

**DEVELOPMENT CONDITIONS**

**FDPA 93-Y-044**

**December 4, 2006**

If it is the intent of the Planning Commission to approve FDPA 93-Y-044, for the development of a drive-in bank or a future retail or eating establishment in the Fair Lakes Promenade Center, 12500 Fair Lakes Circle, Suite 400, located in the northwest quadrant of Monument Drive and I-66, Tax Map Parcels 56-1 ((18)) 1 pt., 2 pt., and 3, 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 approved CDPA/FDPA entitled "Fair Lakes Promenade," prepared by Dewberry & Davis LLC, consisting of six (6) sheets, dated June 27, 2006, as revised through October 16, 2006, and these conditions. Minor modifications to the approved CDPA/FDPA may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. \* A landscape plan consistent with that shown on Sheets 1 – 3 of the FDPA shall be submitted for review and approval by Urban Forest Management at the time of site plan review. It is to be understood, however, that specific tree and plant types shall be determined by the developer and approved by Urban Forest Management. At the time of planting, all deciduous trees shall have a minimum caliper of 3.0 inches, all ornamental trees shall have a minimum caliper of 1.5 inches, and all evergreen trees shall have a minimum height of 7.0 feet. Every effort shall be made to incorporate existing quality vegetation into the landscaping plan as determined by Urban Forest Management. If, during site plan approval it is determined necessary to remove any trees which were previously designated to be preserved on the FDPA, then an area (s) of additional supplemental landscaping as determined by Urban Forest Management may be substituted at an alternative location(s) on the site as approved by Urban Forest Management, pursuant to Sect. 12-403 of the Public Facilities Manual. In order to adequately screen all loading areas and travel aisles from the adjacent roadways, tree save areas, intermittent landscaped berms of variable height and supplemental landscaping shall be provided along Monument Drive and Interstate 66 (I-66) frontages of the site as determined by Urban Forest Management.
3. The drive-in bank building may 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.

4. All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
5. Should the optional plan depicted on Sheet 3 of the FDPA be implemented, and regardless of that depicted on the FDPA, an outdoor patio/dining area with a maximum size of 650 square feet may be permitted for the north side of the building.

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