



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL ACTION MEMO

Date: May 20, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present

Frank Hancock: Present

Bruce Wardell: Present

Stan Binsted, Chair: Present

Dade Van Der Werf, Vice-Chair: Present

Staff:

Margaret Maliszewski

Carolyn Shaffer

CALL TO ORDER

Mr. Binsted called the meeting to order at 1:02 p.m. and established a quorum.

DISCLOSURES

Mr. Binsted invited disclosures, Mr. Wardell disclosed that he would recuse himself from the discussion on the Flow Auto Project. Mr. Hancock disclosed that he would recuse himself from the discussion on the Brownsville Elementary Modular Classroom Addition.

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

Regular Review Items

- a. **ARB-2019-40: Cascadia**, Final Site Plan, (TM/Parcel 078000000005E0)

Location: On the north side of Cascadia Drive, approximately 200' east of Rt. 20

Proposal: To construct a 3-story office building with associated site improvements.

The ARB offered the following comments on the proposal:

1. Revise the architectural design to achieve greater unity of parts and greater connection to historic architecture of the area. Consider modifications to curtain wall framing material and window opening sizes, alternate roof form, reduced expanse of curtain wall. Provide material and color samples for review.
2. Consider methods for establishing continuity between the Cascadia entrance signs and localized context of the proposed office building development.
3. Add the standard window glass note to the architectural drawings: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Revise the plans to clarify the use of spandrel glass. Provide a glass sample for review.
5. To screen the mechanical equipment, consider an alternate species of evergreen shrub whose height is more consistent with that of the equipment.
6. Add the standard mechanical equipment note to the architectural plans: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
7. Revise the lighting plan in the site plan to make the proposed light fixtures clearly legible.
8. Coordinate lighting (lamp type, finish color, color temperature) with that in the residential development. Include a luminaire schedule on the lighting plan with all standard information. Indicate the color temperature of the proposed lamps. Indicate fixture finish.
9. Include a note on the lighting plan indicating the overall height of the parking lot pole fixture, including the base (if used). Maximum height shall not exceed 20'.
10. Include the complete language of the standard lighting note on the site 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.*
11. Consider replacing the cryptomeria on the west side of the building with an alternate tree that provides softening without complete screening.
12. Include a complete landscape schedule on the plan.
13. Add the standard landscape 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.*
14. Revise the landscape plan to add shrubs on the terrace above the lower retaining wall and to revise the Emerald Green Arborvitae to a lower growing evergreen.
15. Note that separate sign applications are required for new wall and freestanding signs. Sign location and design cannot be approved with the site plan; they are provided at this time for information only.

Mr. Wardell recused himself from the Flow Auto discussion and left the meeting.

- b. **ARB-2019-47: Flow VW Mazda**, Advisory Review for a Special Use Permit (TM/Parcel 078000000005C0, 078000000005G0)

Location: Northeast corner of the intersection of Rt. 20 and Rt. 250 East

Proposal: To construct two auto dealerships with related site improvements, including the sales/storage/display of automobiles. A Special Use Permit is required for the sales/storage/display use.

Regarding the proposed site plan and architectural design:

The ARB offered the following comments on the request for the special use permit, the site plan, and the architectural design for the benefit of the applicant's next submittal:

1. Revise forms, proportions, scale and materials to achieve a greater balance of contemporary design with historic compatibility.
2. Revise the architectural designs to use forms, features, materials and colors that are compatible with the forms and features of the significant historic buildings in the area. Consider brick or stone or other natural materials instead of metal panels. Consider revising the massing of the VW service drop-off.
3. Provide details for proposed curtain walls.
4. Clarify that the windows in the service wing use vision glass.
5. Revise the design to emphasize human scale.
6. Revise the architectural designs to establish greater coordination with nearby buildings.
7. Revise the trademark designs to meet the EC guidelines.
8. Provides specs on the window glass. Provide samples for review.
9. Provide locations of all accessory structures and equipment on the Initial Site Plan. Show how visibility will be eliminated.
10. Vehicles shall not be elevated anywhere on site.
11. Vehicles for sales/storage/display shall be parked only in areas indicated for such parking on the approved concept plan.
12. Include the standard mechanical equipment note on the architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
13. Eliminate the illumination trough from the design(s).
14. Provide a complete lighting plan with the next site plan submittal.
15. Maximum height of pole lights (including bases and fixtures), shall not exceed 20'. Maximum light levels shall not exceed 30 footcandles in the display lot and 20 footcandles in all other locations.
16. Include in the next ARB submittal a plan(s) identifying all utilities and easements.
17. Replace small and medium trees with large shade trees in areas without utility/easement conflicts.
18. Increase perimeter planting depth to 10' or demonstrate appropriate installation details.
19. Locate all planting within the boundaries of the parcel.
20. Eliminate parking spaces in excess of requirements and increase planting area for interior and perimeter parking lot trees.
21. Planting islands shall have a minimum width of 5' (not counting curbing) or demonstrate appropriate installation details.
22. Vehicles for display shall be parked in striped parking spaces.
23. Add trees or other landscaping along the west sides of the VW and Mazda buildings.
24. Provide planting area and large shade trees, 40' on center, 2½" caliper at planting, along the northeastern parking row.
25. Revise the plan to identify all parking spaces as display, customer, employee, vehicles awaiting repair, etc.

26. Provide a complete plant list on the Initial Site Plan.
27. Include the standard plant health note on the Initial 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.*
28. Label all parking spaces, including vehicles awaiting repair. Note that a Special Exception of Section 5.1.31 of the Zoning Ordinance can be requested (with the special use permit application).
29. Limit retaining wall height to 6'. Plant the terraced retaining walls.
30. Show projected VDOT improvements on the plan.
31. Consider the relationship between the Mazda building and the Rt. 250 EC.

Mr. Hancock recused himself from the discussion on the Brownsville Elementary Modular Classroom Addition and left the meeting.

OTHER BUSINESS

a. ARB-2019-52: Brownsville Elementary Modular Classroom Addition

After considering the new information presented on the amount of visibility, color, and landscaping proposed for the temporary classrooms, it was the consensus of the ARB that the proposal could be reviewed by staff.

b. Minutes Approval: March 18, 2019

Motion: Mr. Stoner moved for approval of the March 18, 2019 minutes.

Mr. Van Der Werf seconded the motion.

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

c. Next ARB Meeting: June 3, 2019

ADJOURNMENT

The meeting was adjourned at 3:23 p.m. to the next ARB meeting on Monday, June 3, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.