

**ARCHITECTURAL REVIEW BOARD STAFF REPORT**

<b>Project #/Name</b>	<b>ARB-2021-109 Take 5 Final Site Plan</b>
<b>Review Type</b>	Final Site Plan and Review of Architecture
<b>Parcel Identification</b>	07800-00-00-005B0
<b>Location</b>	On the north side of Route 250 at the intersection of Pantops Corner Way and Route 250 (Fig. 1)
<b>Zoned</b>	Highway Commercial (HC), Entrance Corridor (EC)
<b>Owner/Applicant</b>	Pantops Corner LC C/O Henry Liscio Company / A. B. Cox Company LLC, Design Develop LLC (Kevin Schafer)
<b>Magisterial District</b>	Rivanna
<b>Proposal</b>	To construct a 1,465 sq. ft. building to accommodate a Take 5 vehicle service facility in addition to associated site improvements on approximately .72 acres.
<b>Context</b>	The subject property has been cleared as part of the overall redevelopment associated with Pantops Corner and now sits vacant. Commercial uses characterize the area: a Wawa convenience store with a fueling station and the former Malloy Ford dealership lie to the immediate east; Storage Sense Self Storage is directly adjacent to the north; Holiday Inn Express and Suites to the northeast; an O'Reilly Auto Parts (formerly a Goodwill Store) and Flow Mazda are to the immediate west; BMW Flow Volkswagen to the southeast, and the Virginia National Bank office building to the southwest.
<b>Visibility</b>	The proposed development will have maximum visibility from the Route 250 Entrance Corridor.
<b>ARB Meeting Date</b>	October 18, 2021
<b>Staff Contact</b>	Khris Taggart

**PROJECT HISTORY**

The ARB reviewed a rezoning for the overall Pantops Corner development in 2013 and since 2018 has approved applications for the nearby Holiday Inn Express and Suites, Storage Sense, and Wawa. The ARB recommended approval of the initial site plan and provided comments on the preliminary architecture for the Take 5 proposal on August 16, 2021.

**CHANGES SINCE THE LAST REVIEW**

Since the initial site plan review the changes to the proposal include revisions to the materials and colors for the building elevations and minor changes to the landscaping.



**Figure 1:** Pictometry image showing project area along the Rt. 250 Entrance Corridor.

**ANALYSIS**

REF	GUIDELINE	RECOMMENDATION 8/16/21	ISSUE 10/18/21	RECOMMENDATION 10/18/21
	GENERAL GUIDELINES			
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure Design</i>			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Provide samples for all materials and colors.  Revise the mix of wall materials to make brick the primary building material. Thin brick is acceptable provided that the corners appear as full dimensional brick.	Above the full-sized brick base along the building elevations the material has been revised from EIFS to a thin brick. This revision of materials establishes brick as the primary building material and limits EIFS to a secondary material used on the tower element.  Material samples have been provided. However, the applicant has revised the brick colors, so the brick colors identified in the drawings are no longer current. The thin brick proposed for the walls above the base has been revised to match the brick color noted for the dumpster enclosure - Classic Gray. The modular brick proposed for the base has been revised to Black Satin. It is anticipated that both the Classic Gray and Black Satin colors will have an appropriate appearance.	Revise the architectural drawings to indicate the updated brick colors.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			

5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	None.	The building design is a simple form that does not feature any elevations that have any blankness.	None.
10	Buildings should relate to their site and the surrounding context of buildings.	None.	The building has a simple form like many of the buildings in the surrounding area. As viewed from the EC, the garage bay openings and the divided lights of the overhead doors, the brick base that wraps the bottom of the elevation, the metal band above the doors, and the scoring of the EIFS create a sense of human scale.	None.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	A single building is proposed, so a connecting device is not necessary.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The building does not appear to be a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	Revise the architectural drawings to include the standard window glass note.	The standard window glass note has been added to the architectural drawings.	None.
<b><i>Accessory structures and equipment</i></b>				
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Revise the site plan to provide a dumpster enclosure detail. A material that coordinates	The site plan and architectural drawings have been revised to provide dumpster enclosure details. The enclosure is CMU block clad in a thin brick veneer that matches the revised thin brick color (Classic Gray) proposed for the building.	None.

18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	with that approved for the main building would be appropriate.  Ensure that the dumpster enclosure wall height exceeds the height of the dumpster.	The site plan and architectural drawings note an 8' tall enclosure which is anticipated to fully screen the dumpster.  The location of the only proposed mechanical equipment has been noted on the architectural drawings. The equipment is located along the north end of the building and is not expected to be visible from the EC.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.			
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	None.	The standard mechanical equipment note is present on the site plan and the architectural drawings.	None.	
	<b>Lighting</b>				
	<i>General Guidelines</i>				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Provide a complete lighting plan with the final site plan.	A complete lighting plan has been provided with this submittal. Spillover does not exceed ordinance requirements.	None.	
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.		The photometric plan shows fixtures that are full cutoff and lighting levels (18.8 fc) below the Guideline's maximum.	None.	
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.				
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.			The color temperature for the proposed fixtures has been noted on the lighting plan as warm white (3000K).	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			The color of the lighting fixtures has been indicated on the plans as black.	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20			The maximum height of the pole-mounted fixture has been indicated on the plans as 20'.	

	feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.			
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case-by-case basis.			
29	The following note should be included 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.”		The standard lighting note is on the site plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	Provide a complete lighting plan with the final site plan.	No decorative landscape lighting is proposed.	None.
	<b><i>Landscaping</i></b>			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Revise the plan to provide trees at 3.5” caliper at the time of planting along the Rt. 250 frontage.	The landscape plan has been revised to provide trees at 3.5” caliper along the Rt. 250 frontage. The plan also shows the rows of shrubs fully within the parcel boundaries.	None.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.	Revise the landscape plan to shift the row of shrubs along the frontage so that it is within the parcel boundaries.		
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.			

	<p>c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street.</p> <p>d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.</p>			
33	<p>Landscaping along interior roads:</p> <p>a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.</p>	None.	Along Pantops Corner Way and the eastern perimeter of the site there are 5 large trees (3 American Elms, 2 Thornless Honeylocust) that are existing and are to remain.	None.
35	<p>Landscaping of parking areas:</p> <p>a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area.</p> <p>b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.</p> <p>c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.</p>	None.	The existing interior road trees double as perimeter parking trees. There are 11 parking spaces proposed for the site. This requires one interior tree; this requirement has been satisfied with 2 interior trees. Shrubs are shown along the north and east sides of the 6-space parking row along Pantops Corner Way.	None.
34	<p>Landscaping along interior pedestrian ways:</p> <p>a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.</p>	None.	There are no interior pedestrian ways beyond a 5' sidewalk along the eastern side of the building.	None.
36	<p>Landscaping of buildings and other structures:</p> <p>a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls.</p> <p>b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.</p>	None.	There are no long elevations associated with the proposed building that would require softening.	None.

37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	None.	The proposed plants are on the recommended species lists.	None.
38	Plant health: The following note should be added 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."	None.	The note is present on the landscape plan.	None.
<b><i>Development pattern, Site Development and layout</i></b>				
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	Consider adding a landscape island along the east end of the building between the building and adjacent travel lane.	<p>The site has been previously cleared as part of the redevelopment of the overall site. The existing frontage and interior road/pedestrian way landscaping that is associated with the redevelopment of the site is to remain.</p> <p>The site is accessed from Pantops Corner Way. The travelway and parking area have an organized pattern. The proposed commercial building is situated parallel to the EC. However, the front of the building is not aligned with the O'Reilly to west or the Wawa fuel pump canopy to the east and there is a considerable amount of paved area between the building and the EC. There are existing sidewalks along Rt. 250 and Pantops Corner Way. A vehicular connection to the parcel to the west is existing as part of the development of the overall site.</p>	None.



39	<p>The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:</p> <ol style="list-style-type: none"> <li>An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.</li> <li>In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street.</li> <li>Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.</li> <li>Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.</li> <li>If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets.</li> <li>The placement of structures on the site should respect existing views and vistas on and around the site.</li> </ol>		<p>No landscape island has been added along the east side of the building, but small landscape islands have been added near the northeast and southeast corners of the building. The island near the southeast corner of the building helps to add visual interest along this end of the building but does little to break up the amount of paved area between the building and the EC.</p> <p>The site has been previously developed. Existing frontage and interior road/pedestrian way landscaping is to remain.</p> <p>Views around the site are not expected to be negatively impacted.</p>	
	<b>Site Grading</b>			
40	<p>Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.</p>	None.	The site has been previously graded as part of the redevelopment of the overall site. Minimal grading is proposed with the development of this site.	None.
41	<p>No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.</p>			

42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	There are no above-ground stormwater features proposed.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			
	<b>Signs</b>	<p>Please note separate sign applications are required for all proposed signs. The following preliminary comments are provided:</p> <p>If an illuminated wall sign is desired, external illumination is recommended.</p> <p>Provide with the sign applications a sample of the colors proposed for the signs.</p>	<p>Signage is reviewed and approved by separate submission. However, the following comments are provided:</p> <p>The ARB may require that the color and scale of standard templates for trademarks, service marks, corporate logos and graphics be modified.</p> <p>The “Take 5 Oil Change” signs shown on the building elevations look like cabinet style signs. This is not the preferred sign type in the ECs. (Note the cabinet sign on the north elevation will not be visible from the EC; therefore, that particular sign does not require ARB review.) Although the illumination type is not indicated on the drawings, note that the ordinance (4.15.17.c) requires that the backgrounds of cabinet style signs to be opaque. Furthermore, the sign guidelines state a preference for external illumination of graphics when illumination is desired. If internal illumination is desired, only the letters may illuminate. If a more complete nighttime view of the graphic is desired, external illumination is recommended.</p> <p>The Pantone equivalents for the proposed sign colors are not indicated in the architectural drawing but the red and yellow colors shown for the background of the oil can and “Take 5” letters and number have the potential to be very intense and may not be appropriate for the EC. Color samples will be needed for review. No illumination or external illumination could allow for more flexibility in colors.</p>	<p>Please note separate sign applications are required for all proposed signs. The following comments are provided for the sign applications:</p> <p>If an illuminated wall sign is desired, external illumination is recommended. If internal illumination is proposed, illumination will be limited to the letters and number.</p> <p>Provide with the sign applications Pantone equivalents or samples of the colors proposed for the signs.</p>

## **SUMMARY OF RECOMMENDATIONS**

Staff recommends the following as the primary points of discussion:

1. The revised brick colors proposed for the building.
2. The illumination of the wall sign.

Staff recommends approval of the final site plan with the following revisions:

1. Revise the architectural drawings to indicate the updated brick colors.
2. Please note separate sign applications are required for all proposed signs. The following comments are provided for the sign applications:
  - a. If an illuminated wall sign is desired, external illumination is recommended. If internal illumination is proposed, illumination will be limited to the letters and number.
  - b. Provide with the sign applications Pantone equivalents or samples of the colors proposed for the signs.

## **ATTACHMENTS**

- **Attach. 1: ARB2021-109: [Take 5 Final Site Plan](#)**
- **Attach. 2: ARB2021-109: [Take 5 Architectural Drawings](#)**