



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: August 5, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

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

Staff:

Margaret Maliszewski
Heather McMahon
Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

Mr. Wardell disclosed that he would recuse himself from the ARB-2019-47: Flow VW Mazda review. Mr. Hancock and Mr. Binsted disclosed that they would recuse themselves from the ARB-2019-82: Chattanooga Colonnade Drive review. Later in the meeting, Mr. Van Der Werf stated that he had previously spoken with the architects for the Flow project.

PUBLIC COMMENT

None.

CONSENT AGENDA

Mr. Binsted asked if anyone wanted to pull an item off the consent agenda. Hearing none, he asked for a motion.

Motion to Approve 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.

- a. **ARB-2019-82: Chattanooga Colonnade Drive**, Initial Site Development Plan, (TMP 060000000040C3)

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

Location: Approximately 280' south of Route 250 West, east of Colonnade Drive

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- 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. Show existing tree lines on the existing conditions plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- 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. Show how mechanical equipment will be screened from views from the EC.
 2. Provide a complete plant schedule with the next submittal.
 3. Add 2 trees on the east side of the parking lot.
 4. Provide a minimum separation of 5-7' between pipes and trees, without reducing tree quantities.
 5. Revise the plan to show all contours on the grading plan rounded with a ten foot minimum radius where they meet the adjacent condition.
 6. Indicate retaining wall material and color on the plan. A physical sample may be necessary for review.
 7. Revise the plan to show plants at the base of the far northeastern retaining wall.
 8. Show existing tree lines on the existing conditions plan.

9. Note that a “back of building” appearance will not be appropriate for the EC-facing elevation.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 5:0.

Regular Review Items

- a. **ARB-2019-72: 1193 and 1205 Crozet Avenue**, Final Site Development Plan (First Review), (TMP 056A21000002000 and 056A20100020A0)

Location: In the middle of a block bounded by Crozet Avenue (Rt. 240) on the west, Library Avenue on the south, Oak Street on the east, and The Square on the north.

Proposal: To renovate the existing, single-story, 2,880-square-foot building at 1205 Crozet Avenue for a new restaurant use. Addition of a new covered porch on the west and south elevations. The adjacent property at 1193 Crozet Avenue will be partially redeveloped with surface parking.

Motion: Mr. Wardell moved to approve the Final Site Development Plan, with the conditions listed in the staff report, amended as follows.

1. Consider adding more variety of species to the built-in planters on the west and south elevations of the building. Focus on the southwest corner, where the height is greatest, with species variation and more upright form.
2. Reduce the number of lights across the site to those which are necessary for safety and security.
3. Reduce the maximum footcandle value to below 20 fc.
4. Recalculate the photometric plan with an LLF equal to 1.0.
5. Rectify the luminaire schedules on E102 and L-1.1 to provide the correct quantity of model D lights shown on the lighting plans.
6. Revise the photometric plan to provide footcandle values on the property lines. Ensure that there is no spillover in excess of half of a footcandle (0.5 fc) onto public rights-of-way.
7. Revise the luminaire schedule to provide the initial lumens for each fixture.
8. Revise the luminaire schedule or the manufacturer specifications to provide the finish colors of light models A and E.
9. Choose a wallpack (model F) light with a color temperature of 30k to keep a consistent light temperature color across the entire site.
10. Provide the standard lighting note on E102.

Mr. Hancock seconded the motion.

The motion carried by a vote of 5:0.

b. **ARB-2019-76: Polly's Folly**, Renovation (TMP 08700000002600)

Location: 2946 Monacan Trail Road

Proposal: To renovate an existing country store building, including new siding, rebuilt porch, kitchen addition, and parking.

Motion: Mr. Stoner moved for approval of the renovations, with the conditions listed in the staff report, amended as follows.

1. Provide information to show that the porch will be constructed with exposed rafters, the vent will be retained, the Hardi corner pieces will be used to create the appearance of a woven corner, and provide window and door cut sheets.
2. Provide information on the proposed window glass showing that VLT is not below 40% and VLR is not above 30%.
3. Add the standard mechanical equipment note to the drawings.
4. Ensure that the full cutoff gooseneck lamp is chosen for the lamp over the door.
5. Provide the manufacturer's photometric diagram for the gooseneck fixture.
6. Choose 2700K for the lamp's color temperature.
7. Add the standard lighting note to the plans.
8. It is recommended that trees be planted at the perimeter of the parking area, and that Hardi clapboard siding in white be used for the garage and kitchen addition.
9. The kitchen addition is approved with this action.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 5:0.

c. **ARB-2019-73: Presidio Apartments**, Concept Plan/Advisory Review (First review), (TMP 078000000020M3)

Location: South of Peter Jefferson Parkway, north of Interstate 64, and east of State Farm Boulevard.

Proposal: To build six, four-story apartment buildings that approximately encompass 57,340 gsf and a clubhouse as well as associated site improvements.

The ARB offered the following comments on the proposal to be addressed in the applicant's next submittal.

1. Provide dimensioned architectural elevations and floor plans as well as material and color samples with the Final Site Plan submittal.
2. Provide the color and material of the proposed roofing for future review.
3. Provide the standard window glass note on architectural elevations submitted for the Final Site Plan review: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Provide the locations of all accessory structures and any ground-mounted mechanical equipment on the Final Site Plan. If roof-mounted mechanical

equipment is proposed, provide a roof plan with the architectural drawings for future review. Show how visibility of all mechanical equipment will be eliminated from the EC.

5. Provide the standard mechanical equipment note to the Final Site Plan and architectural elevations: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated*
 6. Provide a full site plan set for Final Site Plan review.
 7. Provide a detail of the retaining walls in the Final Site Plan set. Provide the brand name and color of the stone on the plan.
 8. Clearly identify on the plan all tree preservation areas and show adequate tree protection fencing on the site plans submitted for Final Site Plan review.
 9. Submit a landscape plan with a landscape schedule for the Final Site Plan review.
 10. Provide trees, 40' on center, 2-1/2" caliper at planting, along the full frontage of Peter Jefferson Parkway and flanking the northern internal road.
 11. Provide perimeter parking trees as well as interior parking trees (one tree for every 10 proposed parking spaces) at 2-1/2" caliper at planting and 40' on center.
 12. 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.*
 13. Provide a lighting plan for the Final Site Plan review that includes photometric values of all proposed site and architectural lighting as well as a luminaire schedule and manufacturer's specifications.
 14. Note that a separate sign application will be required.
- d. **ARB-2019-47: Flow VW Mazda**, Advisory Review for a Special Use Permit (TMP 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.

Motion: Mr. Van Der Werf moved for approval of the Special Use Permit with the conditions listed in the staff report, amended as follows.

1. Vehicles for sales/storage/display shall be parked only in areas indicated for sales/storage/display on the concept plan.
2. Vehicles for sales/storage/display shall be parked only in striped parking spaces.
3. Vehicles shall not be elevated anywhere on site outside of the buildings.
4. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). 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.
5. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to

be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.

Mr. Hancock seconded the motion.

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

Also, the ARB offered the following comments on the site and architectural designs to be addressed in the final site plan submittal.

1. Label the metal panels on the Mazda south elevation drawing.
2. Provide increased coordination of forms and materials on the western half of the VW south elevation.
3. Provides specs on the window glass. Provide samples for review.
4. Indicate on the drawings where building-related mechanical equipment is located. Show how visibility of the equipment will be eliminated from the EC.
5. Vehicles shall not be elevated anywhere on site.
6. Vehicles for sales/storage/display shall be parked only in areas indicated for such parking on the approved concept plan.
7. Provide a complete lighting plan with the Final Site Plan.
8. Eliminate the illumination troughs from the design(s).
9. Overall height of pole lights and fixtures may not exceed 20'.
10. Illumination at the ground may not exceed 30 fc. 20 fc maximum is preferred.
11. Provide a letter from a certified arborist advising that the proposed design should provide for successful planting.
12. Correct the after-VDOT-take planting plan regarding curb and gutter and coordination of the runnel/paver with the new sidewalk.
13. Shift the easternmost serviceberry located along the Rt. 250 frontage to avoid future removal.
14. Replace small and medium trees with large shade trees in areas without utility/easement conflicts. Include a large canopy tree in the island between the two service bays.
15. Coordinate cover sheet information regarding quantity of required and proposed non-display parking spaces.
16. Clarify how the post-VDOT improvement landscape design accounts for the utility easement shown on the VDOT sketch plan.
17. Provide planting area and large shade trees, 40' on center, 2½" caliper at planting, along the northeastern parking row.
18. Provide a complete plant list on the Final Site Plan.
19. Include the standard plant health note on the Final Site Plan.
20. Consider treating the retaining wall on the southeast corner as an extension of the building in terms of material and height. Consider stepped walls at the southern end. Provide elevations and 3D views to clarify the appearance. Include railing details.
21. Note that a Special Exception of Section 5.1.31 of the Zoning Ordinance is required for the vehicles awaiting repair. The Special Exception should be requested with the special use permit application.

Work Session

a. ARB-2019-56: Stonefield Block D2

Contact: Mike Myers

It was the consensus of the ARB that:

1. The revised drawings confirmed that the scale and massing of the building design were appropriate, and
2. The General Shale Dutch Chocolate brick or the brick previously approved on June 17 were acceptable.

Other Business

a. Next ARB Meeting: August 19, 2019

Mr. Van Der Werf indicated that he may not be able to attend the August 19 meeting.

ADJOURNMENT

The meeting was adjourned at 3:27 p.m. to the next ARB meeting on Monday, August 19, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.