



County of Fairfax, Virginia

March 10, 2015

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Department of Planning & Zoning

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Zoning Evaluation Division

**2015 Planning
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Gregory Riegler, Esquire
McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102

**RE: CSP 2014-PR-001 – TYSONS PARTNERSHIP, INC.
Providence District**

Dear Mr. Riegler:

This will serve as your record of the Planning Commission's action on CSP 2014-PR-001, an application by Tysons Partnership, Inc., in the Providence District.

On Wednesday, March 4, 2015, the Planning Commission voted 10-0 (Commissioners Hurley and Sargeant were absent from the meeting) to **APPROVE** CSP 2014-PR-001, subject to the development conditions dated February 17, 2015, as attached.

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.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Linda Smith, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Michael Van Atta, Staff Coordinator, ZED, DPZ
Robert Harrison, , ZED, DPZ
March 4, 2015 Date File

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Planning Commission Meeting
March 4, 2015
Verbatim Excerpt

CSP 2014-PR-001 – TYSONS PARTNERSHIP, INC.

After Close of the Public Hearing

Chairman Murphy: Mr. Lawrence.

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2014-PR-001, SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 17TH, 2015, and that's it.

Commissioners: Second.

Chairman Murphy: Seconded unanimously by the Planning Commission. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2014-PR-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And thank you staff for that wonderful suggestion.

//

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

JLC

Proposed Development Conditions

CSP-2014-PR-001

February 17, 2015

If it is the intent of the Planning Commission to approve CSP 2014-PR-001 for a Comprehensive Sign Plan located at Tax Map 29-3 ((1)) 78B, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval 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 (CSP) is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSP prepared by Michael Caplin, dated August 4, 2014, as revised through December 16, 2014 and titled "Tysons Partnership – Building America's Next Great City," as qualified by these development conditions. In addition, signs allowed by Sect. 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions. Despite the notes that are included on Page 5 of the CSP, only 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. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP.
4. All signs shall be adequately maintained so as to preserve the present condition of the signs upon installation. The signs shall be replaced every five years.
5. 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.

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. 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.