



County of Fairfax, Virginia

September 16, 2016

2016 Planning Commission

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Jason Beske
Cooley, LLP
11951 Freedom Drive, Suite 1500
Reston, VA 20190

**Re: CSP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LLC
Hunter Mill District**

Dear Mr. Beske:

At its September 15, 2016 meeting, the Planning Commission voted 9-0 (Commissioner Hart recused himself; Commissioners Lawrence and Strandlie were absent from the meeting) to **APPROVE** the above referenced application, subject to the development conditions dated September 14, 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: 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
William O'Donnell, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
September 15, 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
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PROPOSED DEVELOPMENT CONDITIONS

CSP 2009-HM-019

September 14, 2016

If it is the intent of the Planning Commission to approve CSP 2009-HM-019, located at Tax Maps 17-4 ((1)) 17A; 17-4 ((24)) 3 and 4B, 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. This "Reston Station: Comprehensive Plan" prepared by Signage Consultants - Younts Design Inc. and Exhibits dated August 17, 2016 is approved only for those signs shown on the Comprehensive Signage Plan (CSP). This CSP 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. Any existing signs that are inconsistent with the CSP shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSP.
4. All signs as defined in the Zoning Ordinance shall require a sign permit. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-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. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

5. 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.
6. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
7. Only one RB.1 sign (residential blade sign) is permitted at any one time. This RB.1 sign may be placed on either Building 4 or Building 5 at the locations shown on the CSP. (ie. If an RB.1 sign is installed on Building 4, no RB.1 signs may be installed on Building 5 and vice versa.) If installed at one location, the applicant reserves the right to relocate this RB.1 sign to the other location at a future date.
8. Freestanding signs shall not be located within areas defined in the public access easement and shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
9. Two options are presented on the CSP for Freestanding Sign LM. Only one LM (freestanding sign) is permitted at any one time. The applicant reserves the right to replace the LM sign with the alternate option at a future date. If it is determined at a future date that the sign needs to be relocated due to the widening of Sunset Hills Road (State Route 675), then the applicant shall relocate the sign at its sole expense.
10. No more than two temporary leasing banners depicted as Sign LB on the CSP shall be installed per building with the sizes and locations shown on Pages 115 through 119 of the CSP. The banners shall require individual sign permits, which shall be valid for a maximum of 24 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.
11. Sandwich board signs may be permitted for retail uses during operating hours. Such signs shall be: limited to a maximum size of nine square feet; limited to one per tenant; and shall not be located in the areas defined in the public access easement.

12. In areas where food trucks may be located, sandwich board signs may be utilized by the food trucks during operating hours. Such signs shall be: limited to a maximum size of nine square feet; limited to one per truck; and shall not be located in the areas that will impede pedestrian or vehicular circulation.
13. Nothing in this CSP shall restrict Tax Map 17-4 ((1)) 4B from developing signage in accordance with the Zoning Ordinance.
14. Additional way-finding signage shall be installed at the entrance to the Plaza from Reston Station Blvd alerting bicyclists that additional bike parking is available on the Plaza. The size and scale shall not to exceed Pedestrian Direction Sign (PD).

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that 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.

Planning Commission Meeting
September 15, 2016
Verbatim Excerpt

CSP 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LLC

After Close of the Public Hearing

Chairman Murphy: If not, public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Yes, could I have the applicant please come forward?

Chairman Murphy: Would you please come forward?

Commissioner de la Fe: Do you agree with the development conditions now dated September 14th, 2016?

Jason Beske, Applicant's Agent, Cooley, LLP: Yes, we do agree with the conditions.

Commissioner de la Fe: Okay. Thank you very much. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2009-HM-019, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 14TH.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2009-HM-019, say aye.

Commissioners: Aye.

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

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(The motion carried by a vote of 9-0. Commissioner Hart recused himself. Commissioners Lawrence and Strandlie were absent from the meeting.)

JLC