

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 92-H-015

June 28, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 92-H-015, to permit site modifications, on property located at Tax Map 15-4 ((01)) 3E, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions.

1. This Final Development Plan Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDP entitled "Dulles Day Care" consisting of five sheets, prepared by Christopher Consultants, dated December 2, 2011 as revised through May 15, 2012. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Based on the minimum required square footage of outdoor play area per child, no more than 63 children shall be in the outdoor play area at any one time.
3. All loading and unloading of children shall occur on the application property.
4. A minimum of 38 off-street parking spaces shall be provided either on-site or through a parking space agreement with an abutting property.
5. A practice of staggered drop-off and pick-up of children shall be used by the child care center to lessen traffic congestion.
6. The standard hours of operation shall be limited to 6:00 a.m. to 7:30 p.m., Monday – Friday.