



# County of Fairfax, Virginia

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May 8, 2015

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Zoning Evaluation Division

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*Clerk to the Commission*

Inda Stagg, Senior Land Use Planner  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

**Re: CSPA 1998-LE-048 – METROPARK 2345, LLC  
Lee District**

Dear Ms. Stagg:

At its May 6, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Sargeant were absent from the meeting) to **APPROVE** the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Jeffrey McKay, Supervisor, Lee District  
James Migliaccio, Planning Commissioner, Lee District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Kelly Atkinson, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
May 6, 2015 date file

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Planning Commission Meeting  
May 6, 2015  
Verbatim Excerpt

CSPA 1998-LE-048 – METROPARK 2345, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Mr. Chairman, can I get the applicant to come up, please, for these development conditions and just agree on the record that you're okay with the development conditions now dated May 6<sup>th</sup>, 2015.

Inda Stagg, Senior Urban Planner, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes, we do agree to the conditions dated May 6<sup>th</sup>, 2015.

Commissioner Migliaccio: Okay, thank you, Mr. Chairman. This is a very simple sign plan amendment and it's going to allow some way-finding within an existing office park and allow two of the restaurants that are there to have patrons find them, and it's very difficult to find the restaurants sometimes of Beulah Road.

Chairman Murphy: Yes, it is.

Commissioner Migliaccio: Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 1998-LE-048, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 6TH, 2015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 1998-LE-048, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JN



**DEVELOPMENT CONDITIONS****CSPA 1998-LE-048****May 6, 2015**

If it is the intent of the Planning Commission to approve CSPA 1998-LE-048, located at Tax Map Parcels 091-1 ((1)) 11B2, 23E, ((28)) 1A, 2B, ((31)) 1A, 1B, 2A-C, 3 - 3B, 4A - 4C1 to allow a Comprehensive Sign Plan Amendment (CSPA) 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. The approval of this CSPA supersedes all conditions of all previously approved sign plans.

(\*denotes previous conditions from previous approvals that would be carried forward)

1. This Comprehensive Signage 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 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 (CSPA), titled "Metro Park" and prepared by The Engineering Groupe, Inc. dated November 5, 2014 and revised through February 11, 2015, is approved only for those signs shown on the CSPA. Modifications to tenant signs allowed by the CSPA shall not include any increase in size or number above that shown on the CSPA. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.\*
3. 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 submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if 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 an approval 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. No single building-mounted sign shall exceed a maximum of 200 SF in size. No sign shall extend into window areas or beyond the highlighted sign band area as depicted on the CSPA.\*
5. There shall be no more than four building-mounted signs per elevation. Building-mounted signs may be located within the top three levels of each building as depicted on the CSPA, except as specified below.\*
6. No sign shall move, display any flashing or intermittent lights nor have any features which would be construed as fluorescent or neon in character or color.\*
7. Except for address identification, all building-mounted signs shall be for tenant identification only.\*
8. Phase 2 and 3: A maximum of 263 square feet (SF) of total building-mounted signage shall be permitted on each of the Phase 2 and Phase 3 buildings. \*
9. Phase 4 and 5: A maximum of 263 SF of total building-mounted signage shall be permitted on each of the Phase 4 and 5 buildings. Signs may be located on the northern, eastern and western elevations only within the top four levels of the buildings, as depicted on the CSPA.\*
10. Phase 6: A maximum of 358<sup>6</sup> SF of total building-mounted signage shall be permitted on the Phase 6 building, in the area depicted on the CSPA. Should a retail or eating establishment be located within this building, said establishments may locate their signage on the first level of the south, east and west elevations, as well as on the second level of the west, north and east elevations as depicted on the CSPA.\*
11. Phase 7: A maximum of 207 SF of total building-mounted signage shall be permitted on the Phase 7 building.\*
12. Phase 8: A maximum of 263 SF of total building-mounted signage shall be permitted on the Phase 8 building. Building-mounted signs shall only be permitted on the southern, eastern and western elevations within the top three levels of the building, as depicted on the CSPA. If an eating establishment locates within this building, said establishment may locate its signage on the third level of the building on the eastern and southern facades only, as well as install a canopy sign, as depicted on the CSPA. \*
13. A maximum of seven (7) 5.5 SF building-mounted address signs shall be permitted. Each building address sign shall be located above the

main entrance of the building as shown on the CSPA. These signs shall be consistent with that shown on the CSPA. \*

14. A maximum of seven (7) 19 SF, 6.3 foot-tall freestanding building address/identification monument signs shall be permitted. These signs may be located at the corner of the driveway entrances to each building as shown on the CSPA. These signs shall be consistent with that shown on the CSPA.\*
15. There shall be no more than one 25 SF, 2 foot-tall wall-mounted entry sign permitted. This sign shall be located adjacent to the Franconia-Springfield Parkway entrance. This sign shall be consistent with that shown on the CSPA.\*
16. A maximum of three (3) flags shall be permitted on-site. These flags may be located adjacent to the Franconia-Springfield Parkway entrance and must meet the requirements of Article 12 of the Zoning Ordinance.\*
17. A maximum of two (2) 38.67 SF, 16 foot-tall freestanding monument entrance signs shall be permitted. These signs shall be consistent with those shown on the CSPA and shall be located at the site's two major entrances:
  - one sign at the corner of Walker Lane and Beulah Street and
  - one sign at the corner of Metro Park Drive and Beulah Street.\*
18. Traffic regulatory signage shall meet the Federal Highway Administration (FHWA)'s Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.\*
19. All signage shall be placed in a location which does not conflict with sight distance requirements. Pursuant to Sect. 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.\*
20. All freestanding permanent signs shall maintain a minimum five (5) foot setback from any curb line, street right-of-way (ROW) or other vehicular travel way and shall not obstruct any pedestrian walkway.\*
21. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance.\*

22. Individual tenant signs, to include building-mounted signs and monument sign panels, may incorporate various colors, typography, and logos, consistent with the individual tenant's corporate identification. \*
23. Any existing signs that are inconsistent with the CSPA shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSPA. \*
24. All other signs shall conform to the requirements of Article 12 and Article 14 of the Zoning Ordinance.\*
25. A maximum of six (6) 6.77 foot-tall, 18.48 SF or 21.76 SF freestanding on-site directory signs shall be permitted on the subject site as depicted as "Signage Type F" in the CSPA. In no case shall the number of Signage Type F signs exceed six (6). Each sign shall be installed as shown on the CSPA. These signs shall be consistent with that shown on the CSPA.
26. A maximum of two (2), 32 SF, 10 foot-tall temporary real estate signs shall be permitted on the subject site, advertising the sale, rental or lease of a building or part of a building within Metro Park, as depicted as "Signage Type G" in the CSPA. Each sign shall be installed as shown on the CSPA and consistent with that shown on the CSPA. Per Par. 3D of Sect. 12-103 of the Ordinance, these temporary real estate signs shall be removed within seven (7) days of the settlement, rental or lease of the building or part of a building within Metro Park that is advertised on the temporary real estate sign; however, these temporary real estate signs may be reinstalled to advertise the sale, rental or lease of buildings or parts of buildings as necessary to ensure that Metro Park is fully leased or occupied.

The above proposed conditions are staff recommendation and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, 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 himself responsible for obtaining the required sign permits through established procedures.