

DEVELOPMENT CONDITIONS

CSPA 84-D-049-03

August 27, 2014

If it is the intent of the Planning Commission to approve CSPA 84-D-049-03, located at Tax Map 29-4 ((10)) 0001C1, 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. These conditions are *in addition* to those approved by the Planning Commission with CSP 84-D-049, CSPA 84-D-049, and CSPA 84-D-049-2.

1. This CSPA 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 (CSP) as amended.
2. The CSPA, titled "Tysons Galleria – Proposed Exterior Sign Updates", prepared by Service Select, LLC, date stamped August 12, 2014, is approved for those signs shown on the CSPA, *excluding the monument sign identified as M3*. Modifications to tenant signs allowed by the CSP shall not include any increase in size or number above that shown on the CSP.
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 requested under this CSPA. 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 tracking of all signage to be provided on site.
4. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
5. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSPA. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSPA.

6. All signage shall be placed in a location that 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 existing travel intersections, aisles, or driveways.

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.