

MARKED AGENDA

ADMINISTRATIVE
APPLICATION REVIEW COMMITTEE

MARCH 21, 2007 @ 9:30 a.m.

Planning Department Conference Room

Hollis Ellis/Keith Miller of CAE, Inc. will be present to discuss the Deep Creek Subdivision project (S-07-07).

Michael Perry of MSA, P.C., Doug Will and Michael Barrett will be present to discuss the subdivision and site plan of Osprey Cove (S-07-06 and SP-07-03).

James Bradford of Hassell & Folkes will be present to discuss projects: Heron Bay Estates (S-07-08), Windom Shores (S-07-08), Brabble Shores (S-07-10), and Plantation Marketplace (SP-07-05).

Caleb Hurst and Joe Bushey(tentatively) of Clark Nexsen will be present to discuss the Gateway at SoNo project (SP-07-04).

I. INTRODUCTORY ITEMS:

Scott **S-07-06**

PROJECT: Osprey Cove

AGENCY: MSA, P.C.

PROPOSAL: A preliminary subdivision plan to extend a public road to serve a proposed site plan for 80 condominium row houses and 20 detached condominium houses on 78.2[±] acres, zoned as R-MF-1 Residential Multi-family (62.6[±]) and R-8s Single-family Residential (15.6[±]).

LOCATION: Dead end of McCloud Road and 4425 Bainbridge Boulevard.

TAX MAP SECTION/PARCEL: 0260000000460, 0270000000020

BOROUGH: Washington

CURRENTLY UNDER REVIEW

Mitzi **S-07-07**

PROJECT: Deer Creek Subdivision

AGENCY: CAE, Inc.

PROPOSAL: A preliminary subdivision plan for (5) five residential lots on 4.914 acres zoned R-15s Single Family Residential District.

LOCATION: Northern Terminus of Carawan Lane

TAX MAP SECTION/PARCEL: 048000000310

BOROUGH: Butts Road

CURRENTLY UNDER REVIEW

Jennifer

S-07-08

PROJECT: Heron Bay Estates

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A single family residential cluster development with 16 lots on 8.3 acres zoned R-15s single-family residential district.

LOCATION: 2012 Shipyard Road

TAX MAP SECTION/PARCEL: 0340000001002

BOROUGH: Deep Creek

CURRENTLY UNDER REVIEW

Bill

S-07-09

PROJECT: Windom Shores

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A preliminary subdivision plan for a cluster subdivision of 18 residential lots on 15.75 acres zoned R-15s, single family residential district.

LOCATION: East of Burson Drive and South of Shipyard Road

TAX MAP SECTION/PARCEL: 0340000000220

BOROUGH: Deep Creek

5/8/07

DENIED.

Bill

S-07-10

PROJECT: Brabble Shores

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A preliminary subdivision plan for a cluster subdivision of 47 residential lots on 21.94 acres zoned R-15s, single family residential district.

LOCATION: 2128-2060 Shipyard Road

TAX MAP SECTION/PARCEL: 0340000000950, 0340000000961, 0340000000962, 0340000000970, 0340000000980

BOROUGH: Deep Creek

8/21/08

APPROVED with the plan date-stamped July 28, 2008 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, including but not limited to the walking trails, sidewalks and required landscaping, shall be completed prior to the issuance of the first certificate of occupancy. Such improvements shall be shown on the final subdivision plan.**
- 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 [SP-07-03](#)

PROJECT: Osprey Cove

AGENCY: MSA, P.C.

PROPOSAL: A preliminary site plan for the development of 80 condominium row houses and 20 detached condominium houses along with a clubhouse facility on 78.2[±] acres zoned as R-MF-1 Residential Multi-family (62.6[±] acres) and R-8s Single-family Residential (15.6[±] acres).

LOCATION: Dead end of McCloud Road and 4425 Bainbridge Boulevard.

TAX MAP SECTION/PARCEL: 0260000000460, 0270000000020

BOROUGH: Washington

CURRENTLY UNDER REVIEW

Jennifer [SP-07-04](#)

PROJECT: Gateway at SoNo

AGENCY: Clark Nexsen Architecture & Engineering

PROPOSAL: The proposed uses include two, 3 story mixed-use buildings and six, 3 story residential buildings on 6.78 acres zoned PUD.

LOCATION: Area bounded by Bainbridge Blvd. to the West Poindexter Street to the South Grady Street to the North and the South Norfolk public library to the East.

TAX MAP SECTION/PARCEL: 1270000002470, 1270000002460, 1270000002450, 1270000002430, 1270000002410, 1270000002440

BOROUGH: South Norfolk

[5/4/07](#) **APPROVED with the plan date-stamped April 6, 2007 and with the following stipulations:**

1. **Provide Traciene Bland, Address Coordinator, with an overall plan showing a detailed drawing of each building and unit numbers for each. Her phone number is 382-6176 for further information.**
2. **The final landscape plan will be required to show: required buffer yards and green space, species list and numbers, tree protection area labeled and signature of landscape designer. Comments from the city arborist dated February 20, 2007 also pertain.**

Mitzi [SP-07-05](#)

PROJECT: Plantation Market Place

AGENCY: Hassell & Folkes, P.C.

PROPOSAL: A preliminary site plan for general retail development on approximately 2.24 acres of a 61.61 acre parcel zoned Planned Unit Development (Cahoon Plantation PUD).

LOCATION: Southwest corner of the intersection of Cedar Road and Cahoon Parkway.

TAX MAP SECTION/PARCEL: 0460000001560

BOROUGH: Deep Creek

3/29/07 **DENIED based on the following findings:**

- **As stated in the memorandum from Public Works dated March 27, 2007 the PUD criteria for Cahoon Plantation must be met before the development of this parcel. As of this date, those improvements/conditions have not been completed. Therefore, this application cannot move forward.**