

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.