

APPROVED DEVELOPMENT CONDITIONS
CSPA 86-C-029-10
April 29, 2015

If it is the intent of the Planning Commission to approve CSPA 86-C-029-10, located at Tax Map 15-4((1)) 13E3 for an amendment to CSP 86-C-029, 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. These development conditions shall supersede the development conditions approved with CSPA 86-C-029-08. Conditions carried forward from that approval are noted with an asterisk (*). All other previously approved CSP conditions governing the Dulles Corner development shall remain in effect.

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 Plan of Exterior Signage, Dulles Corner" prepared by Noritake Associates, and dated April 8, 2015, is approved only for those signs shown in this Comprehensive Sign Plan Amendment. In addition, signs not requiring permits allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions. *
3. Any signs other than those included in this Comprehensive Sign Plan Amendment or previously approved Comprehensive Sign Plans shall require the review and approval of an amendment to this Comprehensive Sign Plan. *
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 which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient 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. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. *
6. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA. *

7. Tenant names depicted on the CSPA may be changed without requiring an amendment to this CSPA, in order to accommodate future tenant changes, as long the sign dimensions, letter heights, colors and other general sign details remain in conformance with the CSPA and the matrix associated with Development Condition 4. *(new condition)*

The above-proposed conditions are staff recommendations 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.