# PROPOSED DEVELOPMENT CONDITIONS

## FDPA 82-P-069-13-5 and FDPA 82-P-069-15-4

October 3, 1996

If it is the intent of the Planning Commission to approve FDPA 82-P-069-13-5 located at Tax Map Parcels 55-1 ((14)) 5, 6, 7; 55-2 ((4)) 1, 3, 4, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21A, 22A (formerly 21 and 22), 23, 24, 25, 26, 27, 28; and FDPA 82-P-069-15-4 located at Tax Map Parcels 55-1 ((14)) 4C2, 4C3, 4C4 and C1, staff recommends that the approval be subject to the following development conditions. These conditions shall supersede all previous FDP conditions for Land Bays 4A, 4B and 4C.

1. Development of the property shall be substantial conformance with the eight sheets of the FDPA entitled "Fair Lakes Land Bay IV-A, IV-B & IV-C" prepared by Dewberry and Davis and dated August 27, 1996.

2. All site features (such as trash receptacles, benches, planters, lighting and bike racks) shall be consistent with the quality and general character of those depicted on Sheet 6 of the FDPA.

3. The architectural features of all buildings shall be compatible with the "Architectural Design Standards" on Sheet 6 and the architectural renderings on Sheet 7 and 8 of the FDPA and the remaining portions of the Fair Lakes Retail Center as determined by DEM. Consistent architectural and/or landscape design themes shall be incorporated into the design of the site, so that the overall development of these buildings and the Fair Lakes Retail Center shall consist of compatible architectural scale, mass and materials (as defined in the "Architectural Design Standards" listed on ~~Sheet 4~~ Sheet 6 of the FDPA) in order to create a visually unified development as depicted on the FDPA. This condition shall not preclude the use of individual signature or distinctive architecture or design features for the buildings. A "visually unified development" shall include, but not be limited to, the use of design features such as: consistent landscape design features, additional landscaped plazas, arcades, false building fronts, canopies, awnings, or other similar unifying treatments.

4. Any additional automobile oriented uses, child care centers, Group 3 institutional uses, private schools of general education, or veterinary hospitals which are not detailed on the FDPA shall be the subject of future final development plan amendments and/or special exception applications.

5. As determined by DEM, to minimize internal pedestrian and vehicular conflicts, special pavement treatments or pavement painting which clearly delineate pedestrian pathways shall be provided in the general areas depicted as crosswalks on the FDPA.

6. Signage for the retail center shall be in conformance with the approved Comprehensive Sign Program or as it may be amended for the retail center.

7. At a minimum, the upper 25% of the rear facades of the buildings which are visible from adjacent right-of-way shall contain front elevation materials and shall be in conformance with the "Architectural Design Standards" on ~~Sheet 4~~ Sheet 6 of the FDPA as determined by DEM. In order to visually screen roof equipment form I-66, a parapet wall shall be provided along the rear of the buildings located along the Fairfax County Parkway/I-66 frontage where such equipment is located within 20 feet of the south side of the building.

8. As determined by DEM, transitional screening, and/or landscaped berms along I-66 shall be provided to screen loading docks and parking areas located behind the retail center as seen from westbound I-66 traffic.

9. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures.

10. A walk-up automatic teller may be permitted as an accessory use to a financial institution, subject to the approval of DEM, if such is located within the facade of one of the buildings and is not freestanding.

11. The sale of alcoholic beverages shall not be permitted in the quick-service food store associated with the service station depicted on the FDPA.

12. A cumulative parking tabulation for the shopping center shall be submitted to the director of DEM in conjunction with each site plan. A nonresidential use permit shall not be issued for any use unless parking and loading is provided in accordance with Article 11 of the Zoning Ordinance.

13. As determined by DEM, deciduous plant materials shall be a minimum of 2.5 inch caliper in size and evergreen trees shall have a minimum height of at least six feet at the time of planting

14. Trash removal for the free-standing building along Fair Lakes Boulevard opposite Stone Croft Condominiums shall occur only between the hours of 6:00 a.m. and 10:00 p.m.

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