

**FINAL DEVELOPMENT PLAN CONDITIONS
as approved by Planning Commission**

FDP 2010-PR-014D

February 7, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2010-PR-014D on property located at Tax Map 29-3 ((1)) 54A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved CDP/FDP entitled "Spring Hill Station Demonstration Project – Building D2A," prepared by VIKA, Inc.; WDG Architecture, PLLC; and, ParkerRodriguez, Inc., and dated June 5, 2012 as revised through January 28, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. The improvements shown on Sheet C-6A of the FDP shall be installed with development of the new residential building (Building D2A) unless the applicant opts to provide improvements as shown on C-6B or C-6C.
3. Uses in that portion of Building D2A identified as "retail/service" shall be any use permitted in the PTC District, subject to the use limitations of Sect. 6-505 of the Zoning Ordinance, except that the following uses shall not be permitted:
 - service stations,
 - service station/mini-marts,
 - vehicle light service establishments,
 - car washes,
 - drive-in financial institutions,
 - drive-through pharmacies,
 - any other drive-through uses, or
 - mini-warehouses
4. The gross floor area associated with the proposed retail/services uses (6,000 – 10,000 square feet) in Building D2A shall not be considered a use regulated by Section 6-507 Paragraph 2A(2) or limited by Proffer #5Bii of RZ 2010-PR-014D.
5. Vehicle sales, rental and ancillary service establishments may be permitted in Building D2A, provided that any vehicle storage parking for such uses must be included within the maximum required parking for the building and not be in addition to that parking.

6. Uses in the existing building which are designated to remain as shown on Sheet C-6A of the FDP shall be as permitted by Proffer #4 of RZ 2010-PR-014D relating to existing and interim uses.
7. Irrespective of the notes in the FDP, exterior architecture of Building D2A shall be in substantial conformance with that shown on Sheets A2.2 through A2.5 of the FDP.