



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL ACTION MEMO

Date: September 3, 2019
Time: 1:00 PM
Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski
Carolyn Shaffer
Paty Saternye

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

None

Regular Review Items

a. CCP-2019-02: Regional P25 Radio Infrastructure Project, (TMP 076000000054P0)

Proposal: Establish a microwave radio communications facility supporting operations of the Charlottesville-UVA-Albemarle County Emergency Communications Center (ECC) at its COB5 backup dispatch and equipment facility. The proposed facility design is a 123 foot tall monopole containing a total of two microwave dish antennas, mounted at 67' and 120' AGL.

Location: County Office Building, 5th Street (COB5) – 1600 5th St.

Motion: Mr. Stoner moved to forward the recommendations in the staff report to the Planning Commission as follows:

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Since the ground equipment will not be visible from the EC, the ARB has no objection to the ground equipment and base station as proposed.

Regarding visibility of the monopole:

1. Given the degree of visibility displayed at the balloon test, the proposed location of the facility does not sufficiently minimize the visibility of the monopole from the 5th Street and I-64 Entrance Corridors. Negative visual impact is anticipated.
2. A shade of light grey is recommended for the monopole.

Mr. Hancock seconded the motion.

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

b. ARB-2019-85: W4 Car Wash, (TMP 045000000093C0)

Proposal: To construct a 3,739 sf car wash building and associated site improvements on approximately 1.05 acres.

Location: 2100 Rio Hill Center, at the southwest corner of Route 29 and Woodbrook Drive, south of Chick-fil-A and across Route 29 from Kohr Brothers.

The ARB offered the following comments on the Conceptual Plan:

1. Ensure that the site plan building footprint, renderings, and building elevations show the same design and details, including the depth of the bays.
2. Provide material and color samples, for all materials. Include material and color information for all materials and building components on the architectural elevation sheets (01-A1 and 01-A2). Indicate on the drawings the material and color for the overhead door on the north side (exit) of the tunnel. Provide material and color samples for the canopies, vacuum equipment, and auto sentry and gate equipment.
3. Clearly specify if the large window area on the south end of the front of the building is an overhead door or a window. If it is an overhead door, it is preferred that it be glazed.
4. Consider balancing the heights of the towers.

5. Show all structures and equipment in the site plan and renderings. Include vacuum canopies in all graphics to allow for a complete review.
6. Ensure that all structures are designed to appear fully integrated into the overall site.
7. Ensure that the material and color of the overhead door on the north side of the building is integrated into the design of the building and the character of the EC. If it is an overhead door, it is preferred that it be glazed.
8. Submit a window glass sample and specs with the next submission.
9. Add the standard window glass note to the drawings with the next submission: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
10. Provide detail drawings and color samples for the vacuum and auto sentry equipment.
11. Provide in the plan all pay station and vacuum station-related elements (canopies, trash cans, lighting, pay stations, etc.).
12. Eliminate the under-mounted LED lights contained in the vacuum equipment. Provide drawings that confirm the lack of illumination.
13. Provide a dumpster screen detail in the site plan.
14. Ensure the dumpster is shown in the same location throughout all drawing sets.
15. Provide preliminary information on vacuum and pay station-related signage for review.
16. Revise the drawings to show where building- and car wash-related equipment is located. If the location is inside the building, note this on the plans. If located on the rooftop, provide a roof plan showing equipment locations, and show the equipment locations and heights on the elevation drawings.
17. Add the standard mechanical equipment visibility note to the drawings with the next submission: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
18. Provide a complete lighting plan for review. Include all building- and ground-mounted lights in the lighting plan. Include specifications and manufacturer's cut-sheets for all proposed light fixtures.
19. Remove the light fixtures shown above the three awnings in the middle bay of the EC elevation.
20. Include the following standard 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.*
21. Provide the required large shade trees along the EC. Locate these to be outside of the power easement.
22. Revise the shade tree spacing to be 35' on center along the EC and provide flowering ornamental trees interspersed among the required large shade trees.
23. Revise the plant schedule so that the shade trees along the EC are 3 ½" caliper at time of planting and the street trees proposed for Woodbrook Drive are 2 ½" caliper at time of planting.
24. Add one more medium or large shade tree 2 ½ caliper at planting to the planting area adjacent to the sidewalk on the west side of the building, near the entrance to the office.
25. Provide at least one more large tree along the west perimeter of the parking area, to the south of the dumpster. This tree must be at least 2 ½" caliper at time of planting.
26. Provide screening for the vacuum stations, the auto sentry and gate, and all associated equipment. Provide screening shrubs along the southern and northern borders of the property and along portions of the EC frontage that are not screened by the building. The screening shrubs must be of a species, spacing, and height that will provide the screening of all mechanical equipment at the time of planting. If screening of mechanical equipment is provided elsewhere then provide screening shrubs to the south, along the stormwater

management basin, at a minimum planting height of 24" to minimize the impact of the stacking area.

27. Provide large shade trees, 2½" caliper at planting, in the planting island between the entrance drive aisle and the parking spaces to help screen the vacuum equipment.
28. Revise the planting height for the Inkberry and Yaupon Hollies to be at least a minimum of 24".
29. Provide shrubs or other vegetation along the front of the building.
30. Add the standard plant health note to 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.*
31. Consider moving the building further away from the EC, while maintaining parking and equipment behind the building (as viewed from EC).
32. Provide a pedestrian connection between the internal sidewalk and the sidewalk along the edge of the EC.
33. Revise the proposed contours such that they appear natural, rounded and do not have less than a ten-foot radius throughout the site and where they blend with the existing topography.
34. Provide the conservation checklist in the site plan.
35. Provide a tree protection fencing detail in the site plan and show the tree protection fencing in the Grading and Draining Plan sheet.
36. Sign applications are required for all proposed signs. Eliminate cabinet style signs or limit them to secondary signs. All cabinet type signs must have opaque backgrounds. Reduce the number of colors used in the sign to be no more than three (including white). Eliminate overly intense colors from the sign proposal.
37. Consider shifting the travel lane to the south to create additional planting area for screening in the planting island.

OTHER BUSINESS

a. ZMA-2019-08: Parkway Place

The ARB considered their previous action, and the applicant's questions and recommendations regarding the buffer and clarified the landscape buffer recommendations as follows:

13. Is a landscape buffer needed between the buildings and the park easement (in addition to the standard frontage planting)? **Yes.**
 - a. If so, what is the appropriate character? (minimum height at planting, double-staggered row, mix of deciduous and evergreen, all evergreen, what is semi-opaque?) **A mix of deciduous and evergreen trees in a naturalistic arrangement.**
 - b. If so, how far should the buffer extend? Should Building 7 and nearby parking areas be screened from the Parkway? **Yes.**
 14. Should screening be provided along the western perimeter of the parking lot to limit impacts of lighting on the Parkway? **Yes.**
3. A landscape buffer is required along the northwest and southwest perimeters of the building/parking area. **Provide a depth of 30' of planting in a mixed naturalistic arrangement within a 50' buffer. (ARB members noted that this would allow for more flexibility in achieving a naturalistic arrangement, a better mix of deciduous and evergreen, and would allow for larger shade trees placed further out – not right up against the building – to help achieve a softened edge.)**

b. ARB-2018-155: Wawa at Proffit Road: Materials/colors

The ARB considered the architect's response regarding the material for the pilaster capital and determined that the Dryvit material would be acceptable.

c. Next ARB Meeting: September 16, 2019

ADJOURNMENT

The meeting was adjourned at 2:08 PM to the next ARB meeting on Monday, September 16, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.