



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: February 4, 2019

Time: 1:00 PM

Meeting Room: Room 241, Second Floor

Members:

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

Staff:

Heather McMahon
Margaret Maliszewski
Sharon Taylor

CALL TO ORDER

Mr. Binsted called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES

Mr. Binsted invited disclosures.

Mr. Wardell disclosed that he would recuse himself from item a) Pantops Flow Porsche since his firm is working on the project.

Mr. Binsted disclosed that he discussed the Pantops Flow Porsche project with the applicant.

Hearing no further disclosures, the meeting moved to the next item.

PUBLIC COMMENT

Mr. Binsted invited public comment. Hearing none, the meeting proceeded.

WORK SESSIONS

Mr. Wardell recused himself from Pantops Flow Porsche and left the meeting at 1:03 p.m.

a. Pantops Flow Porsche

The ARB held a work session on Pantops Flow Porsche. The Board discussed the Porsche design and provided the following comments:

The standard Porsche trademark design must be revised to meet the Entrance Corridor Design Guidelines. The following items were noted, but should not be considered a complete list of review comments:

1. Moderate the importance of the service entrances. A more unified overall complex may make the service area easier to deal with.
2. The design should reflect human scale.
3. How can the Porsche massing be modified to coordinate with the Audi building?
4. The blankness of the façade is an issue.
5. The sign appears over-scaled for the building. The building design acts as one large sign. See the zoning ordinance section 4.15 for maximum allowable sign sizes. See the EC sign guidelines for guidance on sign scale and proportion.
6. Use the grade of the site to make the development more appealing. How the ground plane is manipulated and how the volumes sit in relation to each other will be important.
7. A continuity in the glazing might be used to tie the two showrooms together.
8. The 28' Porsche height may need to be reduced for a more compatible appearance.
9. An overtly modern design can still relate to Classical precedents. Show how the proposed design is related to the historic architecture of the County.
10. The previous Audi drawings illustrated a more sensitive design.
11. The treatment of the hyphen is important.

b. ARB-2018-133: Oakleigh

The ARB held a work session on ARB-2018-133 Oakleigh, discussing the perspective renderings of the apartment building. In consensus, the ARB determined that the back elevation was not handled as sensitively as the rest of the building and a different ratio of brick to siding may be appropriate. The applicant should provide additional perspective images showing the back elevation – not screened by trees. Slides 4 and 6 in the presentation viewed at the meeting should be revised accordingly.

c. Guidelines update: Discussion

The ARB held a work session on the Entrance Corridor Guidelines update with the goal of listing items that need to be updated, corrected, or added to the EC Guidelines. The Board reached consensus on the list of proposed topics, as follows:

Entrance Corridor Design Guidelines – Topics for Update 2/4/2019

New guidelines to address omissions in the original guidelines:

1. Location of fuel pump canopies
2. Buildings that are parallel to the EC, but entrances don't face the EC (increased landscape buffer?)
3. Relegated parking
4. Solar panels
5. Murals
6. Identify diverse characteristic areas (Pantops vs. Avon St. vs. Western Albemarle; rural vs. suburban generates different rules & regulations; Wawa at Western Albemarle?) framework for making distinction between appropriateness in different areas
7. Over-aggressive development of the site – more development than the parcel can hold
8. Utility easement issues

Revisions/clarifications needed:

1. Fuel pump canopy dimensions
2. Window glass – clear, tinted, spandrel; treatment of windows on non-front “fronts”
3. Landscaping: Provide ample landscaping clear of utilities and easements; trees along pedestrian ways; trees along interior roads/travelways; relax caliper requirement? Discouraged species?
4. Lighting: maximum illumination for parking areas and other uses; decorative landscape lighting
5. Clarify what “respect the traditions of the architecture of historically significant buildings” means. Give examples. (3) (maybe – respect the scale of the historic architecture)
6. Clarify what “compatible with the forms and features of the significant historic buildings” means. Give examples. (9) (immediate context; pull out character of individual districts)
7. Clarify what “Relate to site and surrounding context” means. (10)
8. Are architectural connecting devices still needed? (14)
9. Accessory structures/equipment: eliminate visibility by location and/or screening
10. Look at guideline #5
11. Blankness: When is it bad? When is it OK? What is appropriate?
12. Signs and General: revisit when we use language to replace objective dimensional ratios, sizes, etc.

Yellow highlights should be addressed first

Red text = 2/4/2019 additions

OTHER BUSINESS

- a. Next ARB Meeting: TUESDAY, February 19, 2019, 1:00 p.m.

ADJOURNMENT

The meeting was adjourned at 3:08 p.m. to the next ARB meeting on Tuesday, February 19, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.