

PROPOSED DEVELOPMENT CONDITIONS

FDPA 91-W-023-02-02

January 19, 2016

If it is the intent of the Planning Commission to approve FDPA 91-W-023-02-02, located at 10604 Judicial Drive, Tax Parcel 57-4 ((1)) 14, for a Final Development Plan Amendment to amend FDPA 91-W-023-02 to remove an existing workout building, in a PDC zoning district, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

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, and its associated proffers and conditions, except as modified by the current FDPA Plan entitled "Public Safety Center, FDPA 91-W-023-02, PCA 91-W-023-3", prepared by Paciulli Simmons & Associates, dated March 20, 2008, as revised through June 12, 2015, consisting of three sheets, and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

LANDSCAPE:

2. In order to preserve existing vegetation during demolition on Parcels 57-4 ((1)) 14 and 57-3 ((1)) 17, tree protection fencing shall be installed. This tree protection fencing shall be in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, trenchless super silt fence that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. A hold will be placed on the identified parcel(s) preventing the issuance of a demolition permit prior to verification that tree protection fencing has been installed. The installation and location of tree protection fencing shall be coordinated on-site with the Urban Forest Management Division, 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.

APPENDIX 1

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.