown in the staff report dated January 23, 2014, subject to the development conditions dated January 23, 2014, as attached.

**Earl L. Flanagan**  
*Mount Vernon District*

**Janyce N. Hedetniemi**  
*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 have any questions or require any additional information, please do not hesitate to contact me.

**Ellen "Nell" Hurley**  
*Braddock District*

**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: Pat Herrity, Supervisor, Springfield District  
Pete Murphy, Planning Commissioner, Springfield District  
Michael Van Atta, Staff Coordinator, ZED, DPZ  
February 6, 2014 Date File

**Kim A. Bassarab**  
Assistant Director

**John W. Cooper**  
Clerk

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 95-Y-057

January 23, 2014

With the approval of CSPA 95-Y-057, located at Tax Map 56-1((1)) 20E, 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 95-Y-057.

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, color, 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 – Extended Stay America" prepared by InSight Group, dated August 1, 2013 is approved only for those signs shown in the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, only as qualified by these development conditions.
3. A matrix of 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 applicant name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if the Non-RUP has been issued), 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.
4. Notwithstanding the height of the two proposed monument signs shown on the plan the height of each of the monument signs shall not exceed 5 ½ feet, and each sign shall not exceed a sign area of 36 square feet. The maximum allowable area of the building mounted signs shall not exceed a total area of 139 square feet. The area of all signs shall be calculated as defined in Article 12 of the Zoning Ordinance.
5. 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.
6. 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. All signs should be located so as not to interfere with VDOT sight distance lines.

7. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSPA, or as may be permitted per development condition number 1.
8. Any signs shown in the VDOT right of way are subject to all required reviews and approvals from the Virginia Department of Transportation.

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 Amendment. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.

Planning Commission Meeting  
February 6, 2014  
Verbatim Excerpt

CSPA 95-Y-057 – ESA P PORTFOLIO, LLC (Springfield District)

After Close of the Public Hearing

Vice Chairman de la Fe: We'll close the public hearing. Mr. Chairman [*sic*].

Commissioner Murphy: Thank you very much, Mr. Chairman. First, I'd like to thank Mike Van Atta, who's a new member of staff, who did a great job with this non-controversial application.

Commissioner de la Fe: Very eloquent.

Commissioner Murphy: This part of the process. You know, it's sort of like being baptized by total immersion. We bring you along slowly and then all of a sudden (*inaudible*). Mr. Chairman, this is a Comprehensive Sign Plan Amendment, a change in the name of the Homestead Suites to Extended Stay America with a new sign program. It is - it's in conformance with the Comprehensive Plan and the applicable Zoning Ordinance Amendment. And I can assure all the members of the Planning Commission that none of these signs wink or blink or change the time every five minutes. They just sit there and smile at the oncoming drivers and tell them that this is a new hotel in Fairfax County. So therefore, I would like to MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 95-Y-057, IN CONFORMANCE WITH the proffers [*sic*] contained in the staff report that we have this evening, dated -

Vice Chairman de la Fe: Development conditions.

Commissioner Murphy: DEVELOPMENT CONDITIONS, rather, DATED JANUARY 23<sup>rd</sup>, 2014.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by -- I almost said Mr. Hall -- Mr. Hart. Any comments from the Commission? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries unanimously.

//

(The motion carried by a vote of 10-0. Commissioners Hall and Hurley were absent from the meeting.)

JN