



---

COUNTY OF ALBEMARLE  
Department of Community Development  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596  
(434) 296 - 5823  
Fax (434) 972 - 4012

**ARB ACTION MEMO**

**Date:** January 7, 2019

**Time:** 1:00 PM

**Meeting Room:** Room 241, Second Floor

**Members:**

Frank Stoner: Present  
Frank Hancock: Present  
Bruce Wardell: Present  
Stan Binsted, Chair: Present  
Dade Van Der Werf, Vice-Chair: Present

**Staff:**

Margaret Maliszewski  
Heather McMahan  
Sharon Taylor

**CALL TO ORDER**

Mr. Wardell called the meeting to order at 1:04 p.m. and established a quorum.

**DISCLOSURES**

Mr. Wardell invited disclosures. Hearing none, the meeting moved to the next item.

**PUBLIC COMMENT**

Mr. Wardell invited public comment. There being none, the meeting proceeded.

**ANNUAL MEETING**

**a. Establish day, time and place of regular meetings**

The ARB confirmed that the 2019 meeting schedule was approved on November 13, 2018.

**b. Elect Chair**

**Motion:** Mr. Stoner nominated Mr. Binsted for Chairperson for 2019.

Mr. Van Der Werf seconded the motion.

Mr. Binsted was elected Chair by a vote of 5:0.

Mr. Wardell turned the meeting over to the new Chair. Mr. Binsted invited nominations for Vice-Chair.

**c. Elect Vice-Chair**

**Motion:** Mr. Wardell nominated Mr. Van Der Werf for Vice-Chairperson for 2019.

Mr. Stoner seconded the motion.

Mr. Van Der Werf was elected Vice-Chair by a vote of 5:0.

**REGULAR REVIEW ITEMS**

**a. ARB-2018-154: Hyatt House at Stonefield Town Center** - Preliminary Review of a Major Site Plan Amendment; preliminary review of an architectural design (TM/Parcel 061W00300019A0 -portion)

**Proposal:** To construct a six-story (maximum 80 feet tall) hotel building encompassing 92,247 square feet and a single-story retail component encompassing 12,567 square feet on an undeveloped, 1.04-acre portion of this parcel.

**Location/Context:** The site is situated approximately 475 feet north of Hydraulic Road and approximately 830 feet west of Seminole Trail (Route 29), within The Shops at Stonefield town center. Commercial enterprises as well as services characterize the area: the Hyatt Place hotel lies to the immediate west, across District Avenue, and various restaurants and retail businesses lie to the south and east, along Bond Street. The lot has been cleared and graded and is currently vacant.

The ARB offers the following comments on the site plan amendment, for the benefit of the applicant's next submittal:

1. Provide renderings of the east and north elevations. Provide additional perspective views that show the proposed building in the context of adjacent buildings, and particularly in respect to the existing Hyatt Place Hotel. Provide perspectives from Bond Street as well as District Avenue.
2. Revise the renderings of the south and west elevations to show all proposed architectural features.
3. Provide dimensioned elevations of all four elevations with materials and colors identified. Provide material and color samples for review.
4. Revise the architectural design to reduce the amount of EIFS used and to increase materials that reflect the traditional architecture of the area.
5. Ensure that the parapet coping is not illuminated.
6. Note that a separate sign application is required. Back-lit/halo-lit channel letter signs are consistent with the shopping center.

7. Provide more transparency at the ground level through increased fenestration.
8. Revise the design of the tower to reduce its mass by eliminating the over-scaled single-slope roof.
9. Provide foundation plantings along the exterior of the courtyard wall and against the east building wall within the courtyard.
10. Provide the standard glass note on the elevations: *Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
11. Provide glass sample and/or manufacturer's specifications that provide the VLR and VLT values.
12. Provide a roof plan that shows the dimensions of all proposed rooftop mechanical equipment and show rooftop mechanical equipment on the architectural elevations. Show how all visibility of mechanical equipment from the Entrance Corridors will be eliminated.
13. Provide top-of-wall and bottom-of-wall dimensions of the proposed courtyard wall. Provide material and color samples for the wall.
14. Ensure that the HVAC vent screens match the color of the surrounding wall.
15. Provide the standard mechanical equipment note on the site plan set and on the architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
16. Provide a lighting plan for review.
17. Provide standard lighting note on the lighting plan: *Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.*
18. Consider providing foundation plantings on the south face of the building.
19. If planting is added, provide plant species that are native to the region from the approved plant list.
20. If planting is added, add the standard plant health note to the plan: *All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.*
21. Ensure that the proposal includes the necessary amount of open space to fulfill the Code of Development requirements.
22. Note that additional pedestrian and bicycle amenities and connections, as well as the provision of open space on this lot, will likely be called for during the site plan review process to meet Code of Development requirements
23. Provide adequate tree protection fencing on site plans for future review.

Mr. Wardell left the meeting at 2:18 p.m.

**b. ARB-2018-161: Dogtopia** - Special Use Permit Advisory Review (first review) (TM/Parcel 04500000010900)

**Proposal:** To establish a commercial kennel in a portion of an existing retail building with interior daycare, grooming, and boarding services and an exterior 16-foot by 72-foot play area on the south side of the building.

**Location:** On the east side of Rt. 29, across from Northside Drive.

**Motion:** Mr. Hancock moved to forward the recommendations outlined in the staff report to the Planning Commission, amended as follows:

The ARB has no objection to the proposed use with the following conditions:

1. The fence shall not conceal any part of the triple window on the southeast corner of the building.
2. The fence material and detailing are subject to ARB review. An 8-foot-tall fence shall incorporate a two-foot base that relates to the building architecture or provide a two-foot decorative element at the top. The fence color shall be coordinated with the existing building colors and is subject to ARB approval.
3. Landscaping shall be provided on the east and south sides of the fence to the satisfaction of the ARB.
4. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.

**The ARB offers the following comments to be addressed with the future site plan submittals:**

1. Note that a Letter of Revision application will be required to update and amend the current site plan.
2. A County-wide Certificate of Appropriateness application for Equipment, Fencing or Lighting is required prior to approval of the LOR.
3. Provide a grading plan for review.
4. Provide a landscape plan that includes denser, layered landscaping on the east and south sides of the fence, and particularly at the southeast corner. Include evergreen shrubs that will mature to a height between 4 and 6 feet.
5. The fence shall not conceal any part of the triple window on the southeast corner of the building.
6. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.
7. Consider breaking the 72-foot length with material variation, surface relief, detailing, breaks, or projections/recesses.
8. Revise the elevations to show the fence in its true configuration, with vertical posts and caps and horizontal members.
9. If the SimTek material is used, choose an alternate color that is better coordinated with the building materials. Provide a fence detail.
10. Provide information confirming that the SimTek material is durable and colorfast over time.
11. Provide a utility plan for review.
12. Provide standard mechanical equipment note to future site plans: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
13. Provide a lighting plan that includes photometric values, manufacturer's specifications, and luminaire schedule for review. Include the standard lighting note on the lighting plan: *Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.*
14. Provide the standard plant health note on the landscape plan: *All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is*

*prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.*

15. Provide a grading plan that shows all grading outside the drip line of all trees to remain.
16. Provide adequate tree protection fencing on future site plans submitted for review.

Mr. Stoner seconded the motion.

The motion carried by a vote of 4:0 (Wardell absent).

## **OTHER BUSINESS**

### **a. Pantops Flow Renovation**

After viewing the standard trademark design for the Porsche dealership, the ARB determined that the proposal should be reviewed in a work session.

### **b. ARB-2018-77: Northtown Center CSP**

In consensus, the ARB determined that:

- Red, white and blue are approved colors. Black can be used as an accent color.
- Internal illumination of graphics is not approved, except for the ULC graphic that is being moved from an existing location. External illumination of graphics is acceptable.
- The 4' letter height for Goodwill is acceptable.

The ARB also noted that:

- Red Harbor Freight letters will be difficult to read on the brick background. White letters would be more legible.
- Blue Goodwill letters will be difficult to read on the brown background. White letters would be more legible.

### **c. Guidelines Update**

The ARB postponed design guidelines discussion to the next meeting.

### **d. Next ARB Meeting: TUESDAY, January 22, 2019, 1:00 p.m.**

## **ADJOURNMENT**

The meeting was adjourned at 3:00 p.m. to the next ARB meeting on Tuesday, January 22, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.