



Chesterfield County
 Planning Department
 Chesterfield, VA 23832

Planning to sustain,
 build and enhance
 Chesterfield County

tel: (804) 748-1050
 fax: (804) 717-6295
 website:
 www.chesterfield.gov/plan

FOR OFFICE USE ONLY	
Rec'd by <u>NMS</u>	Case No. <u>08TN0334</u>
Date Rec'd <u>3/17/08</u>	Fee Amount <u>\$700.00</u>
Time Rec'd <u>1:10pm</u>	Receipt No. <u>8210</u>
Reviewed by _____	Anticip. Hearing Date _____

SITE PLAN REVIEW APPLICATION

(commercial, industrial, multi-family, office and/or institutional)

APPLICANT TO COMPLETE THE FOLLOWING INFORMATION IN FULL

Project Name: Kingsport Lane (Subl. ID: 0850) SOUTHWEST

Location: northern terminus of Kingsport Lane, Chesterfield County

Approx. # feet to nearest intersection: 273'

Enterprise Zone? Yes No

Reviewed and approved by (check one):

- Director of Planning (A) (Admin. Review)
- Planning Commission (C) (Public Hearing)
- Attached Letter of Designated Authorized Representative (required)

Project Type (check one): P/A

- Agricultural (AG) Commercial (C)
- Industrial (I) Multi-Family (MF)
- Public/Semi-Public (PS)

Submittal Type with # of plans required to be submitted for review (check one):

- Erosion Control (4)
- Development Standards Waiver (8)
- Landscape Plan (2)
- Minor Site Plan (8)
- Schematic (8)
- Site Plan (13)
- Appeal (no plans)
- Site Plan Adjustment (12) Case# _____
- Alternative to Chapter

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Statistical Summary: P/A

- A. Hotel/motel (Y/N) # of rooms _____
- B. Multi-family/condo/mobile home (Y/N) _____
- C. # of dwelling units _____
- D. Maximum building height in feet _____
- E. Number of floors _____
- F. Number of buildings _____
- G. Total gross bldg. Sq. ft. _____
- H. Public water (Yes / No) _____
- I. Public sewer (Yes / No) _____
- J. Total site acreage _____
- K. Total disturbed acreage (base fee on this amount) _____

List all related zoning cases & attach copies of all approved minutes:

Comments: - removal of county requirement to install curb and gutter

APPLICANT INFORMATION

If applicant or others associated with project are not already registered with the planning department, please complete applicant registration form. Previously registered information must be verified for accuracy.

Applicant One _____ (Owner and/or Developer)	Regist. No. _____
Applicant Two _____ (Co-Applicant)	Regist. No. _____
Agent One <u>(Jonathan H. Jackson)</u> (Site Design Consultant)	Regist. No. <u>00027</u>
Agent Two _____ (Attorney or other)	Regist. No. _____

SUBJECT PARCEL INFORMATION

This data can be obtained from the Planning Department.

Tel (804) 748-1050

Fax (804) 717-6295

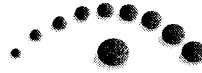
E-mail: planning@chesterfield.gov

Attach a GIS map showing location(s) of subject parcel(s).
Contact Environmental Engineering at (804) 748-1035.

Submitted with (check one) Site Plan Minor Site Plan
N/A

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GPIN	Address	Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
7647037589	900 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.27	R-7	vacant 4500	07	05 Midlo.	
7647037481	906 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.28	R-7	vacant 9500	07	05 Midlo.	
7647039572	911 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.31	R-7	vacant 9500	07	05 Midlo.	
7647037474	912 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.28	R-7	vacant 9500	07	05 Midlo.	
7647039564	917 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.32	R-7	vacant 9500	07	05 Midlo.	
7647037266	918 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.28	R-7	vacant 9500	07	05 Midlo.	
7647039456	923 Kingsport Lane	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	0.32	R-7	vacant 9500	07	05 Midlo.	
		YES <input type="checkbox"/> NO <input type="checkbox"/>						
		YES <input type="checkbox"/> NO <input type="checkbox"/>						



TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

RECEIVED

MAR 17 2008

DIRECTOR PLANNING DEPT.

March 13, 2008

Mr. Carl Schlaudt, AICP
Planning Administrator
Chesterfield County Planning Department
9800 Government Center Parkway
Chesterfield, VA 23832

RE: Alternative to Chapter (for curb and gutter requirement on lots less than 100' wide) - 900, 906, 912, 918, 911, 917 and 923 Kingsport Lane

Dear Mr. Schlaudt:

As you are aware, Timmons Group's professional services have been retained by Richmond Metropolitan Habitat for Humanity for the above-mentioned seven (7) lots on Kingsport Lane. The entirety of Kingsport Lane is currently a roadside ditch street containing 47 existing dwellings on lots averaging 75' wide. The above-mentioned lots range from 75' to 80' wide as recorded in 1959 (see attached plat). On behalf of Richmond Habitat for Humanity, I respectfully ask that you consider waiving the county's current requirement of installing curb and gutter along the 225' extension of Kingsport Lane for access to seven lots that already exist. From the aesthetics and drainage functionality, it would be odd for the existing 1,850 linear feet of road to be roadside ditch and then have the final 225' transition to curb and gutter.

As required by Section 17-8, please see the following four required findings on which this alternative to chapter request is made:

- a. The granting of the alternative will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located as the shoulder and ditch section requested is commonly accepted in Chesterfield County on lots only a little wider than these. In addition, Kingsport Lane already contains 47 lots averaging 75' in width presently served by a roadside ditch road so we would be preserving the same design and look.
- b. The conditions upon which the request for an alternative is based are unique to the property for which the alternative is sought, and are not applicable, generally, to other property as this property currently exists as individual platted lots (platted in 1959) and no further subdivision is requested.
- c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the provisions of this chapter were carried out; as the County has established precedence that roadside ditch sections are acceptable for neighboring properties, therefore this should be case for this project. We are merely trying to uphold the same street characteristics that currently exist.

- d. The purpose of the alternative is not based exclusively upon a financial consideration but principally upon an aesthetic consideration, as there is currently no curb and gutter in the immediate area.

Thank you for taking this matter under consideration, please feel free to contact me at 200-6527 if you have any questions at all.

Sincerely,



Jonathan H. Jackson, PE
Senior Project Manager

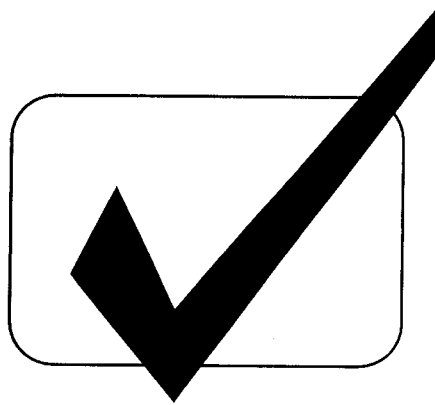
cc: Leisha LaRiviere, Richmond Habitat for Humanity

ALTERNATIVE TO CHAPTER

2/19/02

Chesterfield County

***SITE PLAN
APPLICATION
&
CHECKLIST***



For further reference, please ask for complete department checklist.



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FEB 08 2008

**DIRECTOR
PLANNING DEPT.**

February 6, 2008

Kirk Turner
Chesterfield County Planning Department
9800 Government Center Parkway
Chesterfield, VA 23832

RE: Habitat for Humanity Project – 900, 906, 912, 918, 911, 917 and 923 Kingsport Lane

Dear Mr. Turner:

As you may be aware, Timmons Group's professional services have been retained by Richmond Metropolitan Habitat for Humanity for the above-mentioned lots on Kingsport Lane. Recently I had the opportunity to meet with most county departments regarding this project; unfortunately, I overlooked the issue of lot width and curb and gutter.

The entirety of Kingsport Lane is currently a roadside ditch section. The above-mentioned lots range from 75' to 80' wide as recorded in 1959 (see attached plat). On behalf of Richmond Habitat for Humanity, I ask that you consider waiving the county's current requirement of installing curb and gutter along this 225' extension of Kingsport Lane.

Thank you for taking this matter under consideration, please feel free to contact me at 200-6527 if you have any questions at all.

Sincerely,



Jonathan H. Jackson, PE
Senior Project Manager

cc: Leisha LaRiviere, Richmond Habitat for Humanity
Richard M. McElfish, PE, Director of Environmental Engineering
John McCracken, Director of Transportation
Tom Jacobson, Director of Revitalization

*Jonathan. Tadeson
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