

**Proposed Development Conditions
SE 2014-SU-059
Chantilly Plaza, LLC.
November 26, 2014**

If it is the intent of Board of Supervisors to approve SE 2014-SU-059 for a waiver of sign regulations located at Tax Map 44-2 ((1)) 9C pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for, and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the special exception plat titled "Chantilly Plaza Freestanding Shopping Center Sign" prepared by Urban Ltd. Consisting of four pages as revised through October 27, 2014. Minor modification to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Lighting associated with the sign shall conform to the requirements of Part 9, Outdoor Lighting standards, of Article 12 of the Zoning Ordinance, and to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
5. The free standing sign shall be located to avoid obstructing the sight distance for drivers entering and exiting travel intersections, aisles and driveways.
6. The overall dimensions and design of the signage, including the number, size and orientation of the sign and materials shall be generally consistent with the sign elevation detail shown on the SE plat. (Specific logos, lettering styles and/or colors of the tenant panels and project banners may be modified without a Special Exception Amendment, provide the proposed changes remain consistent with the character of the sign depicted on the SE plat.)
7. The monument sign shall not include a LED screen, changeable type.
8. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the buildings or the street frontages of the subject property. Any such signs placed by the tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No sign permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless adopted by that Board.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with provisions of any applicable ordinance, regulation, or adopted standards. Sign permit must be obtained from Fairfax County pursuant to this Special Exception. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and the sign plan shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidence by issuance of a sign permit in accordance with this special exception. The Board of Supervisors may grant additional time to establish the use of to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.