



County of Fairfax, Virginia

**2014 Planning
Commission**

July 24, 2014

Peter F. Murphy, Jr.
Chairman
Springfield District

David Gill, Esquire
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102

Frank de la Fe
Vice Chairman
Hunter Mill District

Janet R. Hall
Secretary
Mason District

**RE: CSP 2011-LE-016 – HUNTINGTON METRO VENTURE, LLC
Lee District**

James R. Hart
Parliamentarian
At-Large

Dear Mr. Gill:

This will serve as your record of the Planning Commission's action on CSP 2011-LE-016, an application by Huntington Metro Venture, LLC, in the Lee District.

John C. Ulfelder
Dranesville District

On Wednesday, July 23, 2014, the Planning Commission voted 11-0 (Commissioner Murphy was not present for the vote) to approve CSP 2004-LE-016, subject to the development conditions dated July 10, 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

Sincerely,

Kenneth A. Lawrence
Providence District

James T. Migliaccio
Lee District

Jill G. Cooper, AICP
Executive Director

Timothy J. Sargeant
At-Large

Attachments (a/s)

Jill G. Cooper
Executive Director

cc: Jeffrey C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Nicholas Rogers, Staff Coordinator, ZED, DPZ
July 23, 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.



Approved Development Conditions

CSP 2011-LE-016

July 10, 2014

The Planning Commission approved CSP 2011-LE-016 for a Comprehensive Sign Plan, located at Tax Map 83-3 ((43)) A, pursuant to Section 12-210 of the Zoning Ordinance by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan is granted to permit the signs, as depicted on Comprehensive Sign Plan submitted with this application dated June 26, 2014, which is entitled "Comprehensive Sign Plan | The Shelby CSP 2011-LE-016". 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.
3. Sign permits may only be issued for those signs shown in this Comprehensive Sign Plan. The number, size and total sign area for each sign shall be consistent with the sign tabulations shown in the Comprehensive Sign Plan.
4. All signs shall be generally consistent with the typography, materials and use of logos as indicated in the Comprehensive Sign Plan. Sign copy, character, style, colors and logos may be modified so long as the size and location of the signs are consistent with the Comprehensive Sign Plan.
5. The applicant shall obtain sign permits for the three temporary banners shown in the CSP prior to their installation. The banners may remain on the building for a six month period from the date of the issuance of the sign permit for each banner. The applicant may request a three month extension of this initial period if the applicant provides evidence to the Zoning Administrator that the residential building has not achieved 65% occupancy during the initial six month period. In addition, the applicant may request an additional three month extension if the applicant provides evidence to the Zoning Administrator that the residential building has not achieved 75% occupancy during both the initial six month period and the first three month extension. The applicant shall remove the temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this Comprehensive Sign Plan.

Planning Commission
Verbatim Excerpt
July 23, 2014

CSP 2011-LE-016 – HUNTINGTON METRO VENTURE, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: If there is no further comment, I will close the public hearing, and this is in the Lee District.

Commissioner Migliaccio: Thank you, Mr. Chairman. Mr. Gill, I guess for verbatim purposes, can you please come up and reaffirm that you are fine with the proposed development conditions dated July 10th, 2014.

David Gill, Applicant's Agent, McGuireWoods LLP: Correct.

Commissioner Migliaccio: Mr. Chairman, this is – once again, this is our third CSP this evening and it's our third luxury apartment building. This one is the second –

Commissioner Hall: A lot of luxury going around.

Commissioner Migliaccio: This is the second one on Richmond Highway and – – and to be honest, this is the second one that's being built on Richmond Highway and, as Mr. Gill called it, upscale, whatever you want to call it, it's better than what we had before and we're looking forward to filling this up and having new residents on the highway. This is in a CRD and it has the temporary banners so we can get the residents in there. This one has the support of the Lee District Land Use Committee, it has staff's support, and it has my support; and therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2011-LE-016, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 10TH, 2014.

Commissioners Sargeant and Flanagan: Second.

Vice Chairman de la Fe: Seconded by Mr. Sargeant and Mr. Flanagan. Any comments?

Commissioner Flanagan: Yes I just want to make one comment about the word "luxury." It's my understanding that these – that the rentals of these units is – exceeds those of Tysons Corner.

Vice Chairman de la Fe: I'm not – never mind. Having heard all the comments –

Commissioner Migliaccio: Let's vote.

Vice Chairman de la Fe: All those in favor, please signify by saying aye.

Commissioners: Aye.

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

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(The motion carried by a vote of 11-0. Commissioner Murphy was not present for the vote.)

JN