

## **FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS**

### **FDPA 82-P-069-06-8 and FDPA 82-P-069-11-3**

**May 31, 2005**

If it is the intent of the Planning Commission to approve FDPA 82-P-069-06-8 and FDPA 82-P-069-11-3 for a mixed-use development located at Tax Maps 55-2 ((1)) 9A and 18, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay V-B" prepared by Dewberry & Davis LLC consisting of seven sheets dated September 21, 2004, as revised through April 13, 2005.
2. All secondary uses proposed on the Final Development Plan shall be located within the office structure and designed to serve only the tenants of the Fair Lakes development. In addition, free standing fast food restaurants, drive-thru facilities, and child care centers shall not be permitted without the approval of a Final Development Plan Amendment.
3. Signage shall be in conformance with the Fair Lakes Comprehensive Sign Plan as may be amended.
4. The distances depicted on the FDP between the parking garage and Interstate-66 right-of-way shall be considered minimum distances.
5. The top level of the parking deck shall have a minimum of five percent interior landscaping and planters or hanging planters along the parapet walls. The planters shall not run continuously but shall be designed to break up the top edge of the parking deck. The façade of the parking decks shall be treated with colored spandrels with architectural treatment. Such treatment shall consist of colors and building materials that match those of the adjacent office, as determined by DPWES.
6. Showers and lockers shall be provided within the proposed office building.
7. If provided, penthouses shall be for mechanical equipment and shall not exceed twenty-five feet and be in accordance with the limitations of Sect. 2-506 of the Zoning Ordinance.
8. As depicted on "Hyatt Plaza Landscape Exhibit" prepared by Lewis, Scully, Gionet and dated May 24, 2005 (Attachment 1), an amenity area with benches, tables and grilles, shall be provided within the tree save area at the north end of

the multi-family building; and benches and significant additional landscaping shall be provided at the major building entry to the multi-family building (eastern side).

9. Three crosswalks shall be provided between the multi-family building and the hotel, generally as shown on Attachment 1.

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