

Wetlands/CBPA Board  
Department of Neighborhood Services  
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## AGENDA

# Chesapeake Wetlands/CBPA Board

**OCTOBER 17, 2007 @ 6:00 p.m.**

Human Resources Training Room

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes: [September 19, 2007 Board Meeting](#)
- D. CBPA Applications:
  - 1. [CBPA-07-46](#)

**PROJECT/LOCATION:** 701 River Strand  
**APPLICANT/AGENCY:** James & June Harvey / Hassell & Folkes, PC  
**PROPOSAL:** In accordance with Section 26-527 of the Chesapeake City Code, the applicant seeks an after-the-fact EXCEPTION to install an artificial turf grass/Astro-Turf golf putting green area with associated fill material and gravel pathways adjacent to an existing bulkhead. The total area of the encroachment is located entirely within the 50-foot seaward portion of the 100-foot RPA buffer and encompasses an area of approximately 1,900 SF.  
**SUBDIVISION/LOT #:** River Walk, Section L-5, Phase 2, Part 2, Lot 63A  
**WATERSHED:** Southern Branch of the Elizabeth River  
**TAX MAP SECTION/PARCEL:** 0369007000630

Planning staff recommends that **CBPA-07-46** be [CONTINUED](#) until the pending wetlands violation issues pertaining to the bulkhead are resolved.

2. [CBPA-07-56](#)

**PROJECT/LOCATION:** Falcon Pointe / Terminus of Falcon Avenue; East of intersection of Bainbridge Boulevard & Interstate 464

**APPLICANT/AGENCY:** Falcon I, LLC / Chesapeake Land Use Enterprise

**PROPOSAL:** In accordance with Section 26-527 of the Chesapeake City Code, the applicant seeks an EXCEPTION to construct a condominium complex, not to exceed 75 residential units. The total proposed area of encroachment within the 100-foot RPA buffer will be 56,111 SF for the following amenities: entrance roadway; drive aisles; parking spaces; landscaped parking islands; and walkways to serve 5 proposed buildings. All encroachment will be limited to the 50-foot landward RPA buffer, except for a portion of the entrance roadway that will partially encroach into the 50-foot seaward RPA buffer.

**SUBDIVISION/LOT #:** Falcon Pointe; Parcel B Plat of AHJR Corp 10.967 ac

**WATERSHED:** Southern Branch of the Elizabeth River (Milldam Creek)

**TAX MAP SECTION/PARCEL:** 1590000000510

CBPA Review Committee recommends that **CBPA-07-56** be [APPROVED](#) with the following stipulations:

1. CBPA tree canopy coverage requirements pertain. To compensate for the encroachment into the 100-foot RPA buffer, the 50% RPA canopy requirement in conjunction with an enhanced tree planting ratio of 4:1 in the 50-foot seaward RPA buffer shall be required.
2. All visible debris/rubble shall be removed within the 50-foot seaward RPA buffer and suitable fill material be installed where necessary to maintain a 1-foot depth of top soil prior to installation of the new plantings.
3. Preserve those areas of the RPA not requiring significant disturbance from rubble removal.
4. Location of new vegetation and enhanced landscaping shall be approved by the City Arborist prior to final site plan approval with all vegetation installed and approved by the City Arborist prior to the issuance of any Certificate of Occupancy.

E. Other Business: [CBPA-V-07-07](#), 701 River Strand Violation

F. Adjournment:

Copies of the aforementioned Wetlands and CBPA applications, related maps and documents are available for public review in the office of the Department of Neighborhood Services, second floor, in the City Hall building, and the CBPA applications are available for public review in the Planning Department, second floor, in the City Hall building of the Chesapeake Civic Center during regular municipal hours.

Copies of the applications and staff reports are available at the Chesapeake City Libraries. It is also available for viewing online at <http://cityofchesapeake.net/services/depart/planning/chesbaypreservation.html> through a link under **Chesapeake Wetlands/CBPA Public Hearing Agenda/Marked Agendas** on the Planning Department home page.

All interested parties will be afforded the opportunity to be heard or to present written statements at the public hearing. Those members of the public interested in attending the public hearing should be advised that, for reasons the Chesapeake Wetlands/CBPA Board deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Chesapeake Wetlands/CBPA Board meetings may not appear on this agenda. For information on Wetlands applications, please contact Kristina Villaire, Assistant City Arborist, at 382-6442 and for CBPA applications please contact Scott Meyer, Chairperson of the CBPA Committee, at 382-6176.