



APPLICATION ACCEPTED: October 19, 2015
PLANNING COMMISSION: March 9, 2016

County of Fairfax, Virginia

February 24, 2016

STAFF REPORT

CSP 2011-PR-005

PROVIDENCE DISTRICT



APPLICANT: Tysons Central LLC and Clyde's Real Estate Group, Inc.

ZONING: PTC

LOCATION: 8338 Leesburg Pike

PARCEL: 29-3 ((1)) 73A, 75A and 78A

ACREAGE: 2.62 acres

PLAN MAP: Retail and Other Commercial Uses

PROPOSAL: Comprehensive Sign Plan associated with RZ 2011-PR-005 (Tysons Central).

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2011-PR-005 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

Casey V. Gresham

The approval of this Comprehensive Sign Plan Amendment does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 2011-PR-005



Applicant:

TYSONS CENTRAL LLC AND
CLYDE'S REAL ESTATE GROUP, INC.

Accepted:

10/19/2015

Proposed:

COMPREHENSIVE SIGN PLAN

Area:

2.62 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:

NORTH SIDE OF LEESBURG PIKE

Located:

APPROXIMATELY 400 FEET WEST OF ITS
INTERSECTION WITH CHAIN BRIDGE ROAD

Zoning:

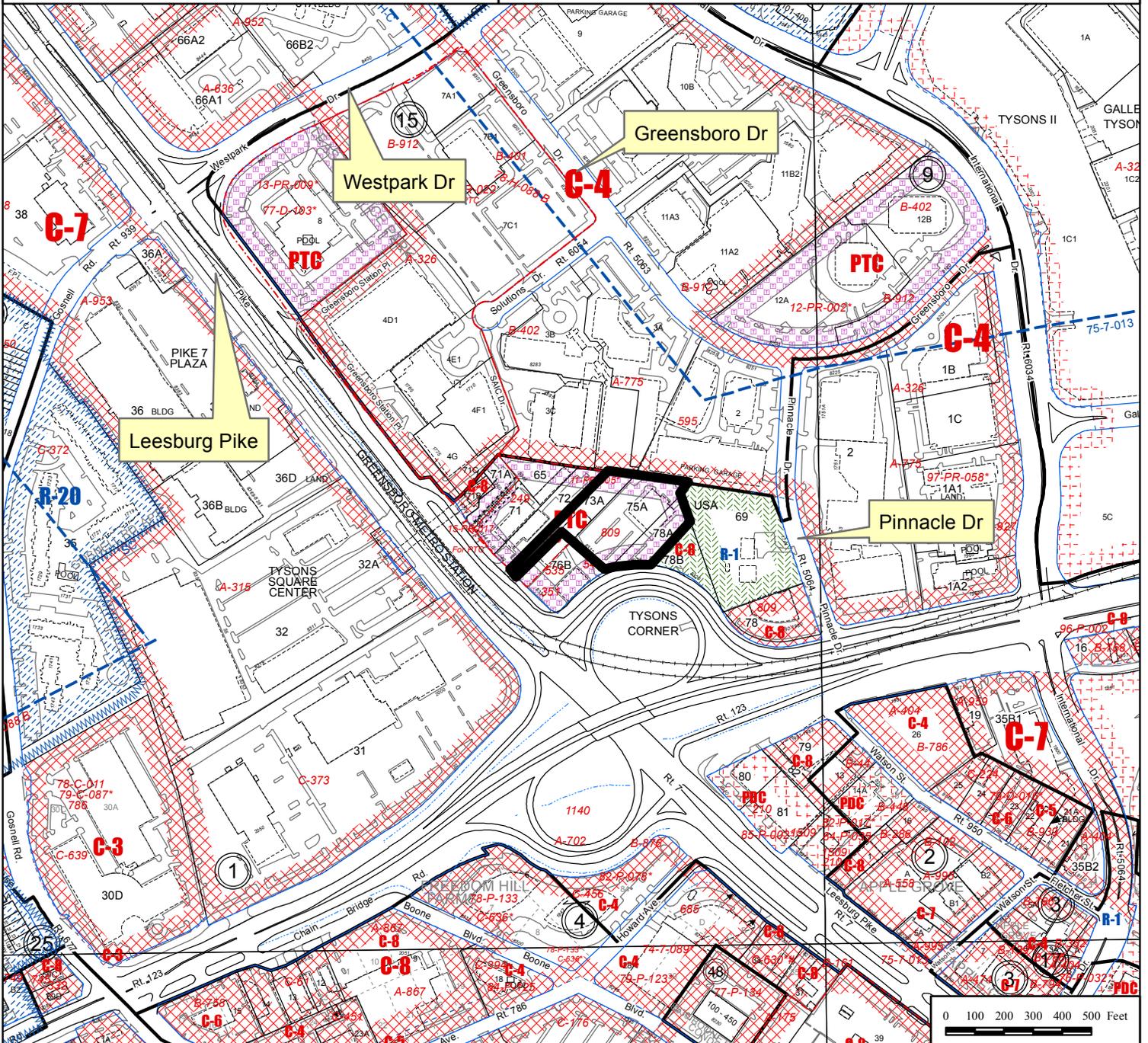
PTC

Overlay Dist:

SC HC

Map Ref Num:

029-3- /01/ /0073A/01/ /0075A/01/ /0078A



DESCRIPTION OF THE APPLICATION

The applicants, Tysons Central LLC and Clyde's Real Estate Group, Inc., request approval of a Comprehensive Sign Plan (CSP) for the Tysons Central mixed-use development. This development is an approved but unbuilt transit-oriented development located immediately east of the Greensboro Metro Station in Tysons. During the construction of the first building (future Building F) included in this approval, the existing roadway paralleling the Route 7/Route 123 interchange will be reconstructed, and the current access point to the existing Clyde's restaurant will be relocated. The purpose of this CSP is to provide a temporary wayfinding sign that will direct patrons to the temporary drive aisle accessing Clyde's. Per Section 12-210 of the Zoning Ordinance, signs may be permitted in a P district in accordance with CSP approval by the Planning Commission, and it must include the location, size, height, and extend of all proposed signs. While this CSP only includes one sign, the intent of the applicants is to amend and expand this CSP in the future to eventually include all signage associated with Tysons Central.

The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2, respectively. A copy of the CSP is contained at the front of the staff report.

LOCATION AND CHARACTER

The property is located on the north side of Leesburg Pike (Route 7), west of its intersection with Chain Bridge Road (Route 123). The 2.62 acre site is zoned PTC (Planned Tysons Corner Urban District). The site currently hosts a variety of commercial uses, including Clyde's restaurant which is located on Parcels 75A and 78A. While Clyde's access point prior to the commencement of construction is located on Pinnacle Drive (as the service drive running alongside the Route 7/Route 123 interchange is known), this point of egress will be relocated during the construction of the first building included in Tysons Central (Building F).

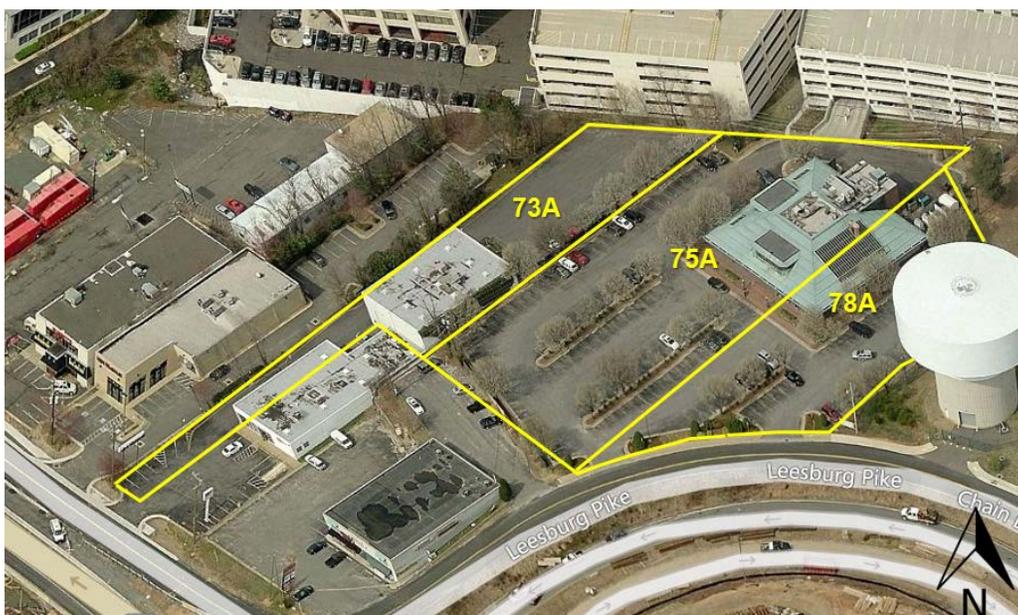


Figure 1: Aerial view of the subject property

A summary of the surrounding land use, zoning and Comprehensive Plan recommendations is provided in the following table.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	C-4	Office	Office
East:	C-7	Retail/commercial uses	Retail and Other Commercial Uses
South:	C-4	Retail/commercial uses	Office
West	R-1, C-8	Public Facility (water tower and communications tower)	Public Facilities, Government and Institutional; Retail and Other Commercial Uses

BACKGROUND

On November 19, 2013, the Board of Supervisors approved RZ 2011-PR-005, which rezoned the subject property from the C-8, HC, and SC Districts to the PTC, HC, and SC Districts to permit mixed-use development with an overall FAR of 8.05. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following

link: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4159233>

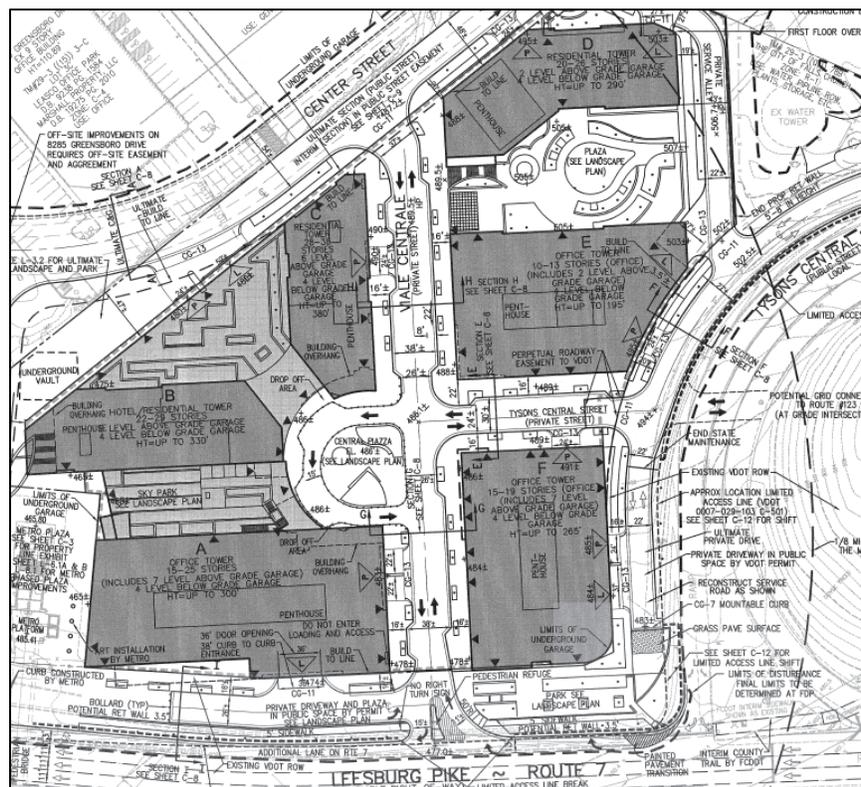


Figure 2: Approved Conceptual Development Plan associated with RZ 2011-PR-005

As a part of the above-referenced approval, Block F specifically relates to this CSP. As shown in the graphic below (Figure 3), during the construction of Building F, the existing entrance to Clyde's will be closed in order to regrade Pinnacle Drive to meet the proposed service road's elevation. As such, the vehicular entrance to Clyde's will be relocated to that portion of the service drive which immediately parallels Leesburg Pike (and had previously served as the entrance to the former ABC Store).

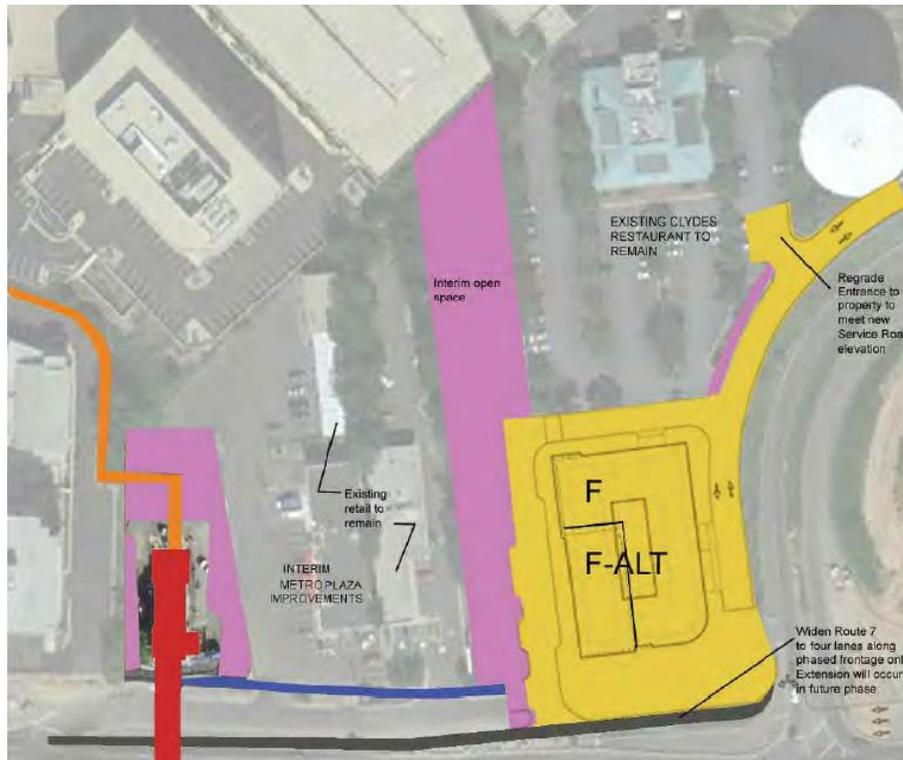


Figure 3: Phase F of RZ 2011-PR-005

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning District:	McLean Planning District
Planning Sector:	M1-Tysons Corner
Plan Map:	Retail and Other Commercial Uses

The Fairfax County Comprehensive Plan, 2013 Edition, Area II, Tysons Corner Urban Center, Amended through 4-29-2014, Tysons Central 7, Page 129-136, as applied to the application area, states the following:

The North Subdistrict is envisioned to be a vibrant 24-hour mixed use center with residential, retail, and hospitality uses, as well as a high concentration of office space.

Along Leesburg Pike, a transformed streetscape will create a wide tree-lined boulevard on either side of the at-grade Metro station. This redesign will result in a calming of traffic through this office area while maintaining the capacity of Leesburg Pike. The streets leading to and from Tysons Central 7 will be pedestrian-friendly, encouraging people to walk and bike and leading people to the civic center and the business areas of the district.

The Tysons Urban Design Guidelines, endorsed by the Board of Supervisors on January 24, 2012, address design elements that should be considered with signs. On Page 5-4, suggestions include:

- *Use permanent, weather proof, well-designed signs.*
- *Limit the number of signs to convey a clear message and avoid visual clutter.*
- *Clearly state the business name or other information displayed on the sign.*
- *Scale typeface, characters and graphics of storefront signage to pedestrians and/or motorists, as applicable.*
- *The scale and materials used for signs should be appropriate to the neighborhood. For instance, monolithic digital or other illuminated signs may be considered on a case by case basis in areas close to the metro and adjacent to high concentrations of arts and entertainment uses. Similarly, small-scale blade signs or awning signage would be more appropriate for a mixed-use residential neighborhood.*
- *Signage must not present a visual obstruction to sight distances at intersections and vehicular*

ANALYSIS

Comprehensive Sign Plan (Appendix 1)

Title of CSP: Tysons Central Comprehensive Sign Plan
Prepared By: Walsh Colucci Lubeley & Walsh PC and Vika
Original Date: September 30, 2015
Revision Date: December 28, 2015

Description of the Comprehensive Sign Plan

The Comprehensive Sign Plan (CSP) contains six sheets. In this CSP application, the applicants propose to install one temporary sign, allowing patrons to locate the new access point of Clyde's restaurant during construction of Building F. The double-faced sign would be 4' 7" in height and approximately 21.67 square feet in size, and it will be illuminated internally.

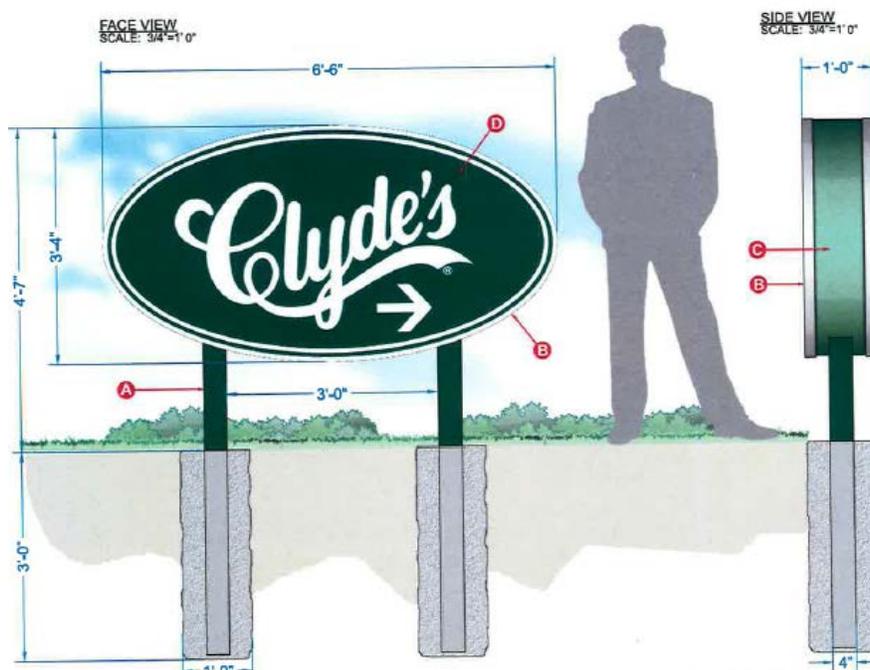


Figure 4: Proposed signage detail

In order to access Clyde's, vehicles will use Leesburg Pike and turn onto the existing service drive to access a temporary drive aisle, which will be located along the western portion of Parcel 73A. A condition has been included requiring the removal of the temporary signage upon the re-opening of the Clyde's entrance along Pinnacle Drive.

Transportation Analysis

The Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) reviewed this application raised no issues or concerns with the proposal.

OCR Analysis

The Fairfax County Office of Community Revitalization (OCR) recommended the inclusion of a development condition requiring removal of the proposed signage upon the re-opening of the entrance to Clyde's. This development condition is included in Appendix 2. No other issues or concerns were raised.

Fairfax County Water Authority

In its memo, the Fairfax County Water Authority (FCWA) noted that permanent type signs and support structures with concrete footers are not allowed within FCWA easements. FCWA further stated that any proposed work within existing water main easements require prior review and approval from FCWA. Finally, the water main located in the right-of-way will require a five-foot separation with any proposed signage.

Zoning Inspections Branch

The Zoning Inspections Branch (ZIB) stated that the sign should not be placed in any easements. In addition, ZIB pointed out that freestanding signs should not project

beyond any property line or be within five feet of the curb line of a service drive, travel lane, or adjoining street. These stipulations have been included in the proposed development conditions

Zoning Analysis (Appendix 4)

In accordance with Section 12-101 of the Zoning Ordinance, the purpose and intent of the sign ordinance is to:

Regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of the Ordinance.

It is also intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

The proposed directional sign includes the Clyde's logo associated with the on-site restaurant, including identical color schemes and font. Future signage included in any CSP amendments shall also be subject to the above criteria. Staff finds that the sign is attractive and will not be of any detriment to the surrounding area; therefore, staff believes the proposal meets the purpose and intent of the Article 12.

According to Section 12-210, the Zoning Ordinance permits the Planning Commission to approve a Comprehensive Sign Plan for developments within a P District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance for signs located within conventional zoning districts. This provision requires that a Comprehensive Sign Plan show the location, size, height, and extent of all proposed signs within the P District or section of the P District, as well as the nature of the information to be displayed on the signs. In addition, all proposed signs should be in scale and harmonious with the development and should be located and sized to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of the architectural and urban design elements.

The proposed CSP provides the required information and aims to ensure visitors are provided with clear direction to access an otherwise obscure temporary entrance point to Clyde's. Staff believes that the proposal's size, scale, and height are the minimum amount necessary in order to achieve the desired goal of directing patrons to this entrance. Staff finds the proposal to be in conformance with Standards 1-3 of Section 12-210.

Par. 4 of Sect. 12-210 of the Zoning Ordinance provides that all signage shall be in accordance with the standards for all planned development as set forth in Part 1 of Article 16. Part 1 provides that the planned development shall substantially conform to

the adopted Comprehensive Plan with respect to type and character. The Comprehensive Plan states that the planned development should enhance the stability of existing neighborhoods and provide high quality site and architectural design.

The proposed CSP is in accordance with the standards of a planned development, as the proposed sign does not distract from the nature of the planned development, and it helps to identify the temporary entrance. The existing planned development continues to conform with the Comprehensive Plan with respect to type and character. With the implementation of the proposed development conditions, staff believes that the signage plan will satisfy the Zoning Ordinance Provisions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposed sign placement is appropriately sized, located, and designed to facilitate access to the application property. Staff believes that with the implementation of the proposed development conditions, the proposed Comprehensive Sign Plan is consistent with the Comprehensive Plan and meets the applicable provisions of the Zoning Ordinance.

Recommendation

Staff recommends approval of CSP 2011-PR-005, subject to the proposed development conditions contained in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Comprehensive Sign Plan, Revised Through December 28, 2015
2. Proposed Development Conditions
3. Statement of Justification
4. Fairfax County Water Authority Memo, Dated October 28, 2015
5. Applicable Zoning Ordinance Provisions
6. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

CSP 2011-PR-005

February 24, 2016

If it is the intent of the Planning Commission to approve CSP 2011-PR-005 located at Tax Map Parcel 29-3 ((1)) 73 A, 75A and 78A to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan entitled "Tysons Central Comprehensive Sign Plan" and dated December 28, 2015 is granted for and runs with the land indicated in this application and is not transferrable to other land.
2. The CSP relates to one temporary sign located on Parcel 73A (the Temporary Sign". The Temporary Sign shall be in substantial conformance with that shown on the approved CSP. Minor deviations in the location, design, and area of the Temporary Sign may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan. Other signs shall be permitted on Parcels 73A, 75A and 78A, provided they meet the requirements of Article 12.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit for the Temporary Sign and all subsequent sign permits related to the Temporary Sign. 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 for the Temporary Sign shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. The Temporary Sign shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the Temporary Sign is consistent with the CSP.
5. Illumination of the Temporary Sign shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
6. The Temporary Sign shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways.

7. Any sign proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
8. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements. In addition, the water main located in the right-of-way will require a five-foot separation with any proposed signage.
9. The Temporary Sign shall be removed upon the opening to the public of the connection of Tysons Central Street to Leesburg Pike and Tysons Central Street and Wm. Tyson Street located on the Building F parcel, which improvements provide access to Leesburg Pike for the Clyde's restaurant.

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.

TYSONS CENTRAL

Comprehensive Sign Plan

CSP 2011-PR-005

December 28, 2015



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I. Introduction

The Tysons Central development is a transit-oriented, mixed-use project located east of the Greensboro Metro station. It was rezoned to the PTC District through RZ 2011-PR-005. The approved CDP provides for six buildings oriented to a new grid of streets. The first building slated for construction is Building F located at the intersection of Route 7 and Route 123 on Tax Map 29-3 ((1)) 76B. As a part of the construction of Building F, the adjacent existing roadway paralleling the Route 7/Route 123 interchange will be reconstructed and lowered in elevation. To accommodate construction, access to the existing Clyde's restaurant will be temporarily relocated. A temporary drive aisle will be constructed on Tax Map Parcel 29-3((1)) 73A. To ensure patrons can access the Clyde's site during construction, a wayfinding sign is proposed. This CSP seeks approval of one sign to direct patrons to the Clyde's location.

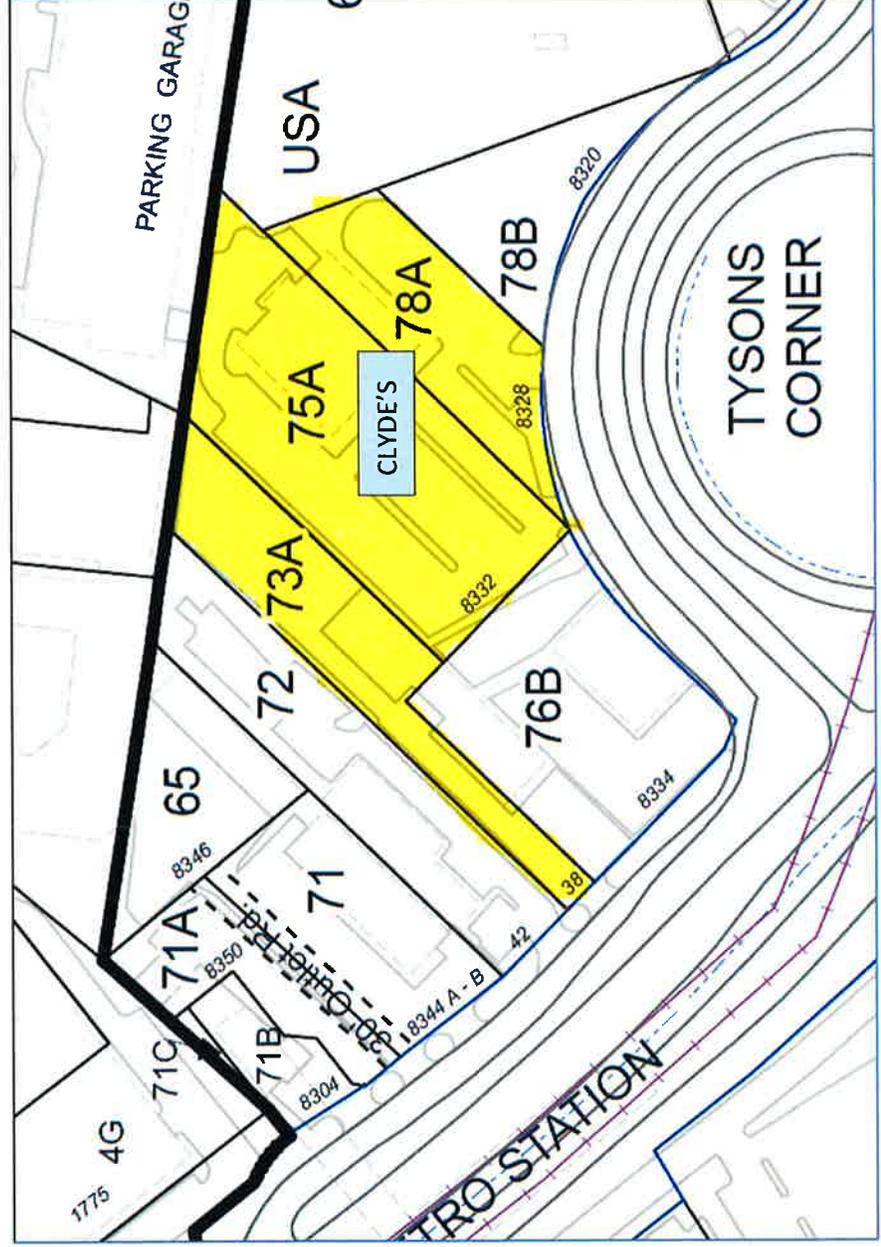
II. Property Location & Ownership

Property Location:

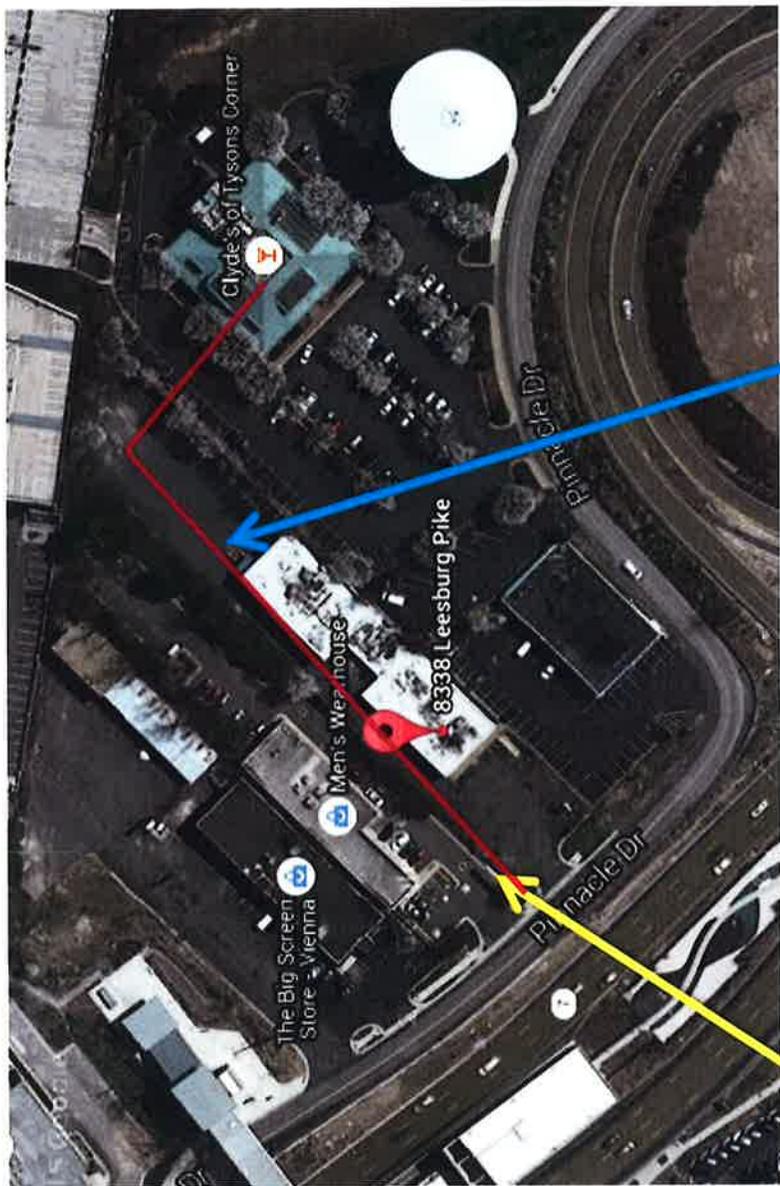
North of the intersection of Route 7 and Route 123
Tax Map 29-3 ((1)) 73A, 75A and 78A

Property Ownership:

Parcel 73A - Tysons Central LLC
Parcel 75A and 78A – Clyde’s Real Estate Group, Inc.



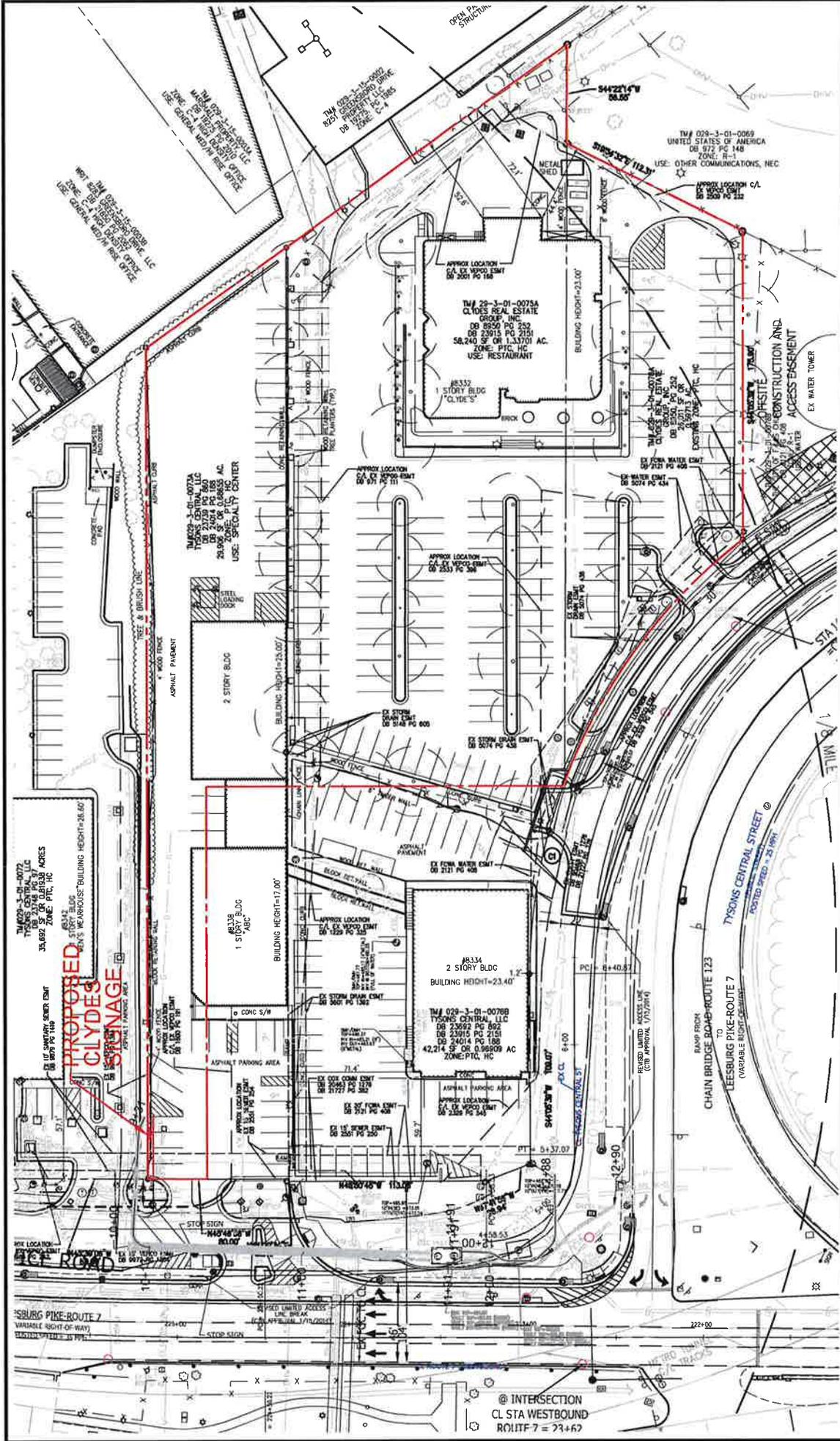
III. Proposed Sign Location



temporary drive aisle

approximate sign placement

Placement may be adjusted during installation.



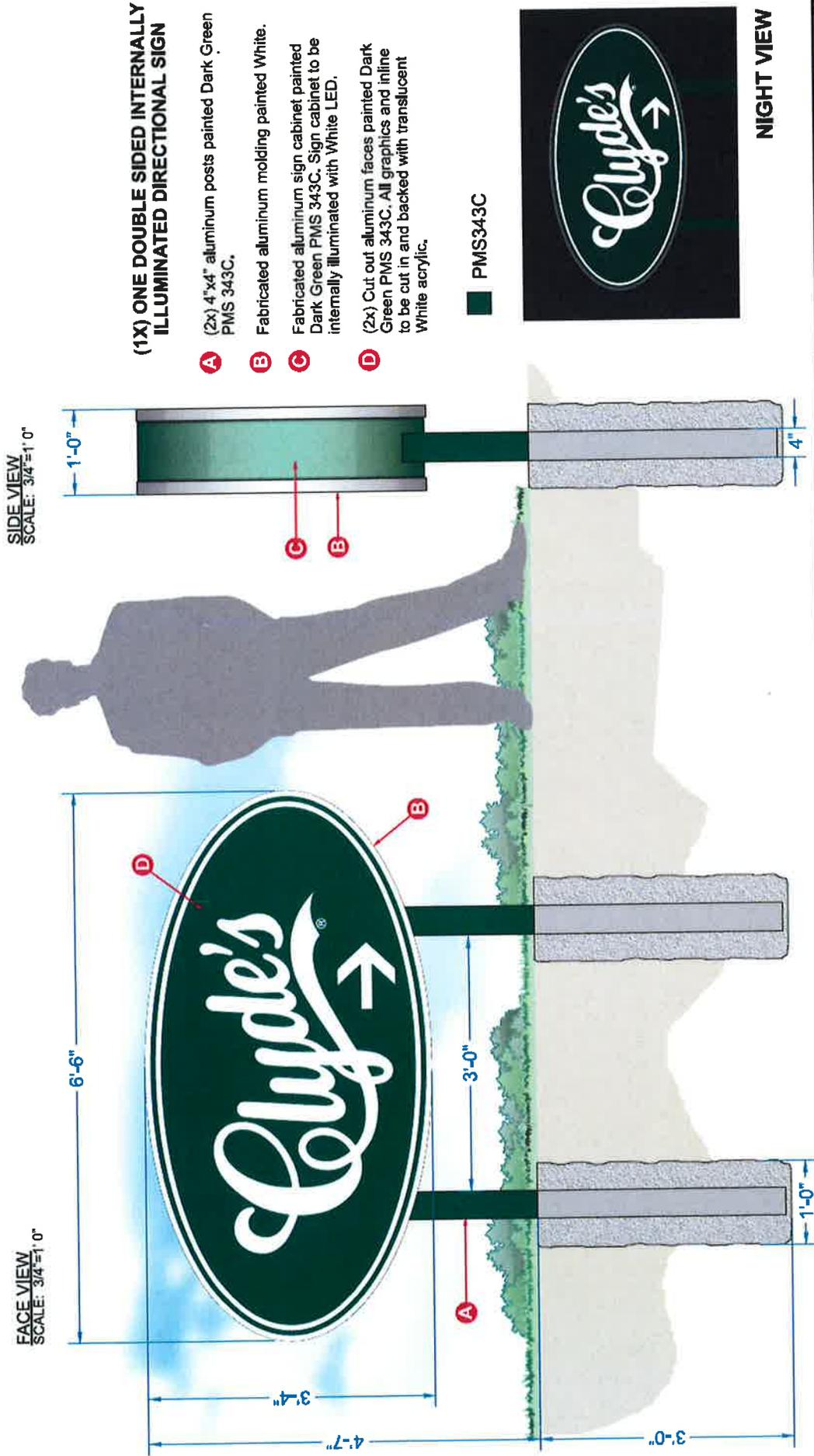
VIVA
 ENGINEERS & PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
 VIVA MEDIA, LLC
 8100 BRIDGEMOOR DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 462-7600 ■ FAX (703) 761-2167
 WWW.VIVAFIRM.COM

TYSONS CENTRAL
CLYDES SIGNAGE EXHIBIT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROJECT/FILE NO.	DES.	DWN.	7148	EEW	KY
SHEET NO.	SCALE:	DATE:	1 OF 1	1" = 50'	09/18/2015

IV. Sign Design & Dimensions

SIGN SIZE: 21.67 SF
SIGN HEIGHT: 4'7"



PREPARED & PROVIDED BY:		SAVED AS:		CLIENT / PROJECT:		APPROVED BY:		PAGE:	
481 SANDYBANK BLVD. CAPTIVA ISLAND, MS 39249 (601) 343-6100 www.kellysigns.com		4814-03DC_VS Clyde's Tysens (Internally Illuminated Sign)		CLYDE'S		KELLY KALUM		1	
DESIGNER: Vicki Sabo		SUPERVISOR: Doug Kibbeimer		REVISIONS:		NOTES:		DATE:	
				1 DK 08/19/15		1 DK 08/28/15			
				2 DK 08/28/15		2 DK 08/28/15			
				3 VS 08/17/16		3 VS 08/17/16			

PROPOSED DEVELOPMENT CONDITIONS

CSP 2011-PR-005

February 24, 2016

If it is the intent of the Planning Commission to approve CSP 2011-PR-005 located at Tax Map Parcel 29-3 ((1)) 73 A to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable 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. The Comprehensive Sign Plan, entitled "Tysons Central Comprehensive Sign Plan" and dated December 28, 2015, is approved for the signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.
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 a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSP.
5. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
6. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSP.
7. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways.

8. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
9. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements. In addition, the water main located in the right-of-way will require a five-foot separation with any proposed signage.
10. The proposed signage shall be removed upon the re-opening of the entrance to Clyde's restaurant.

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.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@thelandlawyers.com

January 5, 2016

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Tysons Central – CSP 2011-PR-005
Applicants: Tysons Central LLC and Clyde’s Real Estate Group, Inc.
Fairfax County Tax Maps as 29-3 ((1)) 73A, 75A and 78A (the “Property”)

Dear Ms. Berlin:

Please accept this letter as an amended statement of justification for an application for a Comprehensive Sign Plan (CSP) associated with the Tysons Central development. The Tysons Central development is an approved, yet unbuilt, transit oriented development located in the Tysons Central District of Tysons immediately east of the Greensboro Metro Station. Tysons Central includes approximately 5.79 acres of land and includes properties identified on the 2015 Fairfax County tax maps as 29-3 ((1)) 71, 71A, 72, 73A, 75A, 76B and 78A. This CSP application is limited to Parcels 73A, 75A and 78A. It is anticipated that the CSP will be expanded with the redevelopment of adjacent properties.

Tysons Central was rezoned to the PTC District through RZ 2011-PR-005 approved by the Board of Supervisors on November 19, 2013. The Co-Applicants were NVCommercial Incorporated and Clyde’s Real Estate Group, Inc. Existing uses include a Clyde’s Restaurant on Parcels 75A and 78A and a variety of other individual retail uses on other parcels. The approved CDP provides for six buildings oriented to a new grid of streets.

The first building slated for construction is Building F located at the intersection of Route 7 and Route 123. As a part of the construction of Building F, the existing roadway paralleling the Route 7/Route 123 interchange will be reconstructed and lowered in elevation. To accommodate construction, access to the existing Clyde’s restaurant will be temporarily relocated. Patrons arriving from from Route 7 will gain access to Clyde’s through a temporary drive aisle across Parcel 73A. To ensure patrons can locate the Clyde’s site during construction, a temporary wayfinding sign is proposed.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

This CSP seeks approval of one sign to be located on Parcel 73A near the intersection of the temporary drive aisle and the Route 7 service drive. The sign would be 4'7" in height and 21.67 square feet in size. It would be oval in shape and include the familiar Clyde's logo and a directional arrow in white on a dark green background. It would be a double faced sign with internal illumination.

The proposed signage will enable patrons of Clyde's to locate the restaurant while the construction of Building F is on-going and well known street patterns are interrupted. It is handsome sign that is in keeping with the urban design standards and wayfinding objectives for the Tysons area.

Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Elizabeth D. Baker
Senior Land Use Planner

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

APPENDIX 4
RECEIVED
Department of Planning & Zoning
OCT 30 2015
Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

October 28, 2015

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: CSP 2011-PR-005
Tysons Central
Tax Map: 29-3

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing and proposed water mains.
3. Permanent type signs and support structures with concrete footers are not allowed within Fairfax Water easements. Any proposed work within existing water main easements will require review and prior approval from Fairfax Water. Water main located in the right-of-way will require a 5-foot separation with any proposed signage.

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief Site Plan Review at 703-289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

ZONING ORDINANCE PROVISIONS

ARTICLE 12

SIGNS

PART 1 12-100 GENERAL PROVISIONS

12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.

2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning

Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.

3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		