

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-1: Our Neighborhood Child Development Center Initial Site Plan
Review Type	Initial Site Development Plan
Parcel Identification	078000000058K0
Location	1395 Stony Point Road (Route 20) (Figures 1 & 3)
Zoned	Residential (R1)/Entrance Corridor (EC)/ Flood Hazard Overlay District/Dam Inundation Zone
Owner/Applicant	James A. Jr. or Peggy W. Dettor/Shimp Engineering (Justin Shimp)
Magisterial District	Rivanna
Proposal	To renovate two existing structures, totaling approximately 6,700sf, to accommodate a child daycare center with a parking lot expansion and associated site improvements on approximately 3.607 acres.
Context	There is a mix of development along this portion of Stony Point Road, with the Riverside Village mixed-use development directly across the street, the Wilton Farm residential development behind (northeast of) the parcel, and commercial uses to the south on both sides of the road (Figure 2). The majority of the commercial buildings in the vicinity have been reviewed and approved by the ARB, but there are some buildings to the south that predate the establishment of the EC and, consequently, may not meet the requirements of the EC guidelines.
Visibility	The buildings and the site are clearly visible from the EC (Stony Point Road). No new buildings are proposed. The primary existing building is 103' from the existing right-of-way and 126' from the Stony Point Road edge of pavement.
ARB Meeting Date	February 3, 2020
Staff Contact	Paty Saternye

PROJECT HISTORY

The existing primary structure on the site is a residence that was built prior to the creation of the Entrance Corridor (EC) overlay district.

A Zoning Map Amendment is currently under review (ZMA2019-15). Staff comments were provided regarding potential impacts to the EC.

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 includes alterations to the existing site layout. No new structures are proposed. The primary building is located approximately 103' from the right-of-way and 126' from the curb. No changes to the existing buildings are specified in the site plan and it does not appear that the applicant proposes to alter the building façade.	Confirm that no changes are proposed to the exteriors of the buildings. If buildings are to be modified, submit architectural designs, elevations, and material colors and samples for review with the next submittal.
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.	Architectural designs have not been submitted for review. No changes to the existing buildings are specified in the site plan. The majority of the commercial buildings in the vicinity meet EC guidelines (Figure 2), but there are buildings to the south that predate the establishment of the EC and, consequently, may not meet the requirements of the EC guidelines.	See recommendation above.
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	A dumpster enclosure is not shown on the site plan.	Confirm that a dumpster is not proposed. If a dumpster

	possible, be compatible with the building designs used on the site.	No existing or proposed mechanical equipment is shown on the site plan.	is to be proposed, and 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.	The proposed use is a child day care center. However, no fenced-in play area is shown on the site plan.	Show all existing and proposed mechanical equipment on the site plan. Show how visibility of all proposed 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.	The mechanical equipment visibility note is provided on the plan.	Show all proposed fences. Chain link fence cannot be approved for new fencing visible from the EC.
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."		
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. The proposed layout impacts only a small portion of the parcel and drainage patterns will be preserved. No detention ponds are proposed, so 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.		
	Lighting	No lighting plan has been submitted at this time.	None at this time.
	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.	Insufficient large shade trees and ornamental trees are proposed along the EC. The species and size of the trees are not specified. Existing trees are being utilized to meet the requirements. However, the species of the existing trees is not specified.	Revise the plan to provide large shade trees along the EC, 35' on center, 3½" caliper at planting. Revise the spacing and quantity of ornamental trees accordingly.

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.	Easements are not shown on the site plan. A note on the cover sheet states, "All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easement." (Figure 4). However, the drainage easement is not shown. The easement must be shown for impacts to be determined.	Provide a landscape schedule that identifies all proposed plant species, quantities and size at time of planting.
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 landscape schedule is not included in the site plan. Information on the plant species, quantity and size are not provided.	Revise the plan to show that there are no conflicts between the utilities, the existing drainage easement, and the proposed landscaping.
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 plant species common to the area. Such trees should be located at least every 40 feet on center.	Trees are not provided along the southern accessway which is being improved.	Provide large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the improved accessway.
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.	There are no trees along the proposed sidewalk adjacent to the 4,445 sf building. A landscape schedule has not been provided.	Provide medium shade trees, at least 2½" caliper planting, spaced 25 feet on center, along the proposed pedestrian ways.

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.	No buildings or structures are proposed. No changes to the existing buildings are specified in the site plan.	See recommendation 32 above.
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.	No perimeter parking lot trees are shown. It appears that some evergreen screening trees exist to the west of the parking area in the southeast corner of the property, but they are not shown on the site plan (Figure 5). Species are not provided for the two trees and eleven shrubs adjacent to the improved parking area near the middle of the parcel. Shrubs are not provided on the north side of the improved parking area.	Provide the standard perimeter parking lot landscaping (trees 40’ on center, 2½” caliper at planting) in all parking areas where improvements (other than paint striping) are proposed. Provide shrubs, 24” at planting, in the perimeter planting areas on the north side of the improved parking lot. See recommendation 32 above.
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 and existing plant species are not specified.	See recommendation 32 above. Revise the plan to provide the species of the existing landscaping.
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	The note is not provided on the site plan.	Add the standard plant health note to the landscape plan.

	pruned minimally and only to support the overall health of the plant.”		
	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 only a small portion of the site will be impacted by the improvements shown on the plan. With the exception of the existing buildings and access ways, the site is open and grassy, sloping down from the north to a small stream on the southern edge of the parcel. The existing stream is to remain and will not be impacted by the proposed grading. The proposed contours have a natural appearance and no retaining walls are proposed.	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: - An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. - 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. - Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. - Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. - 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.	The primary structure is parallel to Stony Point Road. There is an existing sidewalk along Stony Point Road that will remain.	

	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 is existing landscaping on the site that is not shown on the site plan (Figures 4 & 5).	Ensure all existing landscaping is shown on the site plan.
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 are existing trees that are not shown on the site plan. Evergreen trees along the western edge of the parking area in the southeast corner of the parcel (Figure 5) could be impacted by the removal of a portion of the parking area surface. Two large existing trees on the northern edge of the improved accessway could be impacted by the expansion of the accessway and parking area.	Show tree protection fencing for preserved trees in both the grading and landscape plans.
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.	No tree protection fencing is shown on, and no conservation checklist is included in, the site plan.	Provide a conservation checklist in the site plan.
	Signs	Signage is reviewed and approved by separate submission.	Ensure that no grading is proposed within the dripline of any tree designated as preserved.
			Sign applications are required for all proposed signs.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Landscaping of improved parking area and accessway.

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:
The ARB recommends approval of the Initial Plan without 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:
 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 no changes are proposed to the exteriors of the buildings. If buildings are to be modified, submit architectural designs, elevations, and material colors and samples for review with the next submittal.
 2. Confirm that a dumpster is not proposed. If a dumpster is to be proposed, and will be visible from the EC, include details for the dumpster enclosure in the site plan and identify screen type, material, manufacturer and color.
 3. Show all existing and proposed mechanical equipment on the site plan. Show how visibility of all proposed mechanical equipment will be eliminated from the EC.
 4. Show all proposed fences. Chain link fence cannot be approved for new fencing visible from the EC.
 5. Revise the plan to provide large shade trees along the EC, 35' on center, 3½" caliper at planting. Revise the spacing and quantity of ornamental trees accordingly.
 6. Provide a landscape schedule that identifies all proposed plant species, quantities and size at time of planting.
 7. Revise the plan to show that there are no conflicts between the utilities, the existing drainage easement, and the proposed landscaping.
 8. Provide large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the improved accessway.
 9. Provide medium shade trees, at least 2½" caliper planting, spaced 25 feet on center, along the proposed pedestrian ways.
 10. Provide the standard perimeter parking lot landscaping (trees 40' on center, 2½" caliper at planting) in all parking areas where improvements (other than paint striping) are proposed.
 11. Provide shrubs, 24" at planting, in the perimeter planting areas on the north side of the improved parking lot.
 12. Revise the plan provide the species of the existing landscaping.

13. Add the standard plant health note to the landscape plan.
14. Ensure all existing landscaping is shown on the site plan.
15. Show tree protection fencing for preserved trees in both the grading and landscape plans.
16. Provide a conservation checklist in the site plan.
17. Ensure that no grading is proposed within the dripline of any tree designated as preserved.
18. Sign applications are required for all proposed signs.

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
C1	Cover	12/30/2019
C2	Existing Conditions & Demo	12/30/2019
C3	Site & Landscape Plan	12/30/2019
C4	Grading & Utility Plan, Sight Distance Exhibit	12/30/2019

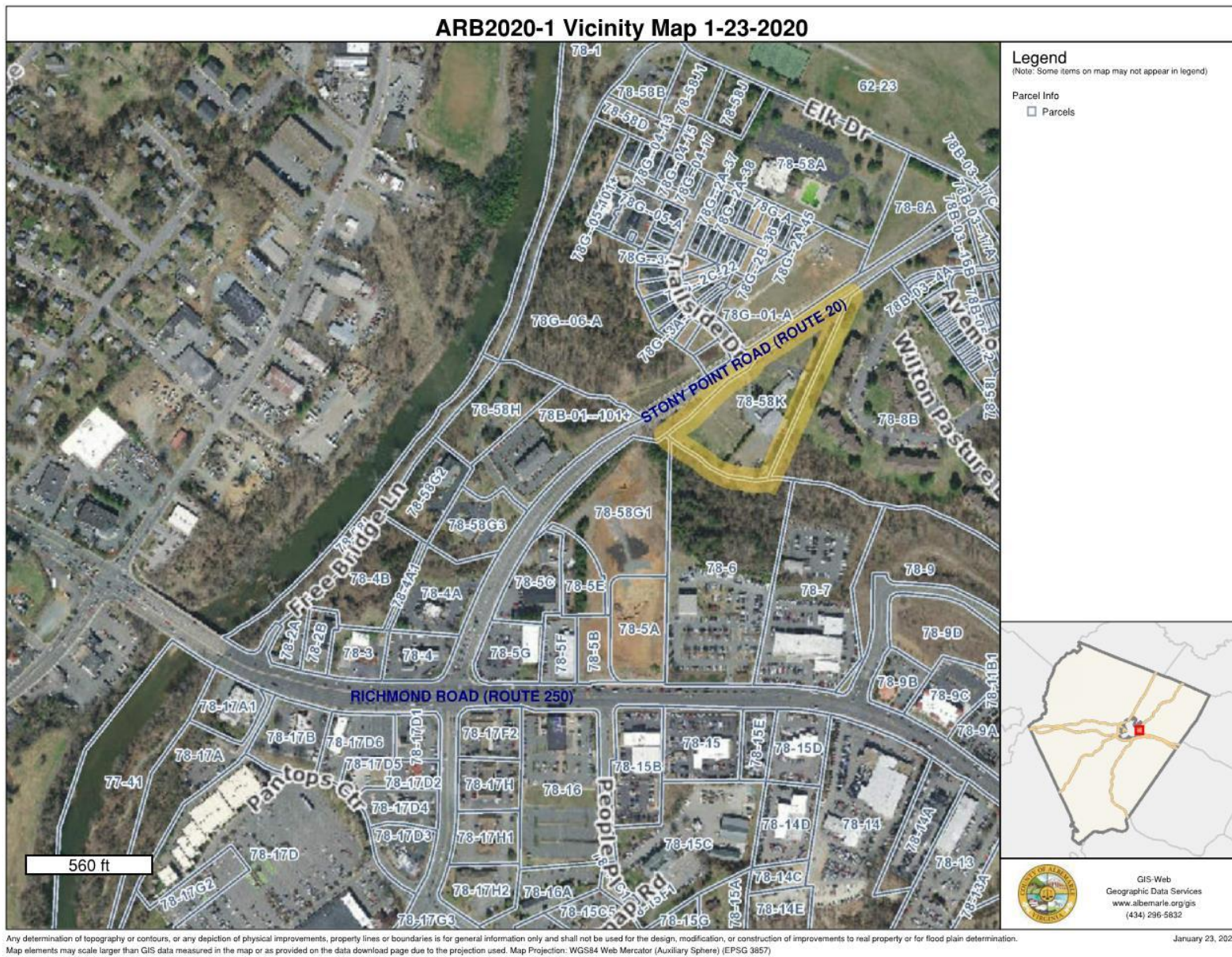


Figure 1: Vicinity map.



Figure 2: Nearby development along Stony Point Road.



Figure 3: Existing buildings on site.



Figure 4: Landscaping to be removed (plantings within right-of-way & shrubs by existing parking area).



Figure 5: Existing trees and shrubs not shown in site plan (picture left - trees and shrubs in the middle) & existing evergreen screening not shown in site plan (on right).