

**FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2012-PR-009**

**September 19, 2012**

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2012-PR-009 for commercial development located at Tax Map 49-1 ((13)) 19B pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan entitled "Prosperity Metro 2675 and 2677 Prosperity Avenue" prepared by Walter L. Phillips, Inc. consisting of Sheets P-0101 through P-602 dated April 2, 2012, as revised through July 31, 2012.
2. In the event the median on Prosperity Avenue shown on the CDP/FDP is extended by others to the western access point for the Dunn Loring/WMATA development to the north as generally shown in Exhibit A, the Applicant shall, upon request by DPWES, FCDOT or VDOT, dedicate to the Board of Supervisors, in fee simple, the necessary additional right of way along Prosperity Avenue.

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

