

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2019-123: Ivy Road Commercial Initial Site Plan
Review Type	Initial Site Development Plan (1st review)
Parcel Identification	060000000025A0
Location	2415 Ivy Road near the intersection of Canterbury Road (Figures 1)
Zoned	Commercial (C1)/Entrance Corridor (EC)/Airport Impact Area (AIA)/Steep Slopes - Managed
Owner/Applicant	Currell Corporation/Collins Engineering (Scott Collins)
Magisterial District	Samuel Miller
Proposal	To renovate an existing building along Ivy Road to include a 2,500 sf restaurant, a 2,000 sf commercial grocery store, 21,180 sf of commercial office space, 3,280 sf of manufacturing/processing/assembly/fabrication space, access roads, parking lots, and associated site improvements on approximately 3.89 acres. No alterations are proposed to a second existing 17,425 sf building within the site.
Context	This portion of Ivy Road, to the north, is a mixture of commercial and residential uses (Figures 3-5). A golf course is to the southwest. The commercial buildings in the vicinity are one and two stories tall. The adjacent development along Ivy Road predates the establishment of the EC.
Visibility	The south, east and west sides of the building are clearly visible from the EC (Ivy Road). The building is 68' from the right-of-way and 82' from the curb.
ARB Meeting Date	January 21, 2020
Staff Contact	Paty Saternye

PROJECT HISTORY

The existing buildings on the site were built prior to the creation of the Entrance Corridor (EC) overlay district. The ARB has reviewed a number of sign applications for this property since 1990. This review was originally scheduled for the December 2, 2019 ARB meeting but was deferred by the applicant to allow revised drawings to be submitted.

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

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
1-4, 9, 11, & 13- 16	Structure design	The plan proposes alterations to the existing site layout. The building is located approximately 68' from the right-of-way and 82' from the curb. The applicant proposes to alter the building façade but architectural designs have not yet been submitted for review. Guidelines relating to architectural design will be addressed when the full architectural design is submitted for a formal review.	None at this time.
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.	The majority of the buildings in the area predate the establishment of the Ivy Road EC (Figures 3 and 4); some may not meet the requirements of the EC guidelines. The applicant proposes to alter the building façade but architectural designs have not yet been submitted for review. Guidelines relating to context and compatibility will be addressed when the full architectural design is submitted for a formal review.	None at this time.
10	Buildings should relate to their site and the surrounding context of buildings.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		
	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.	A dumpster is shown on the site plan and would not be visible from the EC. However, the dumpster location may partially block an overhead door. Other possible locations, in the same existing concrete area, may be visible from the EC. A detail for the enclosure is not included in the site plan.	Confirm that the dumpster location is workable. If it will be visible from the EC include details for the dumpster enclosure in the site plan and identify screen type, material, manufacturer and color.
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.	No existing or proposed mechanical equipment is shown on the site plan. The mechanical equipment visibility note is not provided on the plan.	Show all mechanical equipment on the site plan. Show how visibility of all mechanical equipment will be eliminated 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.	There are existing above-ground utilities along the front of the building. The existing gas meter is to be relocated, but its proposed location is not shown in the site plan. Although the existing water utility box is not labeled as being relocated it is not shown on the proposed layout.	Provide the mechanical equipment visibility note.
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."		Show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.
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.	This is an existing development. Very little of the natural drainage pattern remains. The impacts to drainage are limited to the southwest corner of the site, and along the west side of the building, where accessways are proposed. No detention ponds are proposed and only one new surface runoff structure is shown at the front of the building in the proposed parking area. Negative visual impacts are not expected.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		
22-31	Lighting	No lighting plan has been submitted. A note on the cover sheet states that the existing light poles and building lighting shall remain and that no additional lighting is proposed.	None.
	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.	Six large shade trees are proposed along the EC, but they are spaced at 40' on center instead of the required 35'. An existing mature willow oak that is to remain is located approximately 18' further from the EC. The 40'-spacing better accommodates this existing tree. Ornamental trees are not proposed along the EC.	Revise the plan to provide the required ornamental trees.
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.	There are utilities along, and perpendicular to, the EC but easement widths are not shown on the site plan and therefore conflicts between the utilities and landscaping cannot be fully assessed. One proposed street tree is within 5' of an existing water lateral and fire line. Also, willow oaks are proposed for the street trees, and they are within 12' of the existing overhead power line.	Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping.
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 (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. 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. 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. 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.	A 3' high decorative stone wall is proposed along the EC but no wall detail or material sample have been provided. (See #35 for additional related information.) Similar stone walls exist in the area. Matching the character of those walls would be appropriate.	Revise the large street trees to a species with a narrower spread to minimize utility conflicts. (See comment #35)
33	Landscaping along interior roads: 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	An insufficient number of large trees are proposed along the west side of the accessway to the west of the building.	Provide two additional large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the west side of the accessway.

	plant species common to the area. Such trees should be located at least every 40 feet on center.		
34	Landscaping along interior pedestrian ways: 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.	Frontage trees and perimeter parking lot trees double as pedestrian way trees along the two interior connections. However, the trees along the sidewalk adjacent to the building are not the required size. (See #35 for additional related information.)	(See comment #35)
36	Landscaping of buildings and other structures: 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. 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.		
35	Landscaping of parking areas: 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. 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. 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.	With the exception of the front parking lot, which is adjacent to the EC and therefore has large street trees, no perimeter parking lot trees are proposed. Also, an insufficient number of large shade trees are proposed within the interior of the parking areas. In the front parking lot the majority of the trees proposed are small deciduous. In the rear parking lots only three large trees are provided for 88 parking spaces. No parking lot trees have been provided for the 6 proposed spaces on the east side of the building, but there is no expected change in appearance from current conditions in that location. Staff has learned that the applicant intends to provide asphalt, curb and gutter in the back parking lots. With that change, the parking lot landscaping requirements should be met. A 3’ high decorative stone wall is proposed along the EC, which will minimize the impact of the front parking area on the EC, but no wall detail or	Provide the standard perimeter and interior parking lot landscaping in all parking areas where improvements (other than paint striping) are proposed. Provide a wall detail and a material sample for the stone wall proposed between the EC and the front parking area. Matching the character of other retaining walls in the area would be appropriate. Remove the decorative stone wall from the Existing Conditions & Demolition Plan.

		material sample have been provided. Also, the proposed decorative wall is shown on the Existing Conditions & Demolition Plan.	
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 proposed plant species are appropriate.	None.
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."	The note is provided on the site plan.	None.
	Development pattern and site grading		
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.	This is an existing development and very little natural landscape remains on the site. With the exception of the managed steep slopes on the west side of the parcel, which will not be impacted by the proposed layout, the site is very flat. There are three large existing deciduous trees between the EC and the building, one of which is to remain. There are also existing evergreen trees and shrubs along the front of the building (Figure 2). The existing building is parallel to Ivy Road.	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: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. 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.	A vehicle connection is proposed to the west. There is an existing paved walkway along Ivy Road that will remain. No retaining walls are proposed.	

	c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. 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 32.5.6.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. f. The placement of structures on the site should respect existing views and vistas on and around the site.		
40	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.		
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.	There are three trees, a willow oak along the EC and two trees on the west side of the building, that are not to be removed. No tree protection fencing is shown on, and no conservation checklist is included in, the site plan.	Show tree protection fencing for preserved trees in both the grading and landscape 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.	There is grading proposed within the dripline of the two trees that are to remain on the west side of the building.	Provide a conservation checklist in the site plan. Ensure that no grading is proposed within the dripline

43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		of any tree designated as preserved.
	Signs	A note is included in the “Site Plan Notes:” on sheet 3 that states, “Individual signs will require sign applications and sign designs will be required to meet standard sign guidelines regarding size, scale proportion relative to the sign band and the overall building.” A comprehensive sign plan is required for multi-tenant buildings. Approval of a comprehensive sign plan is required prior to final ARB approval.	If multiple tenants will occupy this building, submit a comprehensive sign plan for review. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings with the final site plan.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Frontage trees within 12’ of overhead power lines.
2. Landscaping of improved parking areas.

Regarding the Initial Site Plan:

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) recommended conditions of initial plan approval:
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. Provide the conservation checklist in the site plan.
 2. Provide a tree protection fencing detail in the site plan and show the tree protection fencing in the Grading and Draining Plan sheet.
- Regarding the Final Site Plan
A Certificate of Appropriateness is required prior to final site plan approval. The following items must be addressed, in addition to all items on the Final Site Plan Checklist.
 1. Confirm that the dumpster location is workable. If it will be visible from the EC include details for the dumpster enclosure in the site plan and identify screen type, material, manufacturer and color.

2. Show all mechanical equipment on the site plan. Show how visibility of all mechanical equipment will be eliminated from the EC.
3. Provide the mechanical equipment visibility note: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
4. Show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.
5. Revise the plan to provide the required ornamental trees.
6. Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping.
7. Revise the large street trees to a species with a narrower spread to minimize utility conflicts.
8. Provide two additional large shade trees, 2½” caliper at planting, spaced 40 feet on center, along the west side of the accessway.
9. Provide the standard perimeter and interior parking lot landscaping in all parking areas where improvements (other than paint striping) are proposed: 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.
10. Provide a wall detail and a material sample for the stone wall proposed between the EC and the front parking area. Matching the character of other retaining walls in the area would be appropriate.
11. Remove the decorative stone wall from the Existing Conditions & Demolition Plan.
12. Show tree protection fencing for preserved trees in both the grading and landscape plans.
13. Provide a conservation checklist in the site plan.
14. Ensure that no grading is proposed within the dripline of any tree designated as preserved.
15. If multiple tenants will occupy this building, submit a comprehensive sign plan for review. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings with the final site plan.

ARB Motion

A. If the Initial Site Plan is recommended for approval:

Move to approve the consent agenda and forward the recommendations outlined in the staff report to the Agent for the Site Review Committee.

B. If the Initial Site Plan is not recommended for approval:

Move to forward the following recommendation to the Agent for the Site Review Committee:

Prior to Initial Plan approval, the following items must be resolved to the satisfaction of the ARB: (list the items)

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
1	Cover Sheet	11/4/2019
2	Existing Conditions & Demolition Plan	11/4/2019
3	Layout & Utility Plan	11/4/2019
4	Grading and Drainage Plan	11/4/2019
5	Notes & Details	11/4/2019
6	Landscaping Plan	11/4/2019

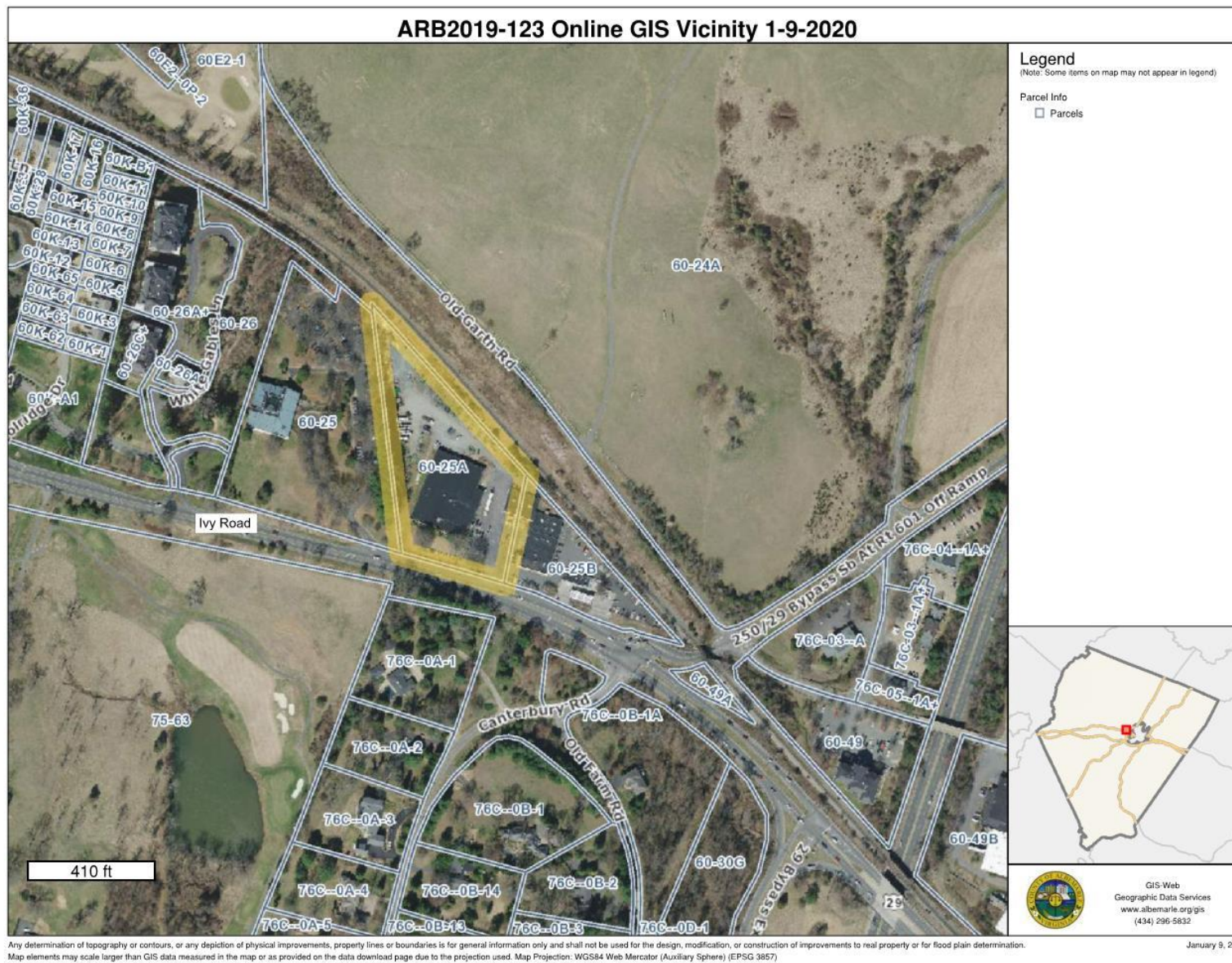


Figure 1: Vicinity map.



Figure 2: The view from the Ivy Road EC, facing northwest (top) and northeast (bottom).



Figure 3: Office building to the west.



Figure 4: Commercial buildings to the east.



Figure 5: Residential development across Ivy Road.