



# County of Fairfax, Virginia

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Department of Planning & Zoning

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Zoning Evaluation Division

February 19, 2016

**2016 Planning  
Commission**

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Benjamin Tompkins  
Reed Smith, LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

**Re: CSP B-846-03 – RESTON HEIGHTS RESIDENTIAL I, LLC  
Hunter Mill District**

Dear Mr. Tompkins:

At its February 17, 2016 meeting, the Planning Commission voted 12-0 to **APPROVE** the above referenced application, subject to the development conditions dated February 17, 2016, with Development Condition Number 5 deleted.

Attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application and a copy of the development conditions. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

John W. Cooper, Clerk  
Fairfax County Planning Commission

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office  
Nicholas Rogers, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
February 17, 2016 date file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

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Fairfax County Planning Commission  
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## Approved Development Conditions

CSP B-846-03

February 17, 2016

The Planning Commission approved CSP B-846-03 for a Comprehensive Sign Plan located at 17-3 ((21)) 1, 2A, 3A, 4A, and 5A, pursuant to Section 12-210 of the Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan (CSP) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This CSP is granted to permit the signs, as depicted on the CSP submitted with this application dated February 2, 2016, which is entitled "Reston Heights | Comprehensive Sign Plan" prepared by Streetsense. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. Sign permits may only be issued for those signs shown in this CSP. The number, size and total sign area for each sign shall be consistent with the sign tabulations shown in the CSP.
4. All signs shall be generally consistent with the typography, materials and use of logos as 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. Retail signs for the building façade shown on Sheet 48 of the CSP shall be limited only to the area identified as acceptable for the location of wall signs. The applicant may affix a maximum of three signs to this façade. Signs on this façade shall be a maximum of 100 square feet. Signs located along this façade may only be associated with retail tenants located in the 14,100 square foot approved retail addition to Building E on PRCA B-846 approved by the Board of Supervisors on July 9, 2013. Individual retail tenants shall be each limited to a maximum of 200 square feet of sign area which may be distributed along any façade identified for retail sign area in accordance with the CSP.
6. Sign permits shall be obtained from the Department of Planning and Zoning's Zoning Administration Division for each sign erected pursuant to this CSP except those for which permits are not required pursuant to Article 12 of the Zoning Ordinance. The applicant shall be responsible for obtaining the required sign permits through established procedures, and no signs shall be installed prior to sign permit approval.
7. The applicant shall submit a sign matrix with each sign permit application that identifies the tenant name, address, sign type, sign height, sign area, and Non-

Residential Use permit number. The matrix shall include a calculation to demonstrate that the maximum sign area for the CSP, maximum sign area for the individual tenant, and the approved number of freestanding signs has not been exceeded.

8. Prior to the first installation of the banners shown on Sheet 29 of the CSP, the applicant shall submit a sign permit application that depicts the mounted height and location of the banners. Banners shall be a minimum of 10 feet above grade, except for banners projecting over roadways shall have a minimum vertical clearance of 15 feet.
9. Prior to the approval of a sign permit application for signs associated with the proposed office building identified as Building D on PRCA B-846 approved by the Board of Supervisors on July 9, 2013, the applicant shall submit a Comprehensive Sign Plan Amendment (CSPA) for the review and approval of the Planning Commission to ensure that the proposed signs are in conformance with the approved CSP and the applicable provisions of the Zoning Ordinance. The applicant shall obtain CSPA approval for such signs prior to obtaining sign permit approval from the Zoning Administrator.
10. Signs located along the building façade identified on Sheet 39 of the CSP may only be associated with retail tenants who occupy retail space sharing an exterior wall with the depicted building façade. The applicant shall limit retail tenants who affix signs to this façade to anchor tenants with a minimum of 10,000 square feet of gross floor area. The applicant shall be limited to no more than two signs for anchor tenants on this façade, with each sign not exceeding 200 square feet. The anchor tenant signs on this façade shall count toward an individual tenant's area of allowable sign area as described on Sheet 33 of the CSP.
11. As an alternative, the applicant may elect to install 34 square feet of building mounted sign area for the proposed residential building instead of the 30 square foot freestanding sign and the 4 square foot rental/sales office sign as outlined on Sheet 57 of the CSP. The building mounted sign area shall be located along the same façade as the primary entrance to the residential building.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, 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 responsible for obtaining the required Sign Permits through established procedures, and the sign plan shall not be valid until this has been accomplished.

Planning Commission Meeting  
February 17, 2016  
Verbatim Excerpt

CSP B-846-03 – RESTON HEIGHTS RESIDENTIAL I, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. Mr. Chairman, I – as you know, I don't often go against staff recommendations when they are very – you know, very strong. And I want to make sure that the – what I will propose is in no way reflective of the quality of – you know, of the staff work. My major reason for what I will propose – and I will be proposing deletion of the proposed Development Condition Number 5, which prohibits, in effect, monument signs along Sunrise Valley Drive. My main – there are two reasons why I'm doing it. One is that, as – the Reston Association Design and Review Board actually has – to be kind, they're very picky as to how they look at these things with signs and lights and so on. And the other one, frankly for me, is a matter of equity in that as I drove here tonight along Sunrise Valley Drive and I went by this property – between – before I reach this property, there are a number of monument signs that were there already to – that exist. And I think placing two or – I don't know how much it – two or three monument signs to identify this property along Sunrise Valley Drive does not, in any way, detract from the quality of the pedestrian experience or the experience that people will have at this develop. So Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP B-846-03, subject to – wait – wait a minute – SUBJECT TO THE DEVELOPMENT CONDITIONS – wait – wait a minute – DATED FEBRUARY 17<sup>TH</sup>, 2016, except for – WITH THE DELETION OF CONDITION NUMBER 5.

Chairman Murphy: Okay.

Commissioner de la Fe: And Mr. Tompkins, could you – Ben, could you come up and agree that you agree with these development conditions and the change that I just made?

Benjamin Tompkins, Applicant's Agent, Reed Smith, LLP: We agree with those development conditions with the deletion of Condition Number 5.

Commissioner de la Fe: Thank you.

Commissioner Flanagan: Second.

Chairman Murphy: Well, I think the public hearing is closed.

Commissioner de la Fe: Oh yeah, go ahead.

Chairman Murphy: Mr. de la Fe.

Commissioner de la Fe: Yeah, if you-

Chairman Murphy: Go ahead. Mr. de la Fe.

Commissioner de la Fe: Yeah.

Chairman Murphy: Are you done?

Commissioner de la Fe: Yeah, we're done.

Chairman Murphy: Okay.

Commissioner de la Fe: We're done and I-

Chairman Murphy: Second the motion?

Commissioner Flanagan: Yes.

Chairman Murphy: All right. Mr. Flanagan seconded the motion. Is there a discussion?

Commissioner Lawrence: Mr. Chairman? Just a point of clarification – in voting to support this motion, we would not be in any sort of conflict with the sign ordinance. That is, with this level of specificity about what signs go on what streets is not in the sign ordinance, as I recall. Does staff agree with that recollection?

Nicholas Rogers, Zoning Evaluation Division, Department of Planning and Zoning: That's correct. By approving a Comprehensive Sign Plan, the particulars of the plan itself would supersede the typical governing elements of Article 12.

Commissioner Lawrence: Thank you very much. Thank you, Mr. Chairman.

Chairman Murphy: Further discussion? All those in favor of the motion to approve CSP B-846-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

JLC