

**DEVELOPMENT CONDITIONS  
FDPA 78-C-118-16**

**October 4, 2006**

If it is the intent of the Planning Commission to approve FDPA 78-C-118-16 located at Tax Map 35-1 ((4)) (22) 2B, (13354 Franklin Farm Road) for a drive-in bank in the Franklin Farms Village Center, staff recommends that the approval be subject to the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the above listed Tax Map Number only. Previous conditions or those that have minor revisions are marked with an asterisk (\*).

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "PNC Bank Final Development Plan Amendment", prepared by Bohler Engineering, P.C., consisting of seven (7) sheets, dated April 13, 2006 as revised through September 27, 2006.. Minor modifications to the approved FDP may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. The maximum floor area of the Franklin Farm Village Center shall not exceed 168,500 square feet and the maximum gross floor area ratio (FAR) of the Franklin Farm Village Center shall not exceed 0.25.
3. The exterior design, building materials and colors used in construction of the proposed drive-in bank located on the southwest pad site of the shopping center shall be consistent with the exterior building materials used in the Franklin Farm Village Center as approved by the Department of Public Works and Environmental Services (DPWES). Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.
4. The drive-in bank building shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, CO2 sensors and air filters, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
5. There shall be no freestanding signs and all signs shall use colors consistent with the existing signs in the shopping center as approved by DPZ. Signs shall be lighted only during the hours of operation. All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.\*

6. At least two (2) of the drive-through windows for the drive-in bank shall be open whenever the drive-thru facility is operational.\*
7. The applicant shall maintain existing vegetation located on the western and northern boundaries of the site and supplement this vegetation with new plantings of trees and shrubs as depicted on the FDPA plat; the applicant shall also maintain any vegetation installed in conjunction with this application.
8. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading on the FDPA Plat marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a Urban Forest Management (UFM) representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions. If trees identified for preservation must be removed, as determined by UFM, during the construction process, then appropriate replacement trees shall be planted as determined by the UFM.
9. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
10. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for all uses in the Shopping Center shall be submitted to DPWES prior to issuance of a Non-RUP for the bank.
11. Parking spaces located south of the proposed site entrance shall be used for employee parking only and marked with appropriate signage and striping.
12. Both on- and off-site Stormwater Management and Best Management Practices (SWM/BMPs) shall be provided as indicated on the SE Plat, subject to the approval of DPWES. If SWM/BMP requirements cannot be met by facilities in substantial conformance with what is shown on the plat, an SE amendment may be required.