

DEVELOPMENT CONDITIONS

FDPA 90-C-006

October 8, 1993

If it is the intent of the Planning Commission to approve FDPA 90-C-006 located at Tax Map 17-4 ((1)) 8, 8A for use as a PDC mixed-use development pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Supplemental landscaping shall be provided, as determined by the Urban Forester, to provide an effective year-round screen and buffer within the 10 foot wide strip along the along the western boundary. Supplemental landscaping shall be provided at such time as the parcel to the west, Tax Map Parcel 17-4 ((1)) 7, develops.
2. The freestanding bank shown on the CDPA/FDPA shall be the only drive-through use on the property.