



County of Fairfax, Virginia

2016 Planning Commission

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July 15, 2016

Lynne Strobel, Esquire
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Ste 1300
Arlington, VA 22201-3359

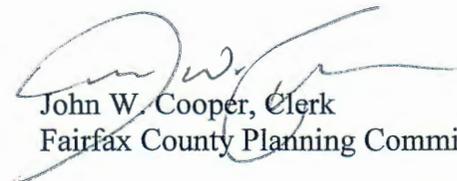
Re: **CSP 2011-PR-011-02 – JLB MCLEAN, L.L.C.**
Providence District

Dear Ms. Strobel:

At its Wednesday, July 13, 2016 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Murphy were absent from the meeting) to **APPROVE** CSP 2011-PR-011-02, subject to the development conditions dated June 29, 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: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
James R. Hart, Planning Commissioner, At-Large
Bob Katai, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
July 13, 2016 date file

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PROPOSED DEVELOPMENT CONDITIONS**CSP 2011-PR-011-02****June 29, 2016**

If it is the intent of the Planning Commission to approve CSP 2011-PR-011-02, located at Tax Map 30-3 ((1)) 6A, 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 Haden Buildings Comprehensive Sign Plan", prepared by WDG, LSG Landscape Architecture, Inc., and VIKA Virginia, LLC and revised through June 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 color palette, typography, number, location, size, height and material indicated in the CSP and as modified by these conditions. Minor modifications to the color palette and typography 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.
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. Bolder type face or an increase in the thickness of the individual letters for Signs A and/or B (development identification signs to be located below the rooflines of Building A) may be utilized without amendment to the CSP, provided that each of the areas of the signs, as approved, is not enlarged.
5. Sign D, the building identification sign for Building A, may be relocated to the building's entrance canopy, similar to the placement of Sign E on Building B, without amendment to the CSP, provided that the square footage of Sign D, as approved, is not altered. If relocated to the entrance canopy, darker outlining may be utilized for the lettering should additional contrast be desired.
6. For Sign E, the building identification sign for Building B, darker outlining may be utilized for the lettering should additional contrast be desired.

7. A CSPA will not be required to install signs approved as part of a wayfinding and signage system for the Tysons East District by the Tysons Partnership.
8. All ground-mounted signs 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, Page F-34.
9. The monument signs shall not include LED screens, changeable type, or screens.
10. Up to two temporary banners, shown as Temporary Signs 1 and 2 in the CSP, may be installed on Building A. 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 temporary banners shall be removed after the allotted time frames, and no new temporary banners shall 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.

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.

CSP 2011-PR-011-02 – JLB MCLEAN

After Close of the Public Hearing

Vice Chairman de la Fe: Public hearing is closed. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. Let me have, if I may, Ms. Strobel, if you'd come back to the podium. Ms. Strobel, can you confirm that you have - you and your client have reviewed the proposed development conditions in the staff report and you understand those and agree with those?

Ms. Lynne Strobel, Walsh, Colucci, Lubeley & Walsh, P.C., Applicant's Attorney: Yes, we do.

Commissioner Hart: Thank you. Mr. Chairman, this is a sign plan which may not perfect but I think in the development conditions we have accommodated enough flexibility that it can get better over time without requiring them to come back and I - I think that we - we want to have signage with this project and that the conditions will allow them to improve it if they choose to do that. With that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2011-PR-011-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 29, 2016.

Commissioner Sargeant: Second.

Vice Chairman de la Fe: Seconded by Mr. Sargeant. Any discussion? Yes, Mr. Flanagan.

Commissioner Flanagan: Yes, in the staff report they indicate that they don't find in the Zoning Ordinance the necessary criteria for accomplishing what they would really like to accomplish in this regard to solve some of these problems that they now are not able to solve. Is this going to be added to our - our Work Program for changes to the Zoning Ordinance?

Mr. William Mayland, Zoning Evaluation Division, Department of Planning and Zoning:
William Mayland, Department of Planning and Zoning. I know Zoning Administration is in process of looking at the Sign Ordinance comprehensively but, to address other issues. I don't know if they plan on addressing issues related to comprehensive sign plans but I know the Sign Ordinance is certainly a priority one project for the Zoning Administration Branch.

Commissioner Flanagan: I just don't want that observation of staff to go unnoticed or unattended to. Thank you.

Vice Chairman de la Fe: Okay. Any other comments? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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(The motion carried by a vote of 10-0. Commissioners Lawrence and Murphy were absent from the meeting.)

TMW