



County of Fairfax, Virginia

April 15, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

Earl L. Flanagan
Mount Vernon District

Kenneth A. Lawrence
Providence District

Karen Keys-Gamarra
Sully District

Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Ben Wales, Agent
11951 Freedom Drive, Ste 1600
Reston, VA 20190

Re: **CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC
Hunter Mill District**

Dear Mr. Wales:

At its Thursday, April 14, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was not present for the vote.) to **APPROVE** CSPA 85-C-088, subject to the development conditions dated April 6, 2016, as attached.

Enclosed for your records is a copy of the verbatim of the Commission's action on this matter. 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

Zoning Evaluation Division
APR 18 2016
RECEIVED
Department of Planning & Zoning

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
✓ Robert Harrison, ZED, DPZ
April 14, 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.



CSPA 85-C-088 – RESTON TOWN CENTER PROPERTY LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you very much, Mr. Chairman. I apologize for all the copies of this report that you got as well as the addendum. The reason for the addendum and the original delay, I hope the applicant doesn't object to my using the word "oops" but there was an error that they left a little piece out of the sign plan. And the other thing that I would like to mention is that you received tonight an addition to Development Condition Number 2, the first sentence which says, "Regardless of the depictions or descriptions of the signs highlighted in the CSPA, content of a sign is not regulated by this CSPA." I just wanted to...

Chairman Murphy: Okay.

Commissioner de la Fe: Say that was on advice of counsel. If the applicant could please step forward? Do you agree?

Brian Winterhalter, Esquire, Cooley, LLP: Good evening, I'm Brian Winterhalter with Cooley, go ahead, sorry.

Commissioner de la Fe: Thank you. Do you agree to the proposed development conditions for CSPA 85-C-088, now dated April 6th, 2016?

Mr. Winterhalter: Yes, on behalf of the applicant we are in agreement with the conditions.

Commissioner de la Fe: Thank you very much. Mr. Chairman, given that I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 85-6 (sic), no, 85-C-088, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED APRIL 6TH, 2016.

Commissioners Hart and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 85-C-088, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

//

(The motion carried by a vote of 11-0. Commissioner Flanagan was not present for the vote.)

TMW

APPROVED DEVELOPMENT CONDITIONS

CSPA 85-C-088

April 6, 2016

The Planning Commission approved CSPA 85-C-088 for a comprehensive sign plan amendment pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance for property located at Tax Map 17-1 ((16)) 1A, 5A, 9A, 10, A2, B1, 12, 12A, 13, 13A, B2pt., 17, 18A; 17-3 ((1)) 3A3; 17-3 ((10)) 1, 6, 7, 8A1, 8B, 14, 15; and 17-3 ((20)) 100, 200, 300. The Planning Commission conditioned the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with CSP 85-C-088. Those conditions with an asterisk (*) are being carried forward from CSP 85-C-088 with minor modifications.

1. This Comprehensive Sign Plan Amendment (CSPA) is granted for and runs with the land indicated in this application and is not transferable to other land. The design, sign area, height, and location of the proposed signs shall be in accordance with the Comprehensive sign entitled, "Reston Town Center Urban Core Comprehensive Sign Plan Manual," dated March 8, 2016. Minor deviations to the design, sign area, height, and location may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. Regardless of the depictions or descriptions of the signs highlighted in the CSPA, content of a sign is not regulated by this CSPA. All signs shall generally be consistent with the typography and materials shown for each sign type, as indicated in the CSPA. Sign copy, character, style, colors, and logos may be modified as long as the size and location of the signs are consistent with the CSPA.
3. Sign permits shall only be issued for those signs shown in the CSPA. The number, size, and sign area for each sign shall be consistent with the tabulations shown in the CSPA.
4. Any required approval from the Reston Town Center Association Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.
5. Sign Matrix
 - A. A sign matrix for each block and a sign matrix for freestanding signs shall be submitted to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits.

- B. The sign matrix shall include the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit/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.
 - C. The sign matrix shall demonstrate that the proposed signs are in conformance with the maximum sign area and/or heights shown in the CSPA.
 - D. The number of building bays for the sign area being requested for Sign Type C signs shall be demonstrated and provided to the satisfaction of the Zoning Administrator at the time of sign permit submission and shall be included on the sign matrix. A typical bay may vary per building and is based on each building's structural column bay width.
 - E. Freestanding Signs
 - a. All freestanding signs that exceed three feet in height shall be located a minimum of five feet from any street line and all freestanding signs shall maintain a minimum 5-foot setback from any curb line and/or street right-of-way except as otherwise noted in the CSPA.
 - b. A scaled plan shall be provided at the time of sign permit submission showing that the sight distances have been met and located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways pursuant to Sect. 2-205 of the Zoning Ordinance.
 - F. Temporary Signs (Sign Type F)
 - a. All pole-mounted banners and special events street banners shall have a minimum clearance of not less than 7 feet above a pedestrian walkway surface and 15 feet above a driveway, alley, fire lane, or travel lane.*
 - b. All special events banners shall be removed within three days of the conclusion of the advertised event.*
6. All street signs, including directional, parking, and street name signs shall comply with the location and sight distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan Amendment in no way supersedes any approval required by VDOT for signs located on the subject properties.*
7. Illumination of signs shall be in conformance with the performance standards set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Fairfax County Zoning Ordinance.*
8. Traffic regulatory signs may be provided as required by VDOT and shall meet the Manual on Uniform Traffic Control Devices and VDOT standards.*
9. Any signs projecting over the roadway or a fire lane shall have a vertical clearance of at least 15 feet.

10. All signs, awnings, and canopies shall not be lower than 7 feet from the finished grade of the pedestrian walkway surfaces to the bottom of the sign.
11. Street level shall be the area from the finished grade of the pedestrian walkway surface to the bottom of the second level of a building.
12. In addition to retail, commercial, restaurant, and entertainment tenants, Sign Type C signs shall include all non-residential uses permitted by-right and/or shown on an approved development plan.

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 shall be obtained from Fairfax County for and every sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required sign permits through established procedures and the sign shall not be valid until this has been accomplished.