

PROPOSED DEVELOPMENT CONDITIONS

October 7, 1999

FDP 84-L-020-2-7
(Kingstowne Towne Center Core)

If it is the intent of the Planning Commission to approve Final Development Plan FDP 84-L-020-2-7 for commercial development on property located at Tax Map 91-2 ((1)) 26A pt., 26B pt. and 26J pt, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the Final Development Plan for Kingstowne Towne Center prepared by Tri-Tek Engineering, which is dated March 22, 1999 as revised through October 4, 1999 and the development conditions below.
2. In the area across from Eton Square, no parking spaces shall be located within thirty-five (35) feet of the edge of the right-of-way for Kingstowne Boulevard. This area shall be landscaped in a manner similar to that shown between Building A and Kingstowne Village Parkway, subject to the approval of the Urban Forestry Branch, DPWES.
3. A staggered row of large deciduous trees, spaced on thirty (30) foot centers and a minimum of three (3) inches in caliper at the time of planting, shall be provided within the area between Building F and the parking lot for the core. The location of these trees should reflect the existing easements located in this area.
4. The stores located on the sides of the Buildings A and B that face the access road between those buildings shall have a customer entrance to the store located on the access road. Further, the space identified as A-4 shall be a separate store with an entrance on the access road.
5. The block of stores identified as B-6 through B-10 shall not be incorporated into the adjacent larger store, B-5, as a block. This shall not preclude the store, identified as B-5, from having an entrance on the plaza or from extending to the plaza; however, such extension shall not utilize more than sixty (60) feet of the frontage on the plaza. In addition, there shall be a minimum of three (3) stores fronting on the plaza. For the purposes of this condition, the term *stores*, shall apply to all uses permitted in the retail portion of the application property. In no event, shall B-6 be incorporated into B-5.

6. The entrance to the garage for Building T labeled 'optional,' which enters the garage from the service drive between Building T and Building A shall be used and the entrance shown on Kingstowne Village Parkway shall not be constructed.