



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 10, 2010

SUPPLEMENTAL REPORT – REVISED RECOMMENDATION AND NEW CONDITION

DATE: July 13, 2010

SUBJECT: SP#189 SITE PLAN AMENDMENT for a comprehensive sign plan, including rooftop signs, at 2800 and 2900 Crystal Drive (RPC#: 34-027-028 and 34-027-027).

C. M. RECOMMENDATION:

~~Approve the site plan amendment request for a comprehensive sign plan at 2800 and 2900 Crystal Drive, subject to the proposed conditions in the staff report.~~

Approve the site plan amendment request for a comprehensive sign plan at 2800 and 2900 Crystal Drive, subject to the proposed conditions in the staff report dated June 28, 2010 and the condition in this supplemental report dated July 13, 2010, with rooftop signs on the north, south, and east facades only.

DISCUSSION: The applicant is proposing two (2) rooftop signs on the western façade of each building, along with one (1) rooftop sign on the north façade of the north building and one (1) rooftop sign on the south façade of the south building. Upon further evaluation, staff finds that the proposed western facing rooftop signs face single-family residential homes in Aurora Highlands. The single-family homes are located approximately 600 feet away and there is apartment building across Route 1 that is approximately 350 feet away from the subject buildings. There are no other office buildings in the vicinity of the subject building that have signs facing this residential neighborhood. Staff recommends the proposed rooftop signs be located on the north, south, and east façades only, which will provide better visibility from on Route 1 and Crystal Drive. New condition #6 below addresses this issue. It permits up to four (4) total rooftop signs, none of which may face west. Therefore, staff recommends approval of the site plan amendment request for a comprehensive sign plan at 2800 and 2900 Crystal Drive, subject to the proposed conditions in the staff report, with rooftop signs on the north, south, and east facades only.

New Condition #6:

6. The applicant agrees that, while a total of two (2) rooftop signs are permitted for each building, no rooftop signs shall face west. Each building may have up to two (2) rooftop

County Manager: MB/GA

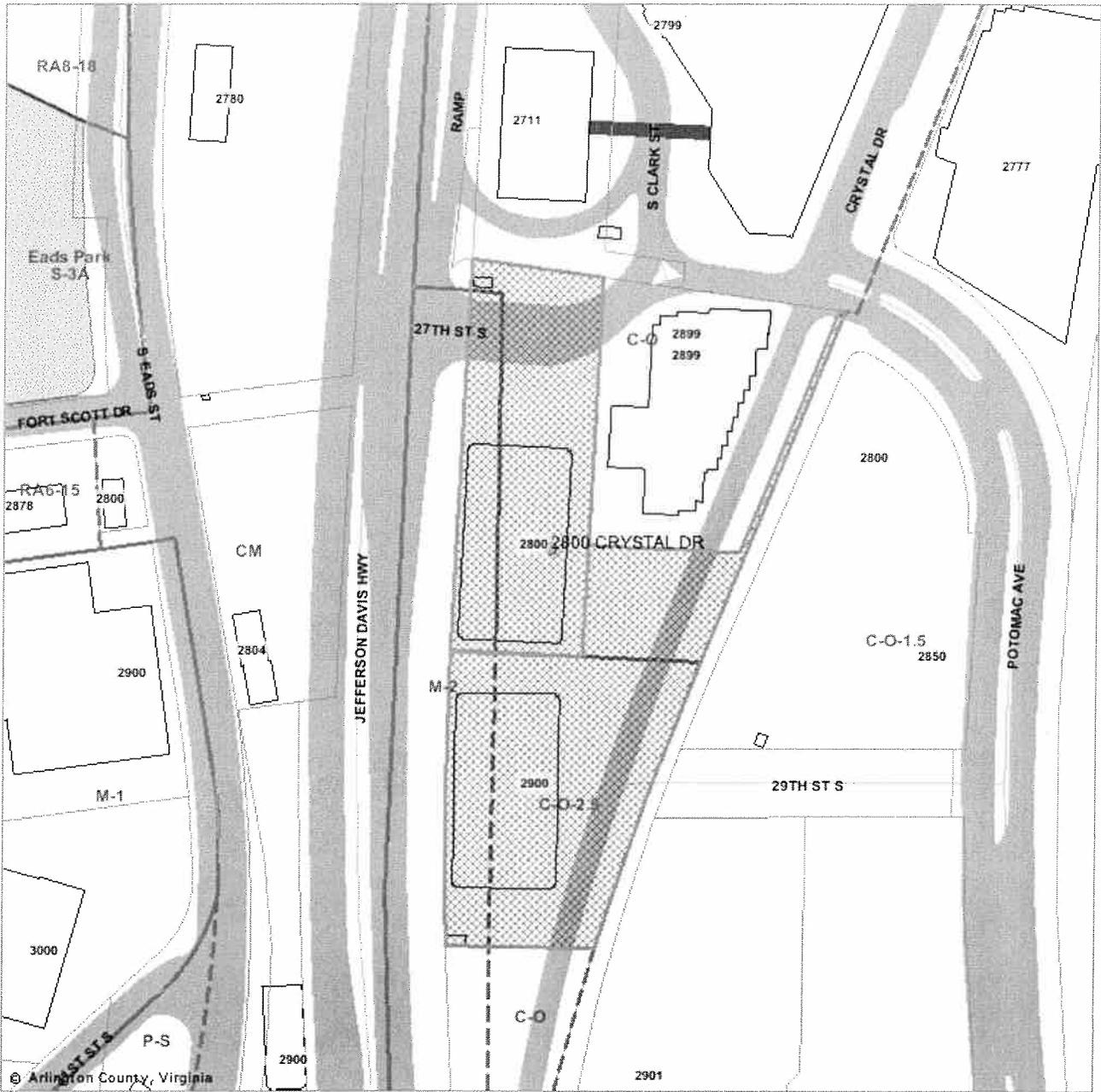
County Attorney: Cum SAM

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5633

8.

signs located on the north, south, or east facades only. No more than one (1) rooftop sign is permitted per building side.

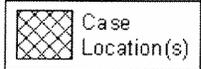


SP#189
2800 and 2900 Crystal Drive
RPC: 34-027-028 and 34-027-027

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale



Department of Community Planning, Housing and Development

Planning Division