

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-HM-032

July 31, 2013

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2011-HM-032 on property located at Tax Map 29-3 ((1)) 10D and 29-3 ((20)) C2, C3, 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 FDP entitled "Tysons West ," prepared by VIKA, Inc.; MV+A Architects, and, Landdesign., and dated February 25, 2013 as revised through June 12, 2013, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. Private Outdoor Dining.
 - a. Private outdoor dining is only permitted in the public right-of-way if all County and/or VDOT approvals for uses in a public right-of-way are obtained, a clear sidewalk of at least 6 feet in width is maintained and such dining areas are shown on the FDP. Absent such County and VDOT approvals, private outdoor dining shall not be permitted within the right-of-way and such approvals are not presumed by this development condition. This condition shall not prohibit publicly accessible tables and chairs to be placed in the landscaped amenity panel area so long as a clear sidewalk of at least 6 feet wide in width is provided.
 - b. Private outdoor dining is permitted in the building zone as depicted on the FDP. This condition shall not prohibit publicly accessible tables and chairs to be placed in the landscape amenity panel area so long as a clear sidewalk of at least 6 feet in width is provided.
3. Architectural plans submitted pursuant to this final development plan shall be in substantial conformance with the style, type, character and form depicted in the approved FDP.