

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-70: Maplewood Initial Site Plan
Review Type	Initial Site Development Plan
Parcel Identification	046B4-00-00-00400
Location	At the southwest corner of Proffit Rd. and Worth Crossing (See Figure 1)
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Ja-Zan Limited Partnership / Collins Engineering (Scott Collins)
Magisterial District	Rivanna
Proposal	To construct 72 multi-family residential units in six buildings with associated site improvements.
Context	The site has been cleared and graded. Commercial development is located to the north and west of this parcel. Immediately to the south is a vacant lot, with the Forest Lakes Shopping Center beyond. Single family residential development is to the southeast and institutional to the east.
Visibility	Visibility of this development will be limited by its location partially behind the Walgreen's pharmacy at the corner of Proffit and Rt. 29 and the auto parts store adjacent to the pharmacy to the south. However, the new 4-story residential buildings will be seen rising above the frontage commercial buildings and southbound traffic on Rt. 29 will see the buildings across the intersection at Airport/Proffit Roads. (See Figures 2 and 3)
ARB Meeting Date	August 15, 2022
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

A rezoning was approved for this project in June 2022. Staff comments were provided on the potential impacts of the proposal on the Entrance Corridor. The comments focused on providing sufficient area to meet landscape requirements.



Figure 2: View of the Maplewood site from the Rt. 29 Entrance Corridor, facing southeast. Site is behind the Walgreens building as viewed from Rt. 29.



Figure 3: View of the Maplewood site from the Rt. 29 Entrance Corridor, facing east. Site is behind the Walgreens and Advance Auto buildings.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage, and location/configuration can be made a condition of initial plan approval, and can be the basis for denial

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure 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.	Architectural designs were not submitted with the initial site plan. Comments on architectural guidelines will be provided when that submittal is made.	Include architectural plans with the next submittal.
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.		
	<i>Compatibility with significant historic sites:</i>		
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.	Architectural designs were not submitted with the initial site plan. Comments on architectural guidelines will be provided when that submittal is made.	Include architectural plans with the next submittal.
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.		
	<i>Compatibility with the character of the Entrance Corridor</i>		
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.	Architectural designs were not submitted with the initial site plan. Comments on architectural guidelines will be provided when that submittal is made.	Include architectural plans with the next submittal.
	Structure design		
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.	Architectural designs were not submitted with the initial site plan. Comments on architectural guidelines will be provided when that submittal is made. Information provided on the site plan indicates that maximum building height will be 4 stories/65'. The setback requirement has been waived for this site. Building footprints range from 4,865 to 9,710 sf.	Include architectural plans with the next submittal.
10	Buildings should relate to their site and the surrounding context of buildings.		
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.		
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.		
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.		
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>		
	Accessory structures and equipment		
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.	No accessory structures or equipment are show on the plan. Low-level, ground-mounted equipment wouldn't likely have a visual impact on the corridor due to the intervening development. Rooftop equipment could be visible.	Indicate locations and heights of building-mounted equipment. Show how visibility of the equipment will be eliminated from the Entrance Corridor.
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.		
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.		
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."	The note appears on sheet 3 of the site plan set. It will also be needed on the architectural drawings.	Include the standard mechanical equipment visibility note on the architectural plans.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The initial site plan includes no lighting. Comments on lighting will be provided when that submittal is made.	Include a complete lighting plan with the next submittal.
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.		
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.		
26	Dark brown, dark bronze, or black are appropriate colors for free-		

	standing pole mounted light fixtures in the Entrance Corridors.		
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 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.”		
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	The initial site plan includes no lighting. Comments on lighting will be provided when that submittal is made.	Include a complete lighting plan with the next submittal.
	Landscaping		
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.	The initial plan includes no landscaping. Detailed comments on landscaping will be provided when that submittal is made.	Include a complete landscape plan with the next submittal for review.
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.	The subject parcel does not have frontage on the Entrance Corridor street.	
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		

	<p>(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.</p> <p>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> <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>	<p>The plan does not consistently provide planting area for trees along the interior roads, but the layout matches the approved application plan. Trees are provided along the western side of Caspian Lane, at the western perimeter of the site. The planting area has minimal width; it is approximately 6' wide.</p>	
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>	<p>The plan shows grass and possible planting areas along sidewalks.</p>	
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>One 7-space parking row is proposed. There is sidewalk and planting area nearby.</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.		
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>	There is very limited space for trees near the proposed buildings. Trees planted in the planting area along the western property line will eventually provide some softening of the buildings.	
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> .	The initial plan includes no landscaping. Species will be reviewed when a landscape plan is provided.	
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."	This note will be needed on the landscape plan.	
	Site Development and layout		
	Development pattern		
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.	<p>The site has already been cleared and graded. Planting area has been provided for trees along Proffit Road. No streams are located on the parcel. Building mass and height will be mitigated somewhat by the location beyond other existing buildings as viewed from the corridor.</p> <p>The site layout appears organized. Two buildings have their long elevations almost parallel to the Rt. 29 corridor.</p>	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:	The other buildings are oriented toward Proffit Road. The orientation is expected to appear appropriate given	

	<p>a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.</p> <p>b. 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.</p> <p>c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.</p> <p>d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.</p> <p>e. 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.</p> <p>f. The placement of structures on the site should respect existing views and vistas on and around the site.</p>	<p>the intervening development.</p> <p>A sidewalk is provided from the site to Proffit Road. The development is not expected to impact any important views as seen from the corridor.</p>	
	Site Grading		
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 land forms 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>	<p>The site has been cleared and graded. The cover sheet notes state that no grading is currently proposed.</p>	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>	<p>There are no trees to remain on the site.</p>	None.
42	<p>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.</p>		

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.	An underground detention facility is proposed in the recreation area at the south end of the site. It is not expected to have a visual impact on the corridor.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- 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.
 - The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- 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. Provide architectural, landscape and lighting plans for review.
 2. Indicate locations and heights of building-mounted equipment. Show how visibility of the equipment will be eliminated from the Entrance Corridor.
 3. Include the standard mechanical equipment visibility note on the architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”

ATTACHMENTS

Attach. 1: [ARB2022-70: Maplewood Initial Site Development Plan](#)