



ARB ACTION MEMO

Date: April 5, 2021

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

Frank Stoner: Present

Frank Hancock: Present

Fred Missel, Vice-Chair: Present

Chris Henningsen: Absent

Dade Van Der Werf, Chair: Present

Staff:

Margaret Maliszewski

Khris Taggart

Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

Regular Review Items

- a. **ARB2020-112:** Pet Supplies Plus Comprehensive Sign Plan

Location: 1240 Seminole Trail at the northwest corner of the intersection with Greenbrier Drive

Proposal: To amend the Comprehensive Sign Plan (CSP) to replace cabinet style signs with internally illuminated channel letters and to change sign colors.

Staff Contact: Khris Taggart

Representative for Project: Beth Robinson

Motion: Mr. Missel moved for approval of the revised Comprehensive Sign Plan with the conditions listed in the staff report, as follows:

1. Revise the criteria for the freestanding sign to indicate that graphics must be fully incorporated as an integral part of the overall sign, and graphics must be balanced in size and proportion without overwhelming the text.
2. Revise the CSP to include criteria requiring alignment of signs across the building for a coordinated appearance.
3. If the CSP is approved, the existing cabinet signs must be removed and the wall area repaired.
4. Revise the CSP criteria to limit wall sign colors consistent with the limitations on monument sign colors.
5. Revise the plan to specify one attachment method for the wall signs to the brick sign areas.
6. Revise the plan to limit the backer panels to a single color.
7. Revise the criteria for wall signs to indicate that graphics must be fully incorporated as an integral part of the overall sign, and graphics must be balanced in size and proportion without overwhelming the text.

Mr. Stoner seconded the motion.

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

b. ARB2021-27: 999 Rio Road

Location: At the east corner of the intersection of Rio Road and Belvedere Boulevard

Proposal: To construct the first phase of a mixed-use development including multi-family attached and single-family attached and detached residential units, with associated site improvements. A 5,000-sf office building is planned for Phase 2.

Staff Contact: Margaret Maliszewski

Representative for Project: Justin Shimp

Motion: Mr. Hancock moved to approve the Final Site Plan for ARB-2021-27: 999 Rio Road with the conditions listed in the staff report, amended as follows:

1. Include brick in the materials list for the Craig Units and indicate the proposed manufacturer and color in the list.
2. Provide a materials list in the Habitat Units architectural drawings.
3. Provide the specs on the window glass. Show that Visible Light Transmittance (VLT) will not drop below 40% and Visible Light Reflectance (VLR) will not exceed 30%.
4. Add landscape screening for the equipment west of Lot 1.
5. Add a note to the screening fence detail on C10 that the fence material is wood. Indicate the finish.
6. Add landscaping on the west side of Lot 1 to establish a cohesive appearance.
7. Add shrubs and a tree along the Belvedere Blvd. frontage of the dog park.
8. Include the standard mechanical equipment note on the architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
9. Add a large shade tree along the Rio Rd. frontage for a total of 5 large shade trees. The location shown in the revised plan is acceptable. If VDOT doesn't accept that location, find an alternate location on site.
10. Revise the planting size of the large shade trees along Rio Road to 3½" caliper.
11. Resolve the ornamental tree/water line conflict along the Rio Road frontage. The location shown in the revised plan is acceptable.
12. Show the landscaping that is proposed in the screening areas on the northeast and southeast sides of the site so that it may be reviewed for consistency with the guidelines.

13. Add trees and low planting in the area between the developed portion of the site and Rio Road to help establish a cohesive overall development.
14. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.

Mr. Missel seconded the motion.

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

c. ARB 2021-26: Green Clean Car Wash

Location: 3290 Worth Crossing, at the intersection of Rt. 29 and Worth Crossing, south of First Union Bank and north of McDonald's.

Proposal: To construct a 3,700-sf car wash building and associated site improvements on approximately 1.08 acres.

Staff Contact: Khris Taggart

Representative for Project: Scott Collins

Motion: Mr. Van Der Werf moved to approve the Final Site Plan for ARB-2021-26: Green Clean Car Wash with the conditions listed in the staff report, amended as follows:

1. Revise the architectural drawings to provide a complete materials schedule, including masonry color and size, and coordinate the schedule with elevation drawings.
2. Provide as part of the site plan detail drawings and color specifications for the vacuum, pay station, and auto sentry equipment.
3. Revise the color for the pay stations to one that is recessive; i.e., one that will reduce visibility and blend with the surroundings.
4. Provide color samples for the vacuum, pay station, and auto sentry equipment.
5. Revise the site plan to add the masonry color and size proposed for the dumpster enclosure.
6. Consider providing additional shrubs along the travelway near the north end of the building.
7. Sign applications are required for all proposed signs. Provide with the sign application samples of all proposed sign colors.

Mr. Missel seconded the motion.

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

WORK SESSIONS

a. ARB2021-09: Caliber Collision: Rooftop equipment, fence design

The ARB held a work session on equipment screening and fence design. After discussion, Mr. Hancock moved to forward the following recommendation to the Planning Commission and Board of Supervisors:

The ARB recommends approval of the revised proposal because the screening of the rooftop equipment has a coordinated, appropriate appearance. The fence design illustrated in the revised concept plan is not approved and is subject to ARB review and approval with the site development plan.

Mr. Missel seconded the motion.

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

Recommendations for the Site Plan Amendment

1. Revise the plans to show a dumpster enclosure that has a coordinated appearance with the overall development.
2. The additional mitigation measures shown for screening the rooftop equipment appear appropriate.
3. Revise the plans show a fence design that relates more closely to the building and the surrounding commercial context. Consider alternative, more durable screening materials.
4. Revise the plans to indicate a compatible color for the vision slats for the chain link fence.
5. No increase in chain link fence is approved.
6. Revise the site and architectural plans to include the standard mechanical equipment note.
7. Note that the site changes that are shown will require a Site Plan Amendment. A complete landscape plan should be provided with the first submittal of that amendment.
8. Revise the plan to show landscaping in the planting areas along the northern and southern perimeters of the site.
9. Provide a complete landscape plan with the first site plan submittal.
10. Include the plant health note on the landscape plan in the first site plan submittal.
11. Sign applications are required for all proposed signs. Note that the number of colors in the wall sign exceeds the guidelines maximum and internal illumination of the multicolor band will not likely be recommended.

OTHER BUSINESS

a. ARB-2020-69: Sleep Number: Building materials

The ARB discussed the applicant's proposal to use polystyrene (EIFS) to make up the 2" difference in thickness needed to accommodate the change from composite metal panel to stucco.

Mr. Missel moved to approve the proposal as presented, because the alternative is in keeping with the original design, the scale is appropriate and the applicant has advised that there are no concerns regarding longevity of the material.

Mr. Hancock seconded the motion.

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

b. EC Guidelines Discussion: I-64 (west end)

Mr. Stoner gave a PowerPoint presentation describing the western half of the I-64 Entrance Corridor and identifying buildings, structures, landscape features, and other important characteristics along its length, as background information for future guidelines updates.

c. Minutes Approval: March 15, 2021

Motion: Mr. Missel moved for approval of the minutes from the March 15, 2021 ARB meeting.

Mr. Hancock seconded the motion.

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

d. Next ARB Meeting: April 19, 2021

ADJOURNMENT

The meeting was adjourned at 3:15 p.m. to the next Virtual ARB meeting on Monday, April 19, 2021 at 1:00 p.m.