

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 1999-HM-011-01-02

September 17, 2003

If it is the intent of the Planning Commission to approve FDPA 1999-HM-011-1-2 for a 757 unit multi-family residential development at Tax Map 16-3 ((1)) 25D1, 25D2, 25D3 and 16-4 ((1)) 32B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions which have been carried forward, or those with minor modifications are marked with an asterisk (*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment (FDPA) entitled "Van Metre at Woodland Park" which was prepared by VIKA Inc. and consists of ten sheets dated March 29, 2003, as revised through September 12, 2003.
2. 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.*
3. All outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. Freestanding signs shall be front-lit with lighting directed downward.
4. The entrance signage shall be substantially as depicted as shown on Sheet 10 of the CDPA/FDPA and in compliance with Article 12 of the Zoning Ordinance. Additionally, adequate directional signage shall be provided to the transit station not exceeding two square feet at each exit onto Sunrise Valley Drive, at internal locations as determined by DPWES and at each of the pedestrian entrances with the Great Oaks subdivision to the south.*
5. 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.*
6. 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.*
7. Peripheral setbacks for the subject development shall, at a minimum, adhere to the setback requirements of the R-30 Zoning District.*

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

CONCEPTUAL DEVELOPMENT PLAN CONDITION 1999-HM-011

NOTWITHSTANDING WHAT IS DEPICTED ON THE CDPA/FDPA, ONE OF THE SIXTEEN PROPOISED PARKING SPACES SHOWN ALONG THE SOUTHERN PROPERTY LINE SHALL BE REPLACED WITH A LANDSCAPED ISLAND.