



FINAL ARB ACTION MEMO

Date: May 15, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Absent
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason

CALL TO ORDER

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

DISCLOSURES: Mr. Matsuno stated that he works for the firm that submitted the BMW application and would recuse himself from the discussion.

PUBLIC COMMENT: None.

Consent Agenda

a. **ARB-2023-35: UVA Community Credit Union Initial**

Location: 1291 5th Street

Proposal: To undertake building and site renovations, including new and upgraded parking lots, travelways and sidewalks; new retaining wall, deck, ramps and building entrance; and revised landscaping.

Staff Contact: Margaret Maliszewski
Representative: Chuck Rapp

Motion: Mr. Van Der Werf moved to approve the consent agenda and forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, as follows:

- 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.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Revise the demolition plan (and all other relevant sheets) to account for wooded area to be removed for the new travelway and retaining wall. 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. Submit architectural designs with the final site plan application.
 2. Show locations of all accessory structures and equipment on the plan. Show how visibility from the Entrance Corridors will be eliminated.
 3. Submit a lighting plan with the final site plan submittal. Include sufficient information to confirm that all relocated lights meet all ordinance and guidelines requirements. Include all information on new fixtures, including building- and ground-mounted fixtures. If decorative light fixtures are proposed, include all details in the lighting plan.
 4. Coordinate the demolition plan with the planting plan regarding existing trees along the EC frontages.
 5. Provide medium trees along the new sidewalk, 2½” caliper at planting, 40’ on center.
 6. Revise the existing conditions plan to show the existing planting area that is currently located between the paved loop and the travelway to the parking lots. If the planting area is to be removed, update the demolition plan accordingly.
 7. Revise the demolition plan (and all other relevant sheets) to account for wooded area to be removed for the new travelway and retaining wall.

Mr. Matsuno seconded the motion.

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

Regular Review Items

a. ARB2023-33: Home Depot

Location: 1531 Rio Road E.

Proposal: To replace the Sears store at the north end of the Fashion Square Mall with a Home Depot retail store with a garden center and other site improvements.

Staff Contact: Margaret Maliszewski

Representative: Valerie Long

Motion: Mr. Hancock moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
The ARB recommends approval of the initial plan with the following conditions:
 1. The garden center must be a fully enclosed structure using permanent materials. The design of the garden center walls and roof require ARB review and approval, unless or until a Special Use Permit is approved for the use showing alternate design and materials acceptable to the ARB.
 2. None of the areas identified for outdoor display on the initial site plan are included in this approval.

- Regarding recommendations on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Coordinate grading and demolition plans regarding existing trees to remain. Confirm that the drip lines of the oak trees along Rio Rd. are shown accurately.
 2. 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 for review that meet all guidelines requirements.
 2. Submit site sections and perspective views to clarify the degree of visibility of the building and its features from the EC streets.
 3. Provide window glass specifications for review.
 4. Provide a lighting plan with the final site plan submittal that provides for all guidelines requirements in all areas within the limits of disturbance. Identify all new and existing-to-remain fixtures. Provide information on site lights, building-mounted lights, and ground-mounted lights.
 5. If decorative lighting is proposed, include it on the lighting plan. Add the standard lighting note to the plan.
 6. Include all existing landscaping on the Existing Conditions plan and coordinate all other relevant plans.
 7. Revise the landscape plan to provide for all guidelines requirements in all areas within the limits of disturbance.
 8. Consider adding a pedestrian connection to Rio Rd.
 9. Coordinate grading and demolition plans regarding existing trees to remain. Confirm that the drip lines of the oak trees along Rio Rd. are shown accurately.
 10. 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.

Mr. Matsuno seconded the motion.

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

b. ARB2023-32 BMW Renovation

Location: 1289 and 1295 Richmond Road

Proposal: To renovate the BMW sales and service buildings by revising the existing curved parapets to horizontal parapets, painting the existing EIFS and brick white, and adding a canopy over the sales building's main entrance and storefront window.

Staff Contact: Khris Taggart
Representative: Bruce Wardell

Mr. Hancock made a motion to approve the proposal with the conditions listed in the staff report, amended as follows:

1. Revise the plan to provide manufacturer, illumination levels, and color temperature for the new fixtures.
2. Revise the submittal to include the standard lighting note: 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.
3. The ARB does not support the request for walls fully covered with synthetic stucco.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Stoner absent, Matsuno recused)

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the April 17, 2023, ARB meeting.

Mr. Hancock seconded the motion.

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

b. Next ARB Meeting: Monday, June 5, 2023, 1:00 PM – Lane Auditorium

c. Other items from staff or ARB members

- i. Following up on a question about county staff patrolling the Entrance Corridors for sign violations from the last meeting, staff reported that the County is proactive regarding illegal signs in the rights-of-way.
- ii. Following up on a question about the timing of ARB input on Comp Plan recommendations, staff reported that Planning staff could have a discussion about goals and objectives with the ARB in the summer, or the ARB could review and comment on draft goals and objectives in the fall, or both could be done. The ARB preferred to do both.

ADJOURNMENT

The meeting was adjourned at 2:04 p.m. to the next ARB meeting on Monday, June 5, 2023, at 1:00 p.m.