

MARKED AGENDA

ADMINISTRATIVE

APPLICATION REVIEW COMMITTEE

November 19, 2008 @ 9:30 am
Planning Department Conference Room

I. INTRODUCTORY ITEMS:

Mark **S-08-86**

PROJECT: Yadkin Station

PROPOSAL: A preliminary subdivision plan for 18 lots zoned R-15s, Single Family Residential District on 10.36 acres.

LOCATION: West side of Galberry Road, approximately 400' south of Yadkin Road.

TAX MAP SECTION/PARCEL: 0330000001720, 0330000001750, 0330000001740, 0330000001760

12-2-08 INCOMPLETE, resubmittal is required.

Bill **S-08-87**

PROJECT: Equestrian Estates North, Section 1

PROPOSAL: A preliminary subdivision plan for 3 lots on 11.24 acres zoned A-1, Agricultural District.

LOCATION: East side of Dominion Boulevard between Number Ten Land and West Road.

TAX MAP SECTION/PARCEL: 0570000001290

12-29-08 APPROVED the plan date-stamped October 20, 2008 with the revised entrance detail date-stamped December 2, 2008 and with the following stipulations:

- 1. Provide a proper turn-around for school buses at the terminus of the private street.**
- 2. Provide the parks and recreation fee of \$1000 per lot before final subdivision plat approval in accordance with section 19-709.A of the zoning ordinance.**

Bill

S-08-88

PROJECT: Equestrian Estates, Section 2

PROPOSAL: A preliminary subdivision plan for 5 residential lots on 27.55 acres zoned A-1, Agricultural District.

LOCATION: East side of Dominion Boulevard between Number Ten Lane and West Road.

TAX MAP SECTION/PARCEL: 0570000001300

12-29-08 APPROVED the plan date-stamped October 20, 2008 with the revised entrance detail date-stamped December 2, 2008 and with the following stipulations:

1. Provide a proper turn-around for school buses at the terminus of the private street.
2. Provide the parks and recreation fee of \$1000 per lot before final subdivision plat approval in accordance with section 19-709.A of the zoning ordinance.

Bill

S-08-89

PROJECT: Equestrian Estates, Section 3

PROPOSAL: A preliminary subdivision plan for 5 residential lots on 34.86 acres zoned A-1, Agricultural District.

LOCATION: East side of Dominion Boulevard between Number Ten Lane and West Road.

TAX MAP SECTION/PARCEL: 0570000001310

12-29-08 APPROVED the plan date-stamped October 20, 2008 with the revised entrance detail date-stamped December 2, 2008 and with the following stipulations:

1. Provide a proper turn-around for school buses at the terminus of the private street.
2. Provide the parks and recreation fee of \$1000 per lot before final subdivision plat approval in accordance with section 19-709.A of the zoning ordinance.

Bill

S-08-90

PROJECT: Equestrian Estates, Section 4

PROPOSAL: A preliminary subdivision plan for 5 residential lots on 19.73 acres zoned A-1, Agricultural District.

LOCATION: East side of Dominion Boulevard between Number Ten Lane and West Road.

TAX MAP SECTION/PARCEL: 0570000001320

12-29-08 APPROVED the plan date-stamped October 20, 2008 with the revised entrance detail date-stamped December 2, 2008 and with the following stipulations:

1. **Provide a proper turn-around for school buses at the terminus of the private street.**
2. **Provide the parks and recreation fee of \$1000 per lot before final subdivision plat approval in accordance with section 19-709.A of the zoning ordinance.**

Jennifer [S-08-94](#)

PROJECT: Interstate Park

PROPOSAL: A preliminary subdivision for 3 parcels and the dedication of Kelland Drive as a public right-of-way.

LOCATION: Kelland Drive

TAX MAP SECTION/PARCEL: 0270000000022 (historic parcel), adjacent to 0272008000010, 0272008000020, 0272008000030

[11-24-08](#) **APPROVED with the site plan date-stamped October 20, 2008.**

Jennifer [S-08-99](#)

PROJECT: Culpepper Landing

PROPOSAL: A preliminary subdivision of 29.65 acres into 11 lots for residential (condominium, townhouse and apartments) and commercial development in the Culpepper Landing PUD.

LOCATION: East of Mill Creek Parkway and north of a future right of way, Patrick Henry Drive.

TAX MAP SECTION/PARCEL: A portion of 0440000000101 and parcel 0441001000003

[3-19-09](#) **APPROVED with the *revised* plan date-stamped March 17, 2009.**

Mark [SP-08-02](#)

PROJECT: Clairmont at Jolliff Landing (formerly Jolliff Landing Apts)

PROPOSAL: Preliminary site plan review for 304 units on 16.95 acres.

LOCATION: North of 5000 Portsmouth Blvd.

TAX MAP SECTION/PARCEL: 0150000001911, 0140000000110, 0150000001972, 0150000001910

[12-1-08](#) **APPROVED the plan date-stamped October 20, 2008 with the following stipulations:**

1. **On the Final Site Plan, the Landscape Buffer adjacent to Hampton Roads Parkway shall be indicated as a "Buffer Yard C with a 2' undulating berm".**
2. **The garage building on the west side of the property shall be architecturally compatible with the approved architectural renderings for the clubhouse and the apartment buildings. Therefore, architectural renderings for the garage shall be**

approved by the Planning Department prior to Final Site Plan approval.

3. On the Final Site Plan, indicate the height of the proposed buildings in compliance with the definition of "Building Height" in the City Zoning Ordinance. Also, please submit building elevations that show the proposed height of the structure. If the building height exceeds 35' then a Conditional Use Permit shall be approved by City Council prior to the issuance of a building permit.

Mark [SP-08-07](#)

PROJECT: The Reserve South, Warrington Hall

PROPOSAL: Preliminary site plan for 13 townhouse style condominium units on 1.05 acres in the Warrington Hall PUD.

LOCATION: North side of Great Marsh Avenue, West of Walnut Neck Avenue.

TAX MAP SECTION/PARCEL: 0374004000001

[12-1-08](#) APPROVED the plan date-stamped October 20, 2008 with the following stipulations:

1. The drive aisle widths shall be increased from 16' to 20' per the requirements of the Fire Department.
2. The subdivision name is a duplicate and therefore unacceptable. Please select another name.

Mark [SP-08-08](#)

PROJECT: Southern Terrace Apartments

PROPOSAL: Preliminary site plan review for 27 units on 1.47 acres.

LOCATION: End of Grady Crescent adjacent to Interstate 464.

TAX MAP SECTION/PARCEL: 1270000000282

[12-9-08](#) The preliminary plan does not meet the City's requirements for approval; therefore, a RESUBMITTAL is required. Specifically the plan must address the following comment:

- It appears that the proposed development exceeds the allowed density of 16 units per acre. Please reduce the number of units and/or expand the area of development and show the calculations on the revised plan.

Jennifer [SP-08-09](#)

PROJECT: Culpepper Landing

PROPOSAL: A preliminary site plan of 29.65 acres for 135 apartments, a 10,000 square foot day care facility, 40,000 square feet of office/commercial space and a 72,176 square foot lodge/conference center.

LOCATION: East of Mill Creek Parkway and north of a future right of way, Patrick Henry Drive.

TAX MAP SECTION/PARCEL: A portion of 04400000000101 and parcel 0442001000003

[3-4-09](#) **APPROVED the plan date-stamped March 3, 2009.**

Public comments regarding these applications must be received no later than Tuesday, November 18, 2008, in order to be considered at the next Administrative Application Review Committee (ARC) meeting on Wednesday, November 19, 2008.