

PROPOSED DEVELOPMENT CONDITIONS

FDP 1999-PR-034

August 29, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 1999-PR-034 for mixed-use development located at Tax Map 49-2 ((1)) 17, 17A, 15 pt. and 16 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. The proposed fences located around the hotel courtyard on Prosperity Avenue and the pocket park on Gallows Road (as shown on Sheets 10 and 11 of the CDP/FDP) shall be substantially in conformance with each other. These fences shall have a masonry base at least two feet in height.

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Conceptual Development Plan Condition

RZ 1999-PR-034

October 1, 2001

1. At the time of Site Plan Review, the applicants shall provide architectural schematics, ground views, elevations and exterior materials specifications for both buildings, sufficient to depict the design and quality of the site and structures, to the Providence District Supervisor for review and approval. This information will be of sufficient detail to ensure that the intent of the Merrifield Suburban Center Plan to achieve a built environment of buildings with a distinctive architectural character and street presence is obtained.

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