



---

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:** April 15, 2013  
**Time:** 1:00 PM  
**Meeting Room:** Room #241

**Members:**

Charles T. Lebo, Vice Chair: Present  
Fred Missel, Chairman: Present  
Bruce Wardell: Present  
John Quale: Present  
Marcia Joseph: Present

**Staff:**

Margaret Maliszewski: Present  
Brent Nelson: Present  
Sharon Taylor: Present

### **CALL TO ORDER**

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

### **PUBLIC COMMENT**

Mr. Missel invited public comment. There being none, the meeting proceeded.

### **CONSENT AGENDA**

- a) **ARB-2013-01: Price Hyundai Outdoor Display**
- b) **ARB-2013-26: Fifth Street Station Initial Site Development Plan**

Mr. Quale stated that he wanted to pull item (b) ARB-2013-26: Fifth Street Station Initial Site Development Plan from the consent agenda for further discussion and review.

### **Motion to Approve Consent Agenda:**

Motion: Ms. Joseph moved to approve the consent agenda for item (a) ARB-2013-01: Price Hyundai Outdoor Display and forward the recommendations outlined in the memo to the Planning Commission, as follows:

The ARB reaffirms the previous recommendation for the current proposal for expanded display by forwarding the following recommendation to the Planning Commission on the Special Use Permit request:

The ARB has no objection to the request for the Special Use Permit with the following conditions:

1. Vehicles shall not be elevated anywhere on site.
2. Vehicles shall be displayed only in areas indicated for display shown on the plan entitled "Concept Plan for Phase 1 Northtown Center – Jim Price Hyundai" by Dominion Engineering revised 3/15/13. Display parking in the parking lot shall be only in designated striped parking spaces, as identified on this plan.
3. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels shall not exceed 30 footcandles.
4. 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 ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.

Mr. Lebo seconded the motion.

The motion carried by a vote of 5:0.

**REGULAR ITEMS**

**ARB-2013-34: Rivanna Plaza Comprehensive Sign Plan** - Comprehensive Sign Review (Tax Map 45, Parcel 109)

**Proposal:** To establish comprehensive sign criteria for wall signs on buildings A & B adjacent to Seminole Trail (Route 29 North).

**Motion:** Mr. Lebo moved for approval of ARB-2013-34: Rivanna Plaza Comprehensive Sign Plan as outlined in the table in the staff report as amended during the meeting, and with the conditions listed in the staff report, amended as follows:

<b>SIGN FEATURE</b>	<b>APPROVED CRITERIA</b>
<b>SIGN TYPE</b>	Channel letter
<b>LETTER FACE COLOR</b>	White
<b>TRIM CAP/RETURN COLOR</b>	Bronze
<b>RACEWAY COLOR</b>	To match the color of the wall to which the sign is attached
<b>LOCATIONS</b>	Centered horizontally and vertically in the approved sign band areas as shown on the approved elevation drawings
<b>LOGO GRAPHICS DETAILS</b>	No limit to graphic colors as long as total number is limited to three
<b>ILLUMINATION DETAILS</b>	Signs may be internally illuminated
<b>LETTER TYPE FONT</b>	Unlimited

Mr. Quale seconded the motion.

The motion carried by a vote of 5:0.

## **DISCUSSION OF CONSENT AGENDA ITEM**

### **a) ARB-2013-26: Fifth Street Station Initial Site Development Plan**

Mr. Lebo left the meeting at 2:20 p.m.

Mr. Quale left the meeting at 3:13 p.m.

**Motion:** Mr. Wardell moved to forward the recommendations outlined by staff to the agent for the Site Review Committee, with revisions, as follows:

#### Regarding requirements to satisfy the design guidelines as per 30.6.4(2), (3) and (5):

1. Revise the massing of the Wegman's and Major Tenant A buildings to reflect the traditional architecture of the area. Break up the mass into components whose scale reflects that of the traditional architecture of the area.
2. Revise the Wegman's and Major Tenant A buildings to reduce the visual effect from the Entrance Corridors.
3. Revise the massing of Wegman's and Major Tenant A buildings to a scale that does not overpower the natural setting.
4. Eliminate the visual effect of the loading/service/refuse areas from the Entrance Corridors.
5. Revise the interface between the site layout and the existing surrounding topography which is visible from the Entrance Corridors to better transition between the proposed shopping terrace and the existing grades, using a combination of planting, material, terracing, and other strategies to more effectively correspond to the guidelines.
6. Revise the plan to show consistent and adequate planting area free of utilities and easements along the I64 side of the site, to a width sufficient to mitigate visual impact from the Entrance Corridor.
7. Provide planting area for trees along Bent Creek Parkway from Avon Street at least to the intersection of Bent Creek Parkway with the first turnoff for the Major Tenant A building, consistent with the approved landfill work plan.

#### Regarding recommended conditions of initial site plan approval:

1. Approval of a Certificate of Appropriateness is required prior to final site plan approval.

#### Regarding conditions to be satisfied prior to issuance of a grading permit:

1. Provide a conservation plan checklist. Show all the checklist items on the plan.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Quale and Lebo absent)

In consensus, the ARB provided the following comments for future ARB submittals/reviews:

1. Provide adequate visible representation such as site sections animations digital models of existing topography and proposed development to clarify the degree of visibility of the development from the Entrance Corridors, the visibility of the Major Tenant A loading areas from the EC, and to show how equipment, particularly rooftop equipment, will be made invisible from the Entrance Corridors. Consider flying balloons at proposed building corners to further clarify visibility.

2. Break down the massing of the Wegman's and Major Tenant A buildings with form, color and architectural detailing to reflect the traditional architecture of the area and to reflect human scale.
3. Reduce the amount of blank wall on the Entrance Corridor.
4. Where visible from the Entrance Corridors, provide a tower design whose form, materials and color respect the traditions of local historic buildings.
5. Incorporate forms, features, materials and colors to make the Wegman's and Major Tenant A buildings compatible with the historic buildings in the area. Incorporate building relief.
6. Revise trademark designs to meet the Entrance Corridor guidelines.
7. Planting area on the I64 side of the site shall accommodate a mix of deciduous and evergreen trees sufficient to soften the appearance of the long elevations of the Wegman's and Major Tenant A buildings, to integrate the buildings into the Entrance Corridor, and to mitigate any visibility of loading, service and refuse areas that remains after appropriate siting.
8. Design site and building lighting to minimize noticeability and impacts of the lighting.
9. Provide the standard Entrance Corridor planting along Avon Street, consistent with the approved landfill work plan.
10. Include parcel 77-11E on the cover sheet.
11. Provide Bent Creek Parkway trees at a minimum of 2½" caliper spaced 40' on center, consistent with the approved landfill work plan.
12. Provide medium trees along all interior pedestrian ways at a minimum of 2½" caliper, spaced 25' on center.
13. Provide perimeter parking lot trees at 40' on center.
14. Maximize planting of trees on site. Minimize the impact of lighting perhaps by limiting the height of parking lot and roadway lighting to 20'.
15. Terrace the wall at the Major Tenant A building into segments no more than 6' tall. Plant the terraces.
16. Provide retaining wall details for review. Identify materials and colors; provide samples.
17. Round contours with a 10' minimum radius where they meet the adjacent condition.
18. Add the following notes 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.
  - 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.
  - Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

## **OTHER BUSINESS**

### **Stonefield: Building C1-3 Rooftop Equipment Screens**

After a brief staff presentation on the status of the screening of rooftop equipment at building C1-3 in the Stonefield development, the ARB indicated that the screen needs articulation to tie it into the design of the building.

### **Stonefield: Transformer landscaping**

After a brief staff presentation on the status of the transformer landscaping at Trader Joe's, the ARB stated that a note on the approved plan reads, "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated" and that condition is not being met with the current planting.

## **ADJOURNMENT**

The meeting was adjourned at 3:55 p.m. to the next ARB meeting on Monday, May 6, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.