



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
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FINAL ARB ACTION MEMO

Date: December 16, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present

Frank Hancock: Present

Stan Binsted, Chair: Present

Dade Van Der Werf, Vice-Chair: Present

Staff:

Margaret Maliszewski

Khris Taggart

Paty Saternye

Carolyn Shaffer

CALL TO ORDER

Mr. Binsted called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES

Mr. Hancock and Mr. Binsted indicated that they would recuse themselves from the discussion on the Stonefield D1 application.

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

WORK SESSIONS

None.

Regular Review Items

a. ARB-2019-129: Rio Road West, Initial Site Development Plan, 1st Review

Location: 664 Rio Road West, and adjoining parcels, near the intersection of Rio Road West and Berkmar Drive

Proposal: To construct a four-story 59,560 sf mixed use building along Rio Road West with underground parking, a five story 100,000 sf self-storage building at the north end of the site, a parking lot, and associated site improvements on approximately 3.31 acres.

Staff Contact: Paty Saternye

Representative for Project: Justin Shimp

Motion: Mr. Van Der Werf moved to forward the following recommendation to the Agent for the Site Review Committee:

The ARB does not recommend approval of the initial site plan at this time. Prior to Initial Plan approval the following items must be resolved to the satisfaction of the ARB:

1. Revise the plan to include a landscape plan that will be implemented in the general area of the Building 1 footprint to help mitigate the appearance of the self-storage building and the parking lot prior to Building 1 construction.
 2. Revise the retaining wall design to incorporate terracing and planting for those visible walls (from the EC) over 6' tall.
 3. Provide site sections and correct FFEs.
- 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. In addition to the required items listed in the Final Site Plan checklist, the following items must be addressed:
 1. Include details for the dumpster enclosure and loading zone gates in the site plan. Identify screen type, material, manufacturer and color.
 2. Show how visibility of all mechanical equipment will be eliminated from the EC.
 3. Revise the plan to provide the required large shade trees along the EC, at the required spacing and caliper. Revise the spacing and quantity of ornamental trees accordingly.
 4. Revise the landscape schedule to identify all plant species and to reflect accurate quantities.
 5. Revise the plan to show that there are no conflicts between the utilities and the proposed landscaping.
 6. Provide large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the accessways.

7. Provide medium shade trees, at least 2½" caliper planting, spaced 25 feet on center, along pedestrian ways. Show trees in a naturalistic planting pattern along the multi-use path
8. Provide large trees along the perimeter of the parking area spaced 40' on center at 2½" caliper. Identify species whose mature size will not encroach in the accessways and parking spaces.
9. Provide an additional large tree within the interior of the parking area.
10. Provide shrubs, 24" at planting, in the perimeter planting areas on the east and west sides of the parking lot.
11. Revise the proposed contours such that they appear natural, rounded and do not have less than a ten-foot radius throughout the site where they blend with the existing topography.
12. Revise the utility layout to avoid conflicts with required improvements.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0

b. ARB-2019-128: Stonefield D1 Preliminary

Location: East of Hydraulic Road between Inglewood Drive and District Avenue, currently a parking lot fronting Hydraulic

Proposal: To construct a 6-8-story apartment building with 234 units and associated site improvements. A Special Exception is required for the proposed height.

Staff Contact: Margaret Maliszewski and Khris Taggart

Representatives for Project: John Matthews and Alan Wong of Mitchell Matthews Architects

Regarding the Special Exception

Motion: Mr. Van Der Werf made the following motion:

The ARB has no objection to the request for the Special Exception.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 2:0. (Hancock and Binsted recused)

Regarding the Initial Site Plan

Motion: Mr. Stoner moved forward the following recommendation to the Agent for the Site Review Committee

- **Regarding the Initial Site Plan:**
The ARB recommends approval of the Initial Site Plan with no 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. In addition to the required items listed in the Final Site Plan checklist, the following items must be addressed:
 1. Provide for review samples of the proposed materials and colors.
 2. Revise the Hydraulic Road elevation to present more of a “primary façade” appearance in line with the materials, balance and use of hierarchy displayed in the Bond Street elevation. Consider adjusting the District and Inglewood elevations to reduce perceived length, expanse and repetition.
 3. To better determine appropriateness of the proposed building along Hydraulic Road, provide the following for review:
 - a. More realistic representations of the District and Hydraulic elevations.
 4. Provide for review the full line drawing elevations in color with material/color call-outs.
 5. Revise the EC frontage landscaping to promote human scale.
 6. Provide specs and a sample for the proposed window glass. Include the standard window glass note on the architectural drawings.
 7. Clarify the “roof appurtenance setback” and confirm that rooftop equipment will not be visible from the ECs.
 8. Provide for review a lighting plan that includes all proposed pole lights, and ground- and building-mounted light fixtures.
 9. Provide at least one additional 3½” caliper large shade tree near the center of the Hydraulic Road frontage.
 10. Add large shade trees, 2½” caliper at planting, on Inglewood to establish a continuous row spaced 40’ on center.
 11. Revise the landscape plan to satisfy the EC minimums and add trees to complement the architectural design and balance the building height.
 12. Show how existing trees to remain will be maintained in a healthy condition during construction.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 2:0. (Hancock and Binsted recused)

OTHER BUSINESS

a. ARB-2019-58: Pantops Storage: Landscape question

Staff Contact: Margaret Maliszewski

Representative for Project: Justin Shimp

Staff reported on some unrequested changes that had been made to the site and architectural designs. The applicant provided revised drawings showing that the architectural design would match the design the ARB viewed on July 15, 2019. Regarding the other changes, in consensus, the Board determined that:

1. The Nellie Stevens holly should be replaced with an ornamental tree with an upright form. (The upright Princeton Sentry Gingko was suggested.)

2. The greenscreens are acceptable if spacing is coordinated with the ornamental tree and if the screen is fixed to the wall.
3. The greenscreen detail must include information on attachment showing that the screens will be fixed to the wall.

b. ARB-2019-14: Crozet Pumping Station Upgrade

Staff Contact: Khris Taggart

Staff reviewed the scope of the proposal with the ARB and asked the members if they had any concern with staff reviewing the proposal as a Countywide Certificate of Appropriateness for a structure located behind another structure on the EC. The ARB questioned the tank height (40'), the pump station building height (unknown), the grade of the site (lower than the road) and confirmed that the application could be handled as a Countywide Certificate of Appropriateness.

c. ARB-2019-153: Mystic Mountain

Staff Contact: Khris Taggart

Staff reviewed the scope of the proposal with the ARB, noting the proposed addition of skylights and dormer, patio and dumpster, and asked the members if they had any concern with staff reviewing the proposal as a Countywide Certificate of Appropriateness. After viewing the proposed plans and elevations, the ARB asked which Countywide category was being considered (building permit for less than 50% of the building, and minor amendment) and confirmed that the application could be handled as a Countywide Certificate of Appropriateness.

d. 2020 ARB Meeting Schedule

Staff distributed the 2020 ARB meeting schedule that showed standard meetings times of the first and third Monday of each month, with the meeting moved to Tuesday when Monday is a holiday. It was the consensus of the ARB that the 2020 meeting schedule was acceptable.

Motion: Mr. Stoner moved to approve the 2020 ARB meeting schedule.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0

e. Next ARB Meeting: January 6, 2020

Mr. Hancock noted that he would not be able to attend the January 6 meeting.

ADJOURNMENT

The meeting was adjourned at 2:55 p.m. to the next ARB meeting on Monday, January 6, 2020 in Room 241, Second Floor, County Office Building at 1:00 p.m.



Stan Binsted, Chair

Recorded and Transcribed by Carolyn Shaffer, Clerk

STATE AND LOCAL GOVERNMENT CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT

For Officers and Employees of
Local Government [Section 2.2-3115(F)]

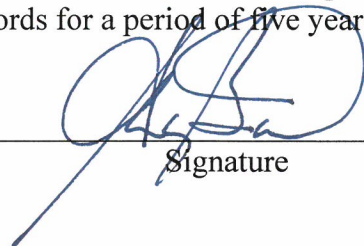
1. Name: Stan Binsted
2. Title: Architectural Review Board Member
3. Agency: Albemarle County Architectural Review Board
4. Transaction: ARB-1029-128 Stonefield D-1
5. Nature of Personal Interest Affected by Transaction:

Our firm is currently providing Pre-Construction services to the owner and architect for the proposed project.

6. I declare that:

I am disqualifying myself from participating in this transaction and request that this fact be recorded in the appropriate public records for a period of five years.

Dated: DECEMBER 16, 2019



Signature