

## **DEVELOPMENT CONDITIONS**

**FDPA 82-P-069-6-10**

**FDPA 82-P-069-11-04**

**FDPA 82-P-069-12-03**

**May 2, 2007**

If it is the intent of the Planning Commission to approve FDPA 82-P-069-6-10, FDPA 82-P-069-11-04, and FDPA 82-P-069-12-03 located at Tax Map 55-2 ((1)) 14A pt. previously approved as an office development, to permit an expansion of an existing parking structure, and the construction of a parking structure above an existing surface parking lot, 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-3" prepared by Dewberry & Davis LLC and Noritake Associates, consisting of ten sheets, with Sheets 1-5 dated August 14, 2006 as revised through February 20, 2007, Sheets 6-7 dated January, 2005, Sheet 8 dated October 2003, Sheets 9-10 dated August 14, 2006 as revised through February 20, 2007.
2. The proposed landscaping within the FDPA area shall be provided in substantial conformance with the landscape concept plan, as shown on Sheet 9 of the FDPA, as to the location, quantity and quality of plantings. Final plant selection, including trees and shrubs, shall be made at the time of final site plan and may include plants other than those shown on the FDPA, subject to approval by Urban Forest Management.
3. The exterior design, building materials and colors used to expand the existing parking garage and to construct the new proposed parking garage shall be consistent with the exterior building materials used for the existing parking garage and with the architectural elevations shown on Sheet 10 of the FDPA 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.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.