



County of Fairfax, Virginia

May 26, 2016

2016 Planning Commission

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Arlington, VA 22201

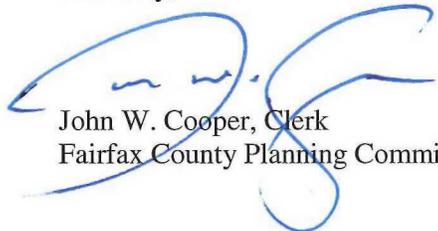
**Re: CSP 2010-PR-014-02 – CH REALTY VI-GREY STAR MF, TYSONS ELAN
LLC
Providence District**

Dear Ms. Baker:

At its May 25, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting) to **APPROVE** the above referenced application, subject to the development conditions dated May 18, 2016.

Attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application, as well as 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: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Casey Gresham, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
May 25, 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.



PROPOSED DEVELOPMENT CONDITIONS

CSP 2010-PR-014-02

May 18, 2016

If it is the intent of the Planning Commission to approve CSP 2010-PR-014-02, located at Tax Map Parcels 29-3 ((32)) 2A and 3 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 "Afaire at Spring Hill Station, Land Bay – D2A," dated April 29, 2016, is granted for and runs with the land indicated in this application and is not transferrable 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. The specific design, color palette, typography, and materials of signage may vary from that shown on 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. 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 location, 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. As stated in the CSP, each tenant may install a maximum of 2.0 square feet of building mounted signage for each linear foot of frontage. A maximum of 160 SF of building mounted retail signage may be located on the building.
5. As further described in the CSP, use of sandwich board signs 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.
6. Notwithstanding that shown on the CSP, if desired, the applicant shall be permitted to increase the thickness of the lettering outline of identification signs P-2 and P-3 without the need of a CSP amendment in order to make the building identification signs more visible.

7. 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.
8. Any ground-mounted signs, new, relocated, and/or enlarged, will require a sign permit that is accompanied by a sight distance diagram that meets VDOT Road Design Manual Standards Appendix F, Section 2, Intersection Sight Design. Such signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505 of the Zoning Ordinance, Use Limitation on Corner Lots, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding signs shall be located so as not to block any pedestrian walkway or travel way.
9. For any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way, all required approvals shall be obtained from VDOT prior to installation.
10. Up to two temporary banners, shown as T-12 and T-13 in the CSP, may be installed and each banner shall require individual sign permits. Notwithstanding what is shown on the CSP, the colors of the T-13 and T-14 banners may be changed without the need for a CSPA. The temporary banners shall be valid for a maximum of 18 months from the date of issuance of each sign permit, after which the temporary banners shall be removed. Additional temporary banners shall not be installed without the approval of an amendment to this CSP.
11. No unpermitted temporary signs, including but not limited to "popsicle" signs, shall be placed on the building or along the street frontages of the subject property.
12. In order to mitigate the potential for pedestrian injury, free standing signage within the pedestrian realm shall have edging that is finished or beveled, and all corners shall be radiused.

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.

Planning Commission Meeting
May 25, 2016
Verbatim Excerpt

CSP 2010-PR-014-02 – CH REALTY VI-GREY STAR MF, TYSONS ELAN LLC

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed. Recognize Mr. Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. This is a very straightforward example of a Tysons Comprehensive Sign Plan and in the interest of time, I thought I would proceed immediately to the motion tonight. Staff has no issues with this proposal and neither have I. I do need the applicant's representative.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: Good evening. I'm Elizabeth Baker with Walsh, Colucci representing the applicant.

Commissioner Lawrence: Ms. Baker, will you confirm that your client agrees to the proposed development conditions for this plan?

Ms. Baker: That is correct.

Commissioner Lawrence: Thank you very much.

Ms. Baker: Thank you.

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2010-PR-014-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED AND DISTRIBUTED MAY 18TH, 2016.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2010-PR-014-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.)

JLC