

DEVELOPMENT CONDITIONS

November 4, 2014

FDP 2014-PR-004

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2014-PR-004 to allow a residential building and park spaces on property located at Tax Map 29-4 ((7)) 6, 7B (pt) staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions are in addition to the proffered commitments approved with RZ 2014-PR-004.

1. Any plan submitted pursuant to this final development plan shall be in substantial conformance with the approved CDP/FDP entitled "7915 Jones Branch Drive," prepared by Vika Virginia, LLC and Parker Rodriguez, and dated December 18, 2013 as revised through October 2, 2014, and these conditions. Minor modifications may be permitted pursuant to Sect. 16-402 of the Zoning Ordinance.
2. At such time as the applicant may renegotiate the lease for the improvements on Tax Map Parcel 29-4 ((7)) 11A, the applicant shall use reasonable efforts to obtain permission to reduce the amount and velocity of stormwater runoff from the surface parking lot located on Parcel 11A, by providing a vegetated buffer adjacent to the stream, provided there is no loss of parking spaces on Parcel 11A..
3. A second submission of a site plan for the improvements shown on this FDP shall not be submitted unless and until the access management waiver for Street C's intersection with Jones Branch Drive is approved by the Virginia Department of Transportation (VDOT).