

FINAL APPROVED DEVELOPMENT CONDITIONS

FDPA 1996-MV-037-5

JANUARY 26, 2005

If it is the intent of the Board of Supervisors to approve FDPA 1996-MV-037-5 located at Tax Map 107-2 ((1)) 43A to permit a drive-in bank and other site modifications on 6.86 acres zoned PDC, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which apply only to Parcel 43A. The development conditions approved with RZ/CDP 1996-MV-037, FDP 1996-MV-037, and FDPA 1996-037-2 through 4 shall remain in full force and effect.

1. The drive-in bank shall be constructed in conformance with the elevations depicted on Sheet 11A of the FDPA.
2. Notwithstanding that shown on Sheet 11A, the bank and the wall shall be constructed of brick with siding used in the gables and in the trim around windows and doors on all sides of the buildings and wall. Building materials and colors used for the roof, facades, windows and trim shall be the same or similar to those used in the other buildings in the PDC section of the development.
3. The storage facility shall be structurally attached to the canopy over the drive-thru lanes so that it is a single structure.
4. Retail management shall prohibit VRE commuter parking within the retail center parking lots.