

## **FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2003-PR-009**

**January 14, 2004**

If it is the intent of the Planning Commission to approve FDP 2003-PR-009 for a mixed use development at Tax Maps 49-4 ((1)) 4, 8, 9, 9A, 10, 11, 11A and a portion of Strawberry Lane to be vacated/abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Uniwest/Merrifield Town Center" consisting of eighteen sheets prepared by Dewberry and Davis LLC and dated January 14, 2003, as revised through December 12, 2003.
2. The southern and northern parking garages shall provide designated parking for the retail, service and any other secondary uses located in the buildings at the ratio required by the Zoning Ordinance.
3. Light fixtures located within the garage levels that are open to air shall be so located on the ceilings of the garage levels and not on the bottom of the beams to prevent glare onto adjacent properties.

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