

## ARCHITECTURAL REVIEW BOARD STAFF REPORT

<b>Project #/Name</b>	<b>ARB-2023-110: Old Dominion Village</b>
<b>Review Type</b>	Initial Site Development Plan
<b>Parcel Identification</b>	05600-00-00-067B0 and 05600-00-00-074A0
<b>Location</b>	1263 Parkview Dr.; 5258 Three Notch'd Rd.
<b>Zoned</b>	Neighborhood Model District (NMD), Entrance Corridor (EC), Flood Hazard (FH), Steep Slopes (Preserved and Critical)
<b>Owner/Applicant</b>	Martin Schulman and Emerald Land LLC/Meridian Planning Group (Tim Miller)
<b>Magisterial District</b>	White Hall
<b>Proposal</b>	To construct 110 dwelling units, comprised of 94 townhouses and 16 single-family detached residences, and associated site improvements on 24.06 acres.
<b>Context</b>	<p>The site is composed of two parcels. The western parcel contains a 3,100 square foot, one-story, brick veterinary clinic and a one-story residence is located on the eastern parcel. (See Figure 1). The development will retain the veterinary clinic, although access and parking serving the clinic will be changed.</p> <p>Overall, the surrounding area is composed of open grassy areas, with mature trees dotting the landscape, tree lines and wooded areas which screen most development from view, and distant mountain views to the north. A Planned Residential Development, comprised of a mix of 1-2 story single-family detached, duplexes, and townhouses abuts the property to the northwest. Across the EC, a demolished industrial site is screened from the EC by bermed grassy areas and mature trees. Industrial and warehouse buildings located further west on the EC are visible from the site.</p>
<b>Visibility</b>	See "Project History and Visibility" section below.
<b>ARB Meeting Date</b>	January 16, 2024
<b>Staff Contact</b>	Mariah Gleason

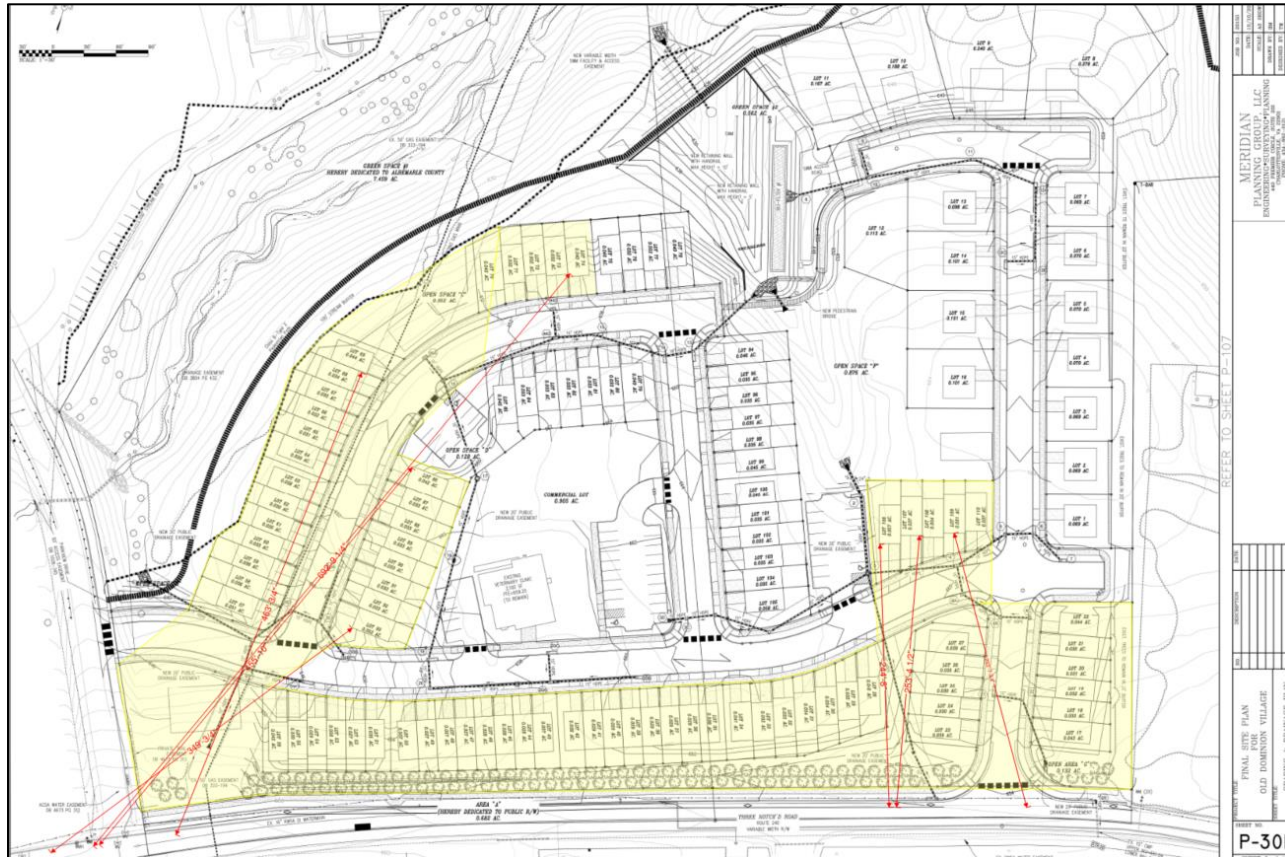




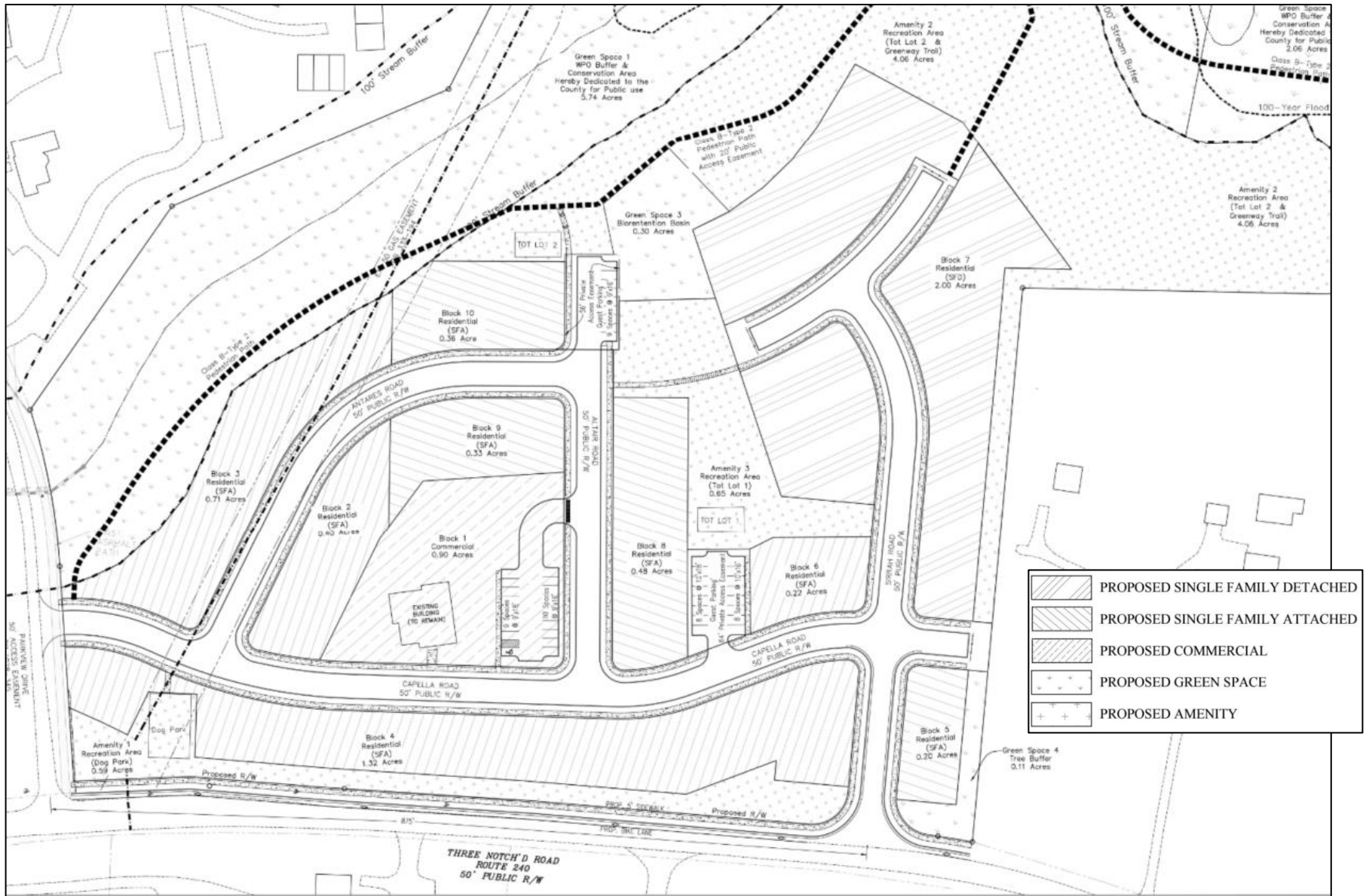
**PROJECT HISTORY AND VISIBILITY** (Figure 2)

The subject property was rezoned to Neighborhood Model District (NMD) in August 2022, under ZMA2020-00005 with proffers, an application plan, and a code of development. ARB staff reviewed the application several times during the rezoning process and comments generally focused on the proposed trees and screening vegetation along the EC, the appearance of building elevations facing the street, street trees on interior roads, and other clarifications concerning consistency throughout the plans and alignment with the Entrance Corridor Design Guidelines.

Although the initial site plan (Attachment 1) is largely consistent with the approved application plan (Attachment 2), differences include breaks in what was anticipated to be continuous development along the EC frontage. These open areas, near the intersection of Rt. 240 and Parkview Dr. and approximately 40 feet west of the Rt. 240 site entrance, allow views to Lots 57-74, 86-93, and 106-110 located further into the site.



**Figure 2:** Areas of the development that are likely to be visible from the EC are identified in yellow.



**Figure 3:** Excerpt from the approved application plan. The application plan can be referenced in its entirety in Attachment 2.

**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
	<b>GENERAL GUIDELINES</b>		
	<i>Purpose</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.	Architectural designs were not provided with the initial site plan.  The approved Code of Development allows townhouses to be 1-3 stories with a maximum height of 35 feet. Existing development along the corridor is 1-2 stories in height. Limiting townhouses in blocks located along the EC to a maximum of 2 stories would be compatible with the existing character and would promote unity and coherence along the corridor.	Provide architectural designs with future submittals. Consider limiting townhouses located in blocks along the EC to 2 stories in height.
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.		
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.		
	<b><i>Compatibility with the character of the Entrance Corridor</i></b>		
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.		
	<b><i>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	The Code of Development contains several landscaping requirements that preserve existing green spaces and trees on the property, contributing to visual order and continuity along the corridor (See Page 7 of Attachment 3).	Provide a landscape plan with future submittals that complies with the requirements listed in the Code of Development and the ARB guidelines.

	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.	The site plan does not include enough information to show how these requirements will be satisfied, although the site plan will need to demonstrate alignment with the requirements prior to site plan approval.	
	<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.		
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.		
	<b>SPECIFIC GUIDELINES</b>		
	<b><i>Compatibility with significant historic sites</i></b>		
	<b>Structure design</b>		
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	Architectural designs were not provided with the initial site plan so it is not known how form, shapes, scale, and materials will relate to the local and regional contexts. (See additional comments provided in Guidelines 1-5 above).	Provide architectural designs with future submittals. Show how shapes, scale, and materials in visible areas will relate to the local and regional contexts.

	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.	Townhouses on Lots 28-56 are oriented with their backs to the EC. Side and rear elevations of townhouses on Lots 17-28, 56, and 57-69 will be visible from the EC. Street trees and buffer trees will provide some filtering of the views of these elevations, but the elevations will not be completely screened. A “back of building” appearance will not be appropriate for these rear and side elevations.	Portions of townhouses that are visible from the corridor must demonstrate compatible, human-scaled details, designs, and features and avoid the appearance of “blankness”.  Provide architectural elevations for all townhouses that are visible from the EC street. Show that the elevations do not have a “back of building” appearance. Incorporate sufficient fenestration, detailing, and organization of features to achieve appropriate scale, proportion, massing, lack of blankness, etc.  Demonstrate that the EC criterion for window glass is being met.
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>		
	<b>Accessory structures and equipment</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.	Accessory structures are not currently shown, although structures associated with the dog park, such as a pavilion and seating areas, could be added to the site plan later.	If accessory structures visible from the EC are proposed, show how they will be integrated into the overall development and compatible with building designs used on the site.



		A new sewage pump station is shown west of Lot 56, along the EC frontage. The plan does not indicate whether equipment associated with the station will be located above-ground and thus require screening.	Indicate if the sewage pump station located west of Lot 56 will include above-ground features, and if so, show how it will be screened from view of the EC.
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.	A dog park is shown at the intersection of Rt. 240 and Parkview Dr. Although the park will be fenced, a detail for the fencing type was not included in the plan. Board fencing would be consistent with other fences along the corridor and, given the location near an entrance to the development, the fence could be coordinated with entrance signage for an orderly and attractive appearance.  Refuse areas are not shown on the plan. If the locations of refuse areas or containers will be visible from the EC, they will need to be adequately screened.	Provide a detail for the fencing to be used around the dog park. Consider the use of board fencing and coordination with development's signage/entrance to facilitate a compatible, orderly, and attractive appearance along the corridor.  Identify where refuse areas will be located. Provide sufficient details and notes to demonstrate that these features will not 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.	The plan does not identify the location(s) of mechanical equipment. More information is needed to understand whether these features will be visible from the EC.	Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.
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 plan does not include the standard mechanical equipment note.	Include the standard mechanical equipment note on the site plan and architectural drawings.
<b>22-31</b>	<b>Lighting</b>	A lighting plan was not included in the initial site plan.	Provide a lighting plan with future submittals that satisfies all guideline requirements.
	<b>Landscaping</b>		
32	Landscaping along the frontage of Entrance Corridor streets should include the following:	A landscape plan was not included in the initial site plan. Sheets 8 and 9 show a 20-foot	

	<p>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.</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>	<p>landscape buffer along the EC. The staggered trees shown in the buffer are a placeholder; the actual planting scheme proposed for this location will need to be detailed in a landscape plan.</p> <p>Sheet 9 of the site plan shows utility lines proposed in locations that severely limit required trees along interior roads.</p> <p>Four parking lots are proposed but none are expected to be visible from the EC.</p>	<p>Provide a landscape plan with future submittals that satisfies all guideline requirements.</p> <p>Revise the plan to show the required street trees along interior roads free of utility conflicts.</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>		
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>		
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</p>		

	<p>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>		
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>		
37	<p>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>.</p>	<p>A landscape plan was not included with the initial site plan.</p>	<p>Provide a landscape plan with future submittals. Include a plant list that aligns with the county’s approved plant list.</p>
38	<p>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.”</p>	<p>The required note is not provided on the plan.</p>	<p>Include the standard planting note on the site plan.</p>

	<i>Site Development and layout</i>		
	<b>Development pattern</b>		
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>The organization of buildings, road layout, and orientation of units shown in the plan are generally consistent with the approved application plan. The initial site plan shows some adjustments to the road layout and parking and amenity areas, and open areas along the EC which allow views further into the site, specifically Lots 57-74, 86-93, and 106-110. ARB review will be required for all visible units.</p> <p>The plan shows connections to pedestrian sidewalks around the subject property and new sidewalks along internal streets and the central parking lot.</p> <p>Open spaces and required landscaping will surround the proposed development. Contributing features include a 7.5 acre public green space along the northern property edge, a 4.1 acre recreation area between the public green space and new residences, a 20-foot tree buffer along the eastern boundary with TMP 56-74, and a 20-foot tree buffer along the EC. The latter two features are expected to be visible from the EC.</p>	<p>Provide architectural designs for Lots 17-74, 86-93, and 106-110 or revise the plan to eliminate visibility of these lots. More robust landscaping is one option.</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 land forms that blend with the existing terrain. Steep cut or fill sections are</p>	<p>Two retaining walls are proposed with the development. Both surround the stormwater management facility located in the rear of the development which will not be visible from the EC.</p>	<p>Revise the grading plan to show proposed contours that are more rounded where they meet existing conditions at the eastern</p>



	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.	The grading plan shows tie-ins to existing contours at the eastern boundary with TMP 56-74 and in areas along Parkview Dr. that are not rounded.	boundary with TMP 56-74 and in areas along Parkview Dr.
41	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.	Existing trees to remain are shown in a 20-foot tree buffer along the eastern boundary of TMP 56-74, although the plan does not currently show tree protection fencing details and locations.	Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.
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.	A stormwater management facility is shown in the rear of the development which will not be visible from the EC.	None at this time.
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 the following as the primary points of discussion:

1. Visibility of the development from the EC
2. Landscaping along the EC
3. Appropriate designs for visible rear elevations

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.
- Regarding recommendations on the plan as it relates to the guidelines: None.
  1. Consider limiting townhouses located in blocks along the EC to 2 stories in height.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. 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. Provide architectural designs with future submittals. Show how shapes, scale, and materials in visible areas will relate to the local and regional contexts.
  2. Consider limiting townhouses located in blocks along the EC to 2 stories in height.
  3. Provide architectural designs for Lots 17-74, 86-93, and 106-110 or revise the plan to eliminate visibility of these lots. More robust landscaping is one option.
  4. Portions of townhouses that are visible from the corridor must demonstrate compatible, human-scaled details, designs, and features and avoid the appearance of “blankness”.
  5. Provide architectural elevations for all townhouses that are visible from the EC street. Show that the elevations do not have a “back of building” appearance. Incorporate sufficient fenestration, detailing, and organization of features to achieve appropriate scale, proportion, massing, lack of blankness, etc.
  6. Demonstrate that the EC criteria for window glass is being met.
  7. If accessory structures visible from the EC are proposed, show how they will be integrated into the overall development and compatible with building designs used on the site.
  8. Indicate if the sewage pump station located west of Lot 56 will include above-ground features, and if so, show how it will be screened from view of the EC.

9. Provide a detail for the fencing to be used around the dog park. Consider the use of board fencing and coordination with development's signage/entrance to facilitate a compatible, orderly, and attractive appearance along the corridor.
10. Identify where refuse areas will be located. Provide sufficient details and notes to demonstrate that these features will not be visible from the EC.
11. Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.
12. Include the standard mechanical equipment note on the site plan and architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
13. Provide a lighting plan with future submittals that satisfies all guideline requirements.
14. Provide a landscape plan with future submittals that:
  - a. Complies with the requirements listed in the Code of Development,
  - b. Satisfies all guideline requirements,
  - c. Includes a plant list that aligns with the county's approved plant list,
  - d. Shows the required street trees along interior roads free of utility conflicts,
  - e. Includes the standard planting note on the site 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.", and
15. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.
16. Revise the grading plan to show proposed contours that are more rounded where they meet existing conditions at the eastern boundary with TMP 56-74 and in areas along Parkview Dr.

#### **POSSIBLE MOTIONS:**

Should an ARB member choose to recommend approval of the request:

I move to recommend approval of ARB2023-110: Old Dominion Village Initial Site Plan with the conditions outlined in the staff report.

Should an ARB member choose to recommend approval with revised conditions:

I move to recommend approval of ARB2023-110: Old Dominion Village Initial Site Plan with the conditions outlined in the staff report, amended as follows (state amendments).

Should an ARB member choose to recommend denial of the request:

I move to recommend denial of ARB2023-110: Old Dominion Village Initial Site Plan for (state the reasons).

#### **ATTACHMENTS**

**Attach. 1:** [ARB2023-110: Old Dominion Village Initial Site Plan](#)

**Attach. 2:** [ARB2023-110: ZMA2020-05 Approved Application Plan](#)

**Attach. 3:** [ARB2023-110: ZMA2020-05 Approved Code of Development](#)