County of Fairfax, Virginia

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Department of Planning & Zoning
MAY 06 2016
Zoning Evaluation Division

2016 Planning Commission

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John W. Cooper
Clerk to the Commission

May 5, 2016

Elizabeth Baker, Agent
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201-3359

Re: **CSP 2011-HM-032 – TYSONS WEST RESIDENTIAL, L.L.C.**
Hunter Mill District

Dear Ms. Baker:

At its Wednesday, May 4, 2016 meeting, the Planning Commission voted 9-0 (Commissioners Flanagan, Lawrence and Ulfelder were absent from the meeting.) to **APPROVE** CSP 2011-HM-032, subject to the development conditions dated May 4, 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

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
May 4, 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.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning

Planning Commission Meeting
May 4, 2016
Verbatim Excerpt

CSP 2011-HM-032 – TYSONS WEST RESIDENTIAL, L.L.C.
After close of the public hearing.

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

Commissioner de la Fe: Thank you, this is not a special exception. It's a comprehensive sign plan.

Chairman Murphy: Oh, a comprehensive sign plan, thank you, yes.

Commissioner de la Fe: Yes, could I have Ms. Baker come forward, please? Yes, do you confirm for the record that the, your agreement to the proposed development conditions now dated May 4th, 2016?

Elizabeth Baker, Agent, Walsh, Colucci, Lubeley & Walsh, P.C.: Yes, the applicant concurs with those conditions.

Commissioner de la Fe: Thank you very much. Mr. Chairman, this is a sign plan for a development in Tysons. It is, incorporates the, the signs that were approved in the Phase 1, this is for Phase 2 so this is Phase 1 and 2. Eventually, there will be a Phase 3 sign plan which will be handled through a comprehensive sign plan amendment in the future. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2011-HM-032, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MAY 4TH, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2011-HM-032, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 9-0. Commissioners Flanagan, Lawrence and Ulfelder were absent from the meeting.)

TMW

PROPOSED DEVELOPMENT CONDITIONS

CSP 2011-HM-032

May 4, 2016

If it is the intent of the Planning Commission to approve CSP 2011-HM-032, located at Tax Map 29-3 ((34)) B, 1, 2, 3, 4, 5, and 6, to allow a Comprehensive Sign Plan (CSP) 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.

1. The "Tysons West Phase II Comprehensive Sign Plan", prepared by Mushinsky Voelzke Associates and dated April 1, 2016, is granted for and runs with the land indicated in this application and is not transferable to other land.

2. Regardless of the depictions or descriptions of the signs highlighted in the CSP, content of a sign is not regulated by this CSP. All signs shall be consistent with the number, location, size, and height indicated in the CSP. Minor modifications may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the CSP. The specific design, color palette, typography, and materials of project identification, residential, and wayfinding signage may vary from that shown in the CSP and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors and typography within the individual tenant identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.

3. 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. Signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.

4. All ground-mounted signs, new, relocated, and enlarged, will require a sign permit that is accompanied by a sight distance diagram that meet VDOT Road Design Manual Standards Appendix F, Section 2, Intersection Sight Design, Page F-34.

5. Up to three temporary banners, shown as K-3 in the CSP, may be installed on Building C. The temporary banners shall require individual sign permits, which shall be valid for a maximum of 18 months from the date of issuance of each sign permit. The applicant shall remove the

temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this CSP.

6. Display of a sandwich board sign shall only be permitted during operating hours. Such signs shall be: limited to a maximum size of six square feet; limited to one per tenant; must be placed in a building zone with a minimum width of four feet; and limited to locations along Cornerside Boulevard, Ashgrove Lane, and Yard Street for an adjoining business.

7. As part of the sign permit application for the CSP's ground-mounted signs, a critical root zone diagram shall be included if the subject sign is to be installed beneath existing tree canopy. In those instances where the a ground-mounted sign location might conflict with an existing tree's critical root zone, the applicant shall demonstrate, to the satisfaction of the Department of Planning and Zoning (DPZ), that an alternative sign location will not serve the directional purposes of the sign and then develop specific siting and installation techniques for review and approval by the Urban Forestry Management Division (UFMD) prior to issuance of the sign permit. The goal of these siting and installation techniques is to minimize adverse impacts to the long-term health and survivability of the affected trees.

8. The monument signs shall not include digital display screens or changeable type screens.

9. No unpermitted signs or signs prohibited by Article 12 of the Zoning Ordinance, including but not limited to "popsicle" signs, shall be placed on the buildings or along the street frontages of the subject property.

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 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 responsible for obtaining the required Sign Permits through established procedures.

County of Fairfax, Virginia

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Assistant Director

John W. Cooper
Clerk to the Commission

April 15, 2016

Martin D. Walsh, Esquire
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Boulevard, Ste 1300
Arlington, Virginia 22201

Re: CSP 2011-HM-032 – TYSONS WEST RESIDENTIAL, LLC
Hunter Mill District

Dear Mr. Walsh:

At its April 14, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was not present for the vote.) to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of May 4, 2016. A copy of the verbatim transcript is attached.

Sincerely,

For Jill G. Cooper

John W. Cooper, Clerk
Fairfax County Planning Commission

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

Attachments (a/s)

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Bob Katai, Coordinator, ZED, DPZ
✓Robert Harrison, ZED, DPZ
April 14, 2016 date file

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Planning Commission Meeting
April 14, 2016
Verbatim Excerpt

CSP 2011-HM-032 – TYSONS WEST RESIDENTIAL, LLC.

During Commission Matters

Commissioner de la Fe: Mr. Chairman?

Chairman Murphy: Yes, Mr. de la Fe?

Commissioner de la Fe: Yes, I, I've just been made aware the I have to move a public hearing that was originally, at one point, scheduled for tonight on Tysons West Residential, LLC, a sign plan. It was CSP 2011-HM-032 and I would like TO MOVE THE PUBLIC HEARING ON THAT SIGN PLAN TO A DATE CERTAIN OF MAY 4TH, 2016.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion? All those in favor of the motion to defer the public hearing on CSP 2011-HM-032, to a date certain of May 4th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW