

DEVELOPMENT CONDITIONS

FDP 1999-HM-011

July 21, 1999

If it is the intent of the Planning Commission to approve FDP 1999-HM-011 for a multi-family dwelling unit development at Tax Map 16-3 ((1)) 25D pt. and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Foundation plantings shall be provided along the base of the building located along the southernmost section of Fox Mill Road to further soften the view of the structure from adjacent properties located to the south, as determined by DPWES.

2. All lighting provided on the property shall be fully shielded, focused directly on parking/driving areas, buildings and sidewalks and shall provide full cut-off fixtures. Freestanding signs shall be front-lit with lighting directed downward.

3. Bicycle parking facilities shall be provided on the subject site within the western, central and eastern areas of the site, as determined by DPWES. The minimum number of spaces for each of the three areas of the development shall be ten (10).

4.

Landscaping shall be provided at the edge of the Virginia Power Easement to soften the view of the towers on the residents within development, as determined by the Urban Forester.

5. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.

6. The child care center option shall have a maximum daily enrollment of 120 children, shall adhere to the State requirements for outdoor recreation for children between the ages of infancy and 12 years and shall include a maximum of 15 employees on site at any one time.

7. The hours of operation for the child care center shall be 6:30 am to 6:30 pm, Monday through Friday, with a maximum of 12 evening meetings a year not to extend past 9:00 pm.