

MARKED AGENDA

ADMINISTRATIVE APPLICATION REVIEW COMMITTEE

JUNE 21, 2006 @ 9:30 A.M.
Planning Department Conference Room

I. INTRODUCTORY ITEMS:

Mitzi [S-06-52](#)

PROJECT: Cresthaven (*formerly Pioneer Estates, Phase III*)

PROPOSAL: Preliminary subdivision plans for six (6) residential lots on 3.15 acres.

LOCATION: 3233 Pioneer Lane

TAX MAP SECTION/PARCEL: 0330000000680

[11-20-07](#) **APPROVED** the plan date-stamped August 3, 2007 and with the following stipulations:

1. **Public utilities may only be installed in accordance with the requirements stated in the memo from the Public Utilities Department dated August 3, 2007.**
2. **The applicant/owner shall construct the entire road with curb and gutter and sidewalks on both sides of the proposed extension of Cresthaven Avenue. Remove the "to be developed by others" notation on the final subdivision plan.**
3. **A street closure shall be executed by the applicant for the portion of right-of-way exceeding 50-feet along Cresthaven Avenue prior to final subdivision approval in accordance with Public Works requirements. Public Works will not accept any portion of additional right-of-way exceeding the 50' of right-of-way for the proposed road extension.**
4. **The applicant shall dedicate one-half of a 60' right-of-way along the parcels frontage with Pioneer Lane.**

Karen [S-06-53](#)

PROJECT: Culpepper Landing

PROPOSAL: A preliminary subdivision plan to create 128 residential lots, 3 non-residential parcels (1 commercial, 1 pump station, 1 clubhouse) and recreation areas on approximately 485.41 acres as part of the Culpepper Landing Planned Unit Development.

LOCATION: Termini of Mill Creek Parkway and Appaloosa Trail, west of the George Washington Canal, South of George Washington Highway and North of Great Dismal Swamp Wildlife Refuge.

TAX MAP SECTION/PARCEL: 0440000000100, 0440000000101

[1-19-06](#) **APPROVED** the plan date-stamped December 8, 2006 with the following stipulations:

1. **A Generalized Landscape Plan for Phase 1 shall be submitted and approved by the Planning Director and City Arborist prior to approval of the final construction plan. In no case shall the tree canopy coverage be less than 20% for each phase in accordance with section 11-906 of the Zoning Ordinance. Consider using native plant material for buffer along Appaloosa Trail.**
2. **See attached memo from Public Works dated December 22, 2006.**
3. **See attached e-mail from Deputy Fire Marshall Harold Creason to Karen Shaffer dated October 30, 2006.**
4. **See attached memo from Public Utilities dated June 26, 2006.**

To be addressed prior to plat recordation:

5. **The ultimate right of way for Mill Creek Parkway, and the Mill Creek Parkway/Pleasant Grove Expressway interchange shall be dedicated concurrently with the recordation of adjacent lots, in accordance with the Master Transportation Plan, or as modified for appropriate compressed section by the Department of Public Works.**
6. **The 100' Conservation Buffer located adjacent to the subdivisions of Mill Creek and Elmwood Landing shall be established prior to the approval of the first subdivision plat containing the thirty-first (31st) single-family lot.**
7. **A temporary, secondary access point, as approved by Public Works, shall be established prior to the approval of the first subdivision plat containing the thirty-first (31st) single-family lot.**
8. **No subdivision plat shall be approved unless and until School Administration accepts the 15-20 acre elementary school site in accordance with the PUD Criteria and a written agreement is**

executed between the applicant and School Administration providing for the timing of utility and access improvements to the school site.

9. Detailed architectural standards are under review and revisions are required to ensure consistency with the approved development criteria. Said detailed architectural standards shall be approved by the Planning Director, or designee, prior to the approval of the first subdivision plat containing the first (1st) single-family lot.
10. The Declaration, Bylaws, and Articles of Incorporation establishing the Property Owners Association shall be reviewed and approved by the City Attorney's Office prior to the approval of the first subdivision plat containing the first (1st) single-family lot.
11. Prior to the approval of the first subdivision plat containing the first (1st) single-family lot, the Planning Department and City Attorney's Office shall review and approve the proposed restrictive covenant language for lots 10-18 to ensure that future property owners are made fully aware that there shall be no land disturbance within 100 foot buffer, except for the removal of underbrush and for the planting of landscaping. This restrictive covenant shall run in perpetuity.
12. US Route 17 Road Improvements as specified in the Culpepper Landing development criteria shall be completed prior to the recordation of the plat containing the one-hundred and first (101st) single-family lot and the issuance of a certificate of occupancy for the plat containing the fifty-first (51st) R-C or R-CA unit, except in accordance with Paragraph 4b. of the development criteria.

To be addressed at building permit issuance:

13. The following cash contributions shall be paid at the time of building permit issuance:
 - ♦ School Impacts – \$12,271 per SF-LH or SF-H dwelling unit or SF-LH or SF-H lot, whichever is greater.
 - ♦ Fire/EMS – \$642 per SF-LH and SF-H dwelling unit or SF-LH and SF-H lot, whichever is greater.
 - ♦ Libraries – \$949 per SF-LH and SF-H unit or SF-LH and SF-H lot, whichever is greater.

To be addressed with future phases:

14. The street names for Phase 1, as shown on the Master Development Plan dated January 16, 2007, are approved. However, street names for future phases will need revisions. Please contact Address

Coordinator Tracy Bland for approval of street names in future phases.

Bill **S-06-54**

PROJECT: High Pointe

PROPOSAL: A preliminary subdivision plan for a cluster subdivision of five (5) residential lots on 81.289 acres in the A-1, Agricultural Zoning District.

LOCATION: 17 Sanderson Road

TAX MAP SECTION/PARCEL: 0990000000020

9-27-06 **APPROVED** the plan date-stamped September 18, 2006 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 September 21, 2006, including but not limited to the walking trail 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 Embark Enterprises, Ltd. prior to the issuance of the first certificate of occupancy.**
4. **As requested in the attached comments from the City Arborist, show 47 additional canopy trees in the conservation area for a total of 717 on the final landscaping plan to be submitted as part of the final subdivision plan submittal to Public Works.**

Public comments regarding these applications must be received no later than Tuesday, June 20, 2006, in order to be considered at the next review committee meeting.