

APPROVED DEVELOPMENT CONDITIONS**FDPA 2013-PR-009****November 25, 2020**

The Planning Commission approved Final Development Plan Amendment FDPA 2013-PR-009 to allow interim uses, located on Tax Map 29-3 ((15)) 8, requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with RZ 2013-PR-009, as amended.

1. Any plan submitted pursuant to this final development plan amendment must be in substantial conformance with the approved FDPA, entitled "Westpark Plaza FDPA 2013-PR-009," prepared by Walter L. Philips, Inc. and LandDesign Inc., and dated June 26, 2020 as revised through November 2, 2020, consisting of 5 sheets, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. The interim uses shown on the FDPA are permitted for up to 5 years from the issuance of the Non-RUP for the new vehicle storage use. The interim park may remain when the first phase of the ultimate redevelopment of the property commences.
3. Should the interim park remain during the construction of Building D1, at the time of building permit approval for Building D1, the applicant must demonstrate to Land Development Services that sufficient lighting exists to the park for safety.
4. As part of the interim park facilities, the applicant will install a kiosk with protected shelving for use as a community lending library within 6 months of the issuance of the Non-Residential Use permit for the new vehicle storage use.
5. The existing southern utility box (owned by the applicant) will be wrapped on the north, south, and east sides and wrapped or painted on the top and west side (facing Westpark Drive) to improve aesthetic appeal. Landscaping must be added to screen the painted western end.
6. If food trucks are located on the subject property, such use and operation must be in accordance with Sect. 2-510 of the Zoning Ordinance.
7. Should Broad Street be constructed on the site during the term of the interim park, and on-site pedestrian access is not provided along the northern area of the site, off-site pedestrian access may be provided with appropriate signage

directing pedestrians to an alternative pedestrian routes, such as along Boro Place.

8. In the event the sidewalk along Westpark Drive requires replacement during the term of the interim park, the applicant must replace it with a new five (5) foot wide sidewalk within the existing right-of-way.