



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

ARB FINAL ACTION MEMO

Date: May 6, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present

Frank Hancock: Absent

Bruce Wardell: Present, left at 2:15 p.m.

Stan Binsted, Chair: Present

Dade Van Der Werf, Vice-Chair: Present

Staff:

Margaret Maliszewski

Sharon Taylor

Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion: Mr. Stoner moved to approve the consent agenda and forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, as follows.

1. **ARB-2019-00028: Georgetown Hydraulic Professional Office**, Initial Site Plan (TM/Parcel 060F0000000300)

Location: Northwest corner of Hydraulic Road (Rt. 743) and Georgetown Road.

Proposal: To develop a previously-undeveloped 1.05-acre parcel with a 6,775 sf office building and associated improvements.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 1. Prior to Initial Plan approval, the following items shall be resolved to the satisfaction of the ARB: None. Note that a Certificate of Appropriateness is required prior to final site plan approval.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Provide sufficient tree protection fencing around those trees to be preserved and clearly differentiate between trees to be removed and those to be retained on Sheet 2 of the site plan set.
- Regarding the final site plan submittal:
 1. Architecture and landscaping will be reviewed with a future submittal. A Certificate of Appropriateness is required prior to final site plan approval.
 2. Submit material and color samples, dimensioned elevations, and floor plans of the apartment buildings for review.
 3. Provide the standard window glass note to the architectural drawings: *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%.*
 4. If a refuse area is proposed, show it on the site plan and include details of the dumpster enclosure in the site plan.
 5. Substitute evergreen trees with a height over 10' at maturity for the 5 viburnums presently proposed on the southeast corner and the 3 viburnums presently proposed on the northeast corner of the building.
 6. Provide the top- and bottom-of-wall heights for the retaining walls surrounding the proposed ground-mounted HVAC units in the southeast and northeast corners of the building. Provide material samples for the retaining walls and provide a detail of the walls on the site plan set.
 7. Relocate the landscape island at the western edge of the parking area away from the stormwater outlet.
 8. Include the mechanical equipment note on the site plan set and architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
 9. Provide a lighting plan for review that includes a photometric plan, a luminaire schedule, and manufacturer's cut sheets for all proposed wall-mounted and freestanding fixtures.
 10. Revise the plan to provide the standard lighting note: *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.

11. Ensure that no proposed tree conflicts with an existing or proposed utility or its easement and that large shade trees are placed a minimum of 7 feet from the center of a utility line. If trees are placed in easements, provide documentation from the easement holders that the vegetation is permissible.
12. Revise the site plan set to show all utilities and easements consistently throughout the site plan set.
13. Provide a note that the ginkgoes planted will not be female.
14. Provide four trees in the parking area at a minimum of 2.5" caliper. Update the plant schedule on Sheet 5 to reflect this change.
15. Consider substituting locally native species for the non-native plants proposed.
16. Provide at least two more evergreen shrub species so that no one species of shrub proposed exceeds, in number, one-quarter of the total number of shrubs proposed.
17. Rectify errors in the plant schedule on Sheet 5.
18. Provide all site elements required by the Proffers and Code of Development approved with ZMA-2016-14, including a widened sidewalk; an entry plaza with picnic tables; a bicycle rack; and a bus shelter. Show these site elements on the site plan.
19. Provide additional vegetation on the retaining walls in the southwest and northwest corners of the parking area.
20. Provide details of the proposed retaining walls in the site plan set and submit material and color samples for review. Retaining walls over six feet must be terraced and landscaped.
21. Provide sufficient tree protection fencing around those trees to be preserved and clearly differentiate between trees to be removed and those to be retained on Sheet 2 of the site plan set.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 4:0. (Hancock Absent)

Regular Review Items

- a. **ARB-2018-160: Auto Zone #6464**, Initial Site Plan, preliminary architectural review (TM/Parcel 061W0010A00300)

Location: Southwest corner of the intersection of Rt. 29 and Westfield Rd.

Proposal: To construct an auto parts retail store with associated site improvements.

Motion: Mr. Stoner moved to forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, amended as follows.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval: None. Note that a Certificate of Appropriateness is required prior to final site plan approval.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.

- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. The following items must be addressed:

1. Revise the building design – materials, forms and features –to establish a cohesive whole. This would include eliminating the false windows, revised cornice detail, revised pilasters.
2. Revise the building design to limit EIFS to a secondary material or eliminate it completely, as submitted in the revised design on 5/6/19.
3. Revise the design to relieve the blankness of the left side elevation. Landscaping may be an appropriate treatment.
4. Revise the color of the service door on the right elevation to blend with the building colors.
5. Revise the design of the front elevation to achieve a more balanced distribution of forms and features, and a better proportioned upper wall area.
6. Revise the decorative band to provide a consistent alignment function for the building features.
7. Revise the design to resolve blankness without relying on fake or awkwardly placed architectural features.
8. Revise the trademark design to meet the EC guidelines.
9. Provide additional information on the proposed window glass. Provide specs indicating that VLT is not below 40% and VLR is not above 30%. Provide samples.
10. Revise the building design to replace the false windows with architectural design and/or elements that reflect local architectural traditions and contribute to a cohesive whole.
11. Show the locations of rooftop equipment on a roof plan. Show the locations and heights of rooftop equipment on the architectural elevations.
12. Add the standard mechanical equipment note to the architectural drawings. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
13. Provide a complete lighting plan for review. Include a pole light detail that shows 20’ as the maximum height, including the base.
14. Increase the shrub planting size to 24” minimum.
15. Shift the Elm out of the sanitary easement.
16. Provide medium trees, 2½” caliper at planting, and shrubs in the grass area south of the building to soften the building’s appearance.
17. Revise the plant health note on L2.0 to read, “All site....”.
18. Clarify how parking and landscaping requirements will be met in Phase 2.
19. Note that 3M 3630-143 Poppy Red and equivalents, and 3M 3630-44 Orange are not approvable sign colors. Revise the sign drawings accordingly.
20. Indicate on the landscape plan the proposed monument sign location and show coordinated landscaping at the base. Include a note stating that the sign location is shown for information only; a separate sign application is required for review and approval.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 3:0. (Wardell voted no; Hancock Absent)

- b. **ARB-2019-38: 6181 Rockfish Gap Office Expansion**, Major Site Plan Amendment (TM/Parcel 055000000109A0)

Location: 6181 Rockfish Gap Turnpike, Crozet

Proposal: To construct a parking area with 26 spaces and associated site improvements on 1.10 acres as well as two additions to an existing building: a 950 square-foot rectangular volume

to the east and a 2,650 square-foot rectangular volume to the southeast, in the rear. The existing façade will be renovated to be consistent with the new façade.

Motion: Mr. Van Der Werf moved for approval of the Certificate of Appropriateness for **ARB-2019-38: 6181 Rockfish Gap Office Expansion**, Major Site Plan Amendment with the conditions listed in the staff report, as follows.

1. Provide material/color samples for review.
2. Consider adding architectural features to the roof to vary the profile and mitigate large blank expanses of roof cladding.
3. Include the standard window glass note on architectural elevations: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Provide evergreen shrubs to the northwest corner of the dumpster enclosure to further integrate it into the site.
5. If ground-mounted mechanical equipment is proposed, show it on the site plan. If roof-mounted mechanical equipment is proposed, provide a roof plan for review.
6. Ensure that all existing and proposed overhead and underground utilities and their easements are shown consistently throughout the site plan set.
7. Provide shrubs, possibly supplemented with groundcover and/or grasses, along the full frontage of the EC, including along the north side of the basin, to integrate Basin A into the development.
8. Provide a lighting plan that shows all proposed wall-mounted and ground lighting and includes photometric values, a luminaire schedule, and manufacturer's cut sheets. Correlate the placement of and show the proposed wall-mounted lights on the building elevations.
9. Provide the height of the overhead power line on the north property line. Ensure that the choice of trees planted in the northeast property line will not conflict with the overhead line when grown to maturity.
10. Revise the plant schedule to show the planting height for the EC frontage street trees at 3.5" caliper.
11. Provide additional perimeter trees to the parking area, especially the northwest and northeast corners.
12. Provide shrubs or other plantings along the front of the building.
13. Consider substituting native species for the non-native species proposed. Substitute a native species for the invasive *Nandina domestica*.
14. Ensure that no one tree or shrub species exceeds the 25% threshold for the total number of trees or shrubs on the site.
15. Note that any trees that are damaged or killed by grading or construction activities or by other means must be replaced.

Mr. Stoner seconded the motion.

The motion carried by a vote of 3:0. (Hancock and Wardell absent)

- c. **ARB-2019-39: 1205 Crozet Avenue. Initial Site Plan, preliminary architectural review. (TM/Parcel 056A2010002000, 056A20100020A0)**

Location: 1193 and 1205 Crozet Avenue

Proposal: To renovate a building to accommodate a restaurant and to complete associated site improvements. Proposed work includes the demolition of ramp, steps, walk and stoop; construction of new covered porch, ADA access at southeast side of building, adding a parapet

with space for signage, adding a planter at the base of the building, replacement of front door and windows, stucco surfaces including a scored painted stucco base, addition of some landscaping, and addition of screening of equipment.

Motion: Mr. Van Der Werf moved to forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, amended as follows.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval: None. Note that a Certificate of Appropriateness is required prior to final site plan approval.
- Regarding recommendations on the plan as it relates to the guidelines: None.
 1. Consider using block or stone for the planter wall along the porch. Consider differentiating the planter wall from the other wall materials.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Consider using block or stone for the planter wall along the porch. Consider differentiating the planter wall from the other wall materials.
 2. Provide specs on the proposed window glass. Include the standard window glass note on the drawings.
 3. Coordinate the fence detail in the site plan with the fence illustration in the architectural drawings.
 4. Add the standard mechanical equipment note to the plan. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 5. Provide complete information on lighting proposed for the exterior of the building.
 6. Increase the planting size of the trees proposed at the southeast corner of the building to 2.5" caliper.
 7. Substitute the Ilex Crenata Sky Pencil with a native evergreen shrub with a softer appearance.
 8. Add the standard plant health note to the site 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."
 9. The central location is preferred for the stair, but moving the stair to the side is acceptable as illustrated in the images submitted 5/6/2019.

Mr. Stoner seconded the motion.

The motion carried by a vote of 3:0. (Hancock and Wardell absent)

OTHER BUSINESS

a. ARB-2017-112: Riverside Village: Mechanical equipment

After considering the images of the rooftop equipment screen, it was the consensus of the ARB that the situation was regrettable, but the screen could be approved using material to match the roofing material.

b. ARB-2019-46: Target signs

After considering the proposed Target signs and material changes, it was the consensus of the ARB that the application could be reviewed by staff but:

1. The proposed wood is inconsistent with the existing design. The color is too dark; a lighter shade is required.
2. The wood should be used consistently for the towers on the east side of the building, including the north and south sides of the end towers.
3. The wood should fill the recessed area of the towers.

c. Pre-App 2019-34: UVA Encompass Health Rehab Hospital: Review type

After considering the site sections, it was the consensus of the ARB that the proposal could be reviewed by staff.

d. ARB-2019-52: Brownsville Elementary: Review type

After considering the location and appearance of the temporary classrooms, it was the consensus of the ARB that a full review with the ARB is necessary. Issues to consider include:

1. How much of the new classroom will be visible?
2. Could screening be added – either a screening wall and/or landscape screening
3. This doesn't look like a design that would be approved for other locations

e. 29 South Store Renovation

After considering the proposed renovation, it was the consensus of the ARB that it needs a full review, but appears to be great improvement.

f. Next ARB Meeting: May 20, 2019

WORK SESSIONS

Guidelines Update: Discussion

The work session was postponed to a later ARB meeting

ADJOURNMENT

The meeting was adjourned at 3:00 p.m. to the next ARB meeting on Monday, May 20, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.