FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 2003-HM-004

September 6, 2007

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 2003-HM-004, to permit mixed use development, on property located at Tax Map 16-3 ((1)) 6A and 6B *(formerly known as 16-3 ((1)) 6)*,16-3 ((1)) 36 and a portion of right-of-way for Old Centreville Road to be vacated and/or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede any previous conditions on the subject property. An asterisk (*) denotes a condition carried forward from the previous approval.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Dulles Center", prepared by, Charles P. Johnson & Associates consisting of seven sheets dated May 10, 2007, as revised through July 30, 2007.

2. In order to ensure conformance with the CDP/FDP, architectural design in the form of final building elevations and landscape plans shall be presented to the Planning Commission for administrative review and approval to demonstrate that the buildings are compatible with each other in terms of materials and colors prior to site plan approval. *

3. All dumpsters shall be fully screened from view through the use of solid, opaque enclosures. *

4. Parking shall be provided in accordance with the rates in the Zoning Ordinance; however, the applicant may apply for a shared parking agreement if permitted in accordance with the Zoning Ordinance provisions.