County of Fairfax, Virginia
Planning Commission Meeting
October 14, 2026
Planning Commission Action

SE-2026-PR-00004 – INOVA HEALTH CARE SERVICES
(Providence District)

PLANNING COMMISSION RECOMMENDATIONS:
On October 14, 2026, the Planning Commission voted 10-0 (Commissioners Clarke and James Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2026-PR-00004, subject to the development conditions consistent with those dated October 1, 2026.

ATTACHED DOCUMENTS:
Development Conditions dated October 1, 2026

CD

PROPOSED DEVELOPMENT CONDITIONS

SE-2026-PR-00004

October 1, 2026

If it is the intent of the Board of Supervisors to approve SE-2026-PR-00004, property located at Tax Map Parcels 49-4 ((1)) 57; 49-3 ((39)) 2, 3, 4A, 4B, 5A, 5B, 6, 7; 59-2 ((1)) 1A1, and 1D1, to permit sign modifications, staff recommend 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 (SE) is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SE Plat approved with the application, as qualified by these development conditions.

3. Development of the property will be in substantial conformance with the Special Exception Plan Plat entitled “Inova Fairfax Campus” prepared by Gensler, consisting of 90 sheets, dated September 11th, 2026, and these conditions.

4. Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be consistent with the number, location, size, and height indicated in the SE. Minor modifications may be permitted without a SEA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the SE. The specific design, color palette, typography, and materials of project identification, building, and wayfinding signage may vary from that shown in the SE 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 SE. Nothing in this SE will preclude individual project branded identification, provided that such signs remain in conformance with the overall limitations set forth in the SE.

5. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the project and/or owner name, address, sign type, sign height, sign area, and 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 will 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.

6. Illumination of signs must be in conformance with the performance standards for glare as set forth in Subsection 7101.1.B of the Zoning Ordinance.
7. Any by-right signage that would otherwise be allowed as set forth in Subsection 7101 of the Zoning Ordinance that is not shown on this SE Plat may be permitted without an SEA if the signs are compatible in general appearance with the sign types shown on the SE; otherwise, such signage is not permitted and will require an SEA.

8. The final locations of signs will substantially conform with the approved limits of clearing and grading and landscaping shown, respectively, on:

    (i) the CDP/FDP and related site and landscaping plans approved with PCA-74-7-047-02-02 for the Fairfax East Campus,
    (ii) the GDP/SEA Plat and related site and landscaping plans approved with PCA 2008-PR-009-02 for the Fairfax Hospital Campus (exclusive of Willow Oaks), and
    (iii) the GDPA and related site and landscaping plans approved with PCA 87-P-038-05 for Willow Oaks, each as may be amended.

    Minor modifications to approved limits of clearing and grading and approved landscaping may be approved by the Zoning Administrator in keeping with the proffers applicable to a particular sign location and provided:

    (i) the Applicant demonstrates that the applicable sign(s) will be located to minimize disturbance outside the approved limits of clearing and grading,
    (ii) there would be no net reduction in approved tree canopy or landscaping provided, and
    (iii) the Applicant will utilize tree protection measures as required by the PFM and/or applicable proffers, reviewed and approved by the Forest Conservation Branch (FCON), when locating signs outside the approved limits of clearing and grading.

9. Pursuant to the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless the use has been established (i.e. at least one of the new approved signs has been installed) or construction/installation has been commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or 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.

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

This approval, contingent on the above noted conditions, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.