

## **Development Conditions**

**FDP 2011-PR-017**

**Commons of McLean L/CAL LLC**

**April 17, 2013**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-PR-017 to permit a residential building with at Tax Map 30-3 ((28)) 5, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This FDP is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this final development plan (FDP) shall be in substantial conformance with the approved FDP entitled The Commons – Building 1, prepared by WDG Architecture, and revised March 25, 2013, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. The temporary open space shown on the FDP shall be maintained by the owner of the property (or its assigns). A public access easement consistent with all site plan, PFM, and County Attorney requirements shall be recorded over the sidewalks in the temporary open space area shown on the FDP and the sidewalk required in Condition 3 below.
3. Until such time as Colshire Meadow Drive is constructed along the northern boundary of the subject property, an interim pedestrian connection shall be provided between the western terminus of the Building 1 sidewalk along the Colshire Meadow Drive extension and the interim north-south sidewalk proposed within the temporary open space. Should this interim pedestrian connection not meet handicap standards due to slopes, signage directing users to an accessible route shall be posted. This interim pedestrian connection shall be installed prior to the issuance of the final RUP for Building 1.