

MARKED AGENDA

ADMINISTRATIVE APPLICATION REVIEW COMMITTEE

AUGUST 16, 2006 @ 9:30 a.m.
Planning Department Conference Room

1. INTRODUCTORY ITEMS:

Mitzi [S-06-66](#)

PROJECT: Chapel Hill Estates

PROPOSAL: A preliminary subdivision plan for 131 residential lots on 69 acres zoned R-15s Single-family Residential District.

LOCATION: 1216 Mount Pleasant Road

TAX MAP SECTION/PARCEL: 0490000000050

[11/7/06](#) **APPROVED** the plan date-stamped September 18, 2006, with the following stipulations:

1. The applicant shall provide the required dedication of open space and/or recreational area as determined by the Parks and Recreation Director or designee.
2. All lots reduced under Section 19-700 shall be declared on the plat within a separate chart and a note shall also be placed on the subdivision plat as follows:

"Lots ___ through ___ have been reduced in size in accordance with sections 19-700 et. seq. of the Zoning Ordinance."

3. In accordance with Section 19-803.A.7.b of the Zoning Ordinance, the dedication of the Master Transportation Plan right-of-way shall be made by a subdivision or resubdivision plat in accordance with Chapter 70 of the City Code and a note shall be placed on the final subdivision plat that the subject development is located adjacent to a proposed or established alignment of a future street or highway. Also in accordance with Section 19-803.A.7.b of the Zoning Ordinance, a note shall also be placed on a subdivision plat, or resubdivision plat, as applicable, stating that the property is dedicated for public use, not limited solely to right-of-way. The note is as follows with each lot reduced for right of way dedication listed:

"The following lots in this subdivision have reduced lot area, lot width or lot frontage approved in accordance with section

19-800 et. seq. of the Chesapeake Zoning Ordinance: Lot _____ . The dedication area shown hereon is for public use, not limited solely to right of way."

- 2. Extend the proposed 10' non-access easement and required landscape buffer along the parcels frontage to Mount Pleasant Road to include the entire proposed Public Park Area.**
- 3. The development shall comply with all requirements of Section 19-600 of the Zoning Ordinance regarding landscaping and buffering.**
- 4. Provide details of the subdivision identification sign including type, location and elevation details on the final subdivision plan in accordance with Section 14-700 of the Zoning Ordinance.**

Bill [S-06-67](#)

PROJECT: Halstead Landing

PROPOSAL: A preliminary subdivision plan for a cluster subdivision of 5 residential lots on a 35.60 acre parcel zoned A-1, Agricultural District.

LOCATION: 1018 Saint Brides Road

TAX MAP SECTION/PARCEL: 096000000540

[12-20-06](#) **APPROVED with the plan date-stamped December 19, 2006 and with the following stipulations:**

- 1. The applicant/owner shall submit a Declaration of Restrictive Covenants and Deed of Conservation Easement for approval by the City Attorney's Office at the time of final subdivision plan submittal.**
- 2. All improvements stated in the Preliminary Conservation Land Ownership & Management Plan dated December 18, 2006, including but not limited to the walking and equestrian trails and required landscaping, shall be completed prior to the issuance of the first certificate of occupancy.**
- 3. The conservation areas, including the conservation easement for such areas, shall be conveyed to the homeowner's association prior to the issuance of the first certificate of occupancy.**

Scott [S-06-68](#)

PROJECT: Lisbeth Cove

PROPOSAL: A preliminary subdivision plan for five (5) residential lots on 2.6 acres zoned as R-15s Single-family Residential District.

LOCATION: 1664 Dock Landing Road

TAX MAP SECTION/PARCEL: 016000000410

[9/21/06](#) **APPROVED the preliminary subdivision plan date-stamped September 15, 2006 with the following stipulation:**

- **The applicant/owner agrees that the existing structure, indicated on the preliminary subdivision plan as structure "A", shall be demolished prior to the issuance of a Certificate of Occupancy for the new proposed structure, indicated as structure "B", to be located at the end of the cul-de sac on the proposed street.**

Mitzi [S-06-69](#)

PROJECT: Sutherlyn Estates

PROPOSAL: A preliminary subdivision plan for 13 residential lots on 6 acres zoned R-15s Single-family Residential District.

LOCATION: 401 and 409 Hanbury Road West

TAX MAP SECTION/PARCEL: 0600000000726 and 0600000000727

[11/20/06](#) **APPROVED the plan date-stamped October 19, 2006, with the following stipulations:**

4. **Provide a 1' non ingress/egress along the parcel's frontage to Hanbury Road, excluding the public road access.**
5. **In accordance with Section 19-803.A.7.b of the Zoning Ordinance, the dedication of the Master Transportation Plan right-of-way shall be made by a subdivision or resubdivision plat in accordance with Chapter 70 of the City Code and a note shall be placed on the final subdivision plat that the subject development is located adjacent to a proposed or established alignment of a future street or highway. Also in accordance with Section 19-803.A.7.b of the Zoning Ordinance, a note shall also be placed on a subdivision plat, or resubdivision plat, as applicable, stating that the property is dedicated for public use, not limited solely to right-of-way. The note is as follows with each lot reduced for right of way dedication listed:

"The following lots in this subdivision have reduced lot area, lot width or lot frontage approved in accordance with section 19-800 et. seq. of the Chesapeake Zoning Ordinance:
_____. The dedication area shown hereon is for public use, not limited solely to right of way."**
6. **The development shall comply with all requirements of Section 19-600 of the Zoning Ordinance regarding landscaping and buffering.**
7. **The applicant/owner agrees to provide a privacy fence along the western property line. Fencing shall meet all Zoning Ordinance requirements and shall be coordinated with Public Works with regard to Soft Pine Court.**
8. **A 10' landscape buffer with a minimum of 3 large trees and 10 evergreen shrubs per 100 linear feet shall be provided along the western property line. The landscaping shall be located on the outside of the fencing as approved by the City Arborist. Landscaping**

shall be coordinated with Public Works with regard to Soft Pine Court and the proposed drainage easement.

9. Provide details of the subdivision identification sign including type, location and elevation details on the final subdivision plan in accordance with Section 14-700 of the Zoning Ordinance.

Public comments regarding these applications must be received no later than Tuesday, August 15, 2006, in order to be considered at the next review committee meeting.