

## **APPROVED DEVELOPMENT CONDITIONS**

### **FDPA 1996-HM-043**

**September 12, 2013**

If it is the intent of the Planning Commission to approve FDPA 1996-HM-043, located at 13800 Jefferson Park Drive, Tax Parcel 15-4 ((1)) 22J, for the reconfiguring of existing parking areas to add an additional 35 parking spaces, in a PDH-30 zoning district, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, in addition to the development conditions associated with CDP/FDP 1996-HM-043, which shall be considered re-affirmed by the current amendment, except as amended by these additional conditions. All other aspects of previous FDP 1996-HM-043 shall also be carried forward with this amendment, except as modified by the specific parking and landscape modifications shown on Sheets 0 and 11-14 of this FDPA.

#### **GENERAL:**

1. This FDPA is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan Amendment (FDPA) shall be in substantial conformance with the previously-approved CDP/FDP 1996-HM-043, and its associated proffers and conditions, except as modified by the current FDPA Plan entitled "Final Development Plan Amendment, Parcel 1, Jefferson at President's Park (Courts of Dulles)", consisting of four sheets and prepared by KCI Technologies, which is dated July 24, 2013, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Prior to site plan approval, the applicant shall obtain adequate permission and/or approval from the holder of any easement(s) that might be affected by the proposed parking and landscape modifications, to the satisfaction of DPWES.

#### **LANDSCAPE:**

3. All existing trees to be removed as a result of parking modifications permitted by this FDPA shall be replaced at a ratio of two replacement trees for every one tree removed, to be verified at site plan review by DPWES. In addition to the proposed replacement trees shown on the FDPA plan, additional replacement trees may be installed elsewhere on-site, as needed, to satisfy the 2:1 replacement target, subject to the approval of the Urban Forest Management Division (UFMD) of DPWES.

4. Any proposed tree to be utilized for tree replacement credit (as per condition #3), parking lot landscaping, or other County requirements, shall be located in a planting area that meets minimum width and area requirements of the Public Facilities Manual. Proposed trees shown on the FDPA that are determined to not be located in adequate planting areas, at the time of site plan review, may be relocated elsewhere on-site, as approved by the Urban Forest Management Division of DPWES.

**ACCESSIBILITY:**

5. Any sidewalk connection and/or accessible ramp that is to be removed to accommodate additional parking must be relocated to ensure no reduction in pedestrian connectivity or ADA accessibility to the site, or shall be eliminated from the plan, to be verified at site plan review by DPWES.

**STORMWATER:**

6. Conformance with all applicable Stormwater Management and Best Management Practice requirements of the Public Facilities Manual shall be demonstrated at the time of site plan review, to the satisfaction of DPWES.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required building permits through established procedures.