



County of Albemarle

Community Development Department - Planning

Khristopher Taggart

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July 20, 2021

Katherine Roberts, P.E.
Bohler Engineering
28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186

RE: ARB-2021-67: Discount Tire Initial Site Plan (TMP: 06100-00-00-120J0)

Dear Applicant,

At its meeting on Monday, July 19, 2021, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan 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) and recommended conditions of initial plan approval:
 - The ARB recommends approval of the Initial Site Plan with the following condition: Revise the plan to provide additional planting area along the Rt. 29 frontage to accommodate required frontage trees free of utilities and easements. Note that this will likely require the elimination of the 8-space parking row and possibly some of the adjacent travelway.
- 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. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Provide samples for all materials and colors.
 2. Revise the masonry to one with a more finished appearance.
 3. Revise the building forms to establish a more cohesive appearance for the overall building.
 4. Revise the design of the north elevation to incorporate architectural detailing to relieve blankness.
 5. Revise the size of building forms and the distribution of materials and colors to create a better sense of human scale and greater coordination throughout the building.
 6. Revise the color of the ACM to a more muted, earth tone color.
 7. Revise the architectural drawings to include the standard window glass note: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*
 8. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.

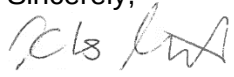
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9. Revise the site plan to provide a dumpster enclosure detail. A material that coordinates with that approved for the main building would be appropriate.
10. Add the standard mechanical equipment note to the site plan and architectural drawings:
"Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
11. Revise the photometric plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
12. Revise the color temperature of the pole-mounted lighting to a soft, warm white (3000K).
13. Revise the lighting plan to indicate the color temperature for the under-canopy lighting. A lighting temperature of 2000K-3000K would be appropriate.
14. Revise the height of the pole-mounted fixtures to a height that does not exceed 20', including the base and indicate this on the plan.
15. Add the standard lighting note to the lighting plan: *"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."*
16. Revise the plan to provide additional planting area along the Rt. 29 frontage to accommodate required frontage trees free of utilities and easements. Note that this will likely require the elimination of the 8-space parking row and possibly some of the adjacent travelway.
17. Revise the site plan to provide a planting area along the north elevation of the building.
18. Revise the site plan to include the standard landscaping note: *"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."*
19. Revise the plan to show a pedestrian way across the frontage with the new development.
20. Add planting beds along the retaining walls to allow for trees at 2.5" caliper and shrubs at 24".
21. Revise the plan to indicate retaining wall material, color, manufacturer. A block in a muted, earth-tone color would be appropriate. Samples may be required.
22. Terrace all retaining walls over 6' in height and provide planting beds.
23. Revise the plans to correct the depth of the landscape buffer.
24. Please note separate sign applications are required for all proposed signs. The following preliminary comments are provided:
 - a. Revise the wall signs to use either face illumination or halo illumination.
 - b. Revise the sign proposed on the south elevation so that it has a more coordinated appearance. This can be done by reducing the size of the sign and/or changing the layout to a single line of text.
 - c. The background of any cabinet signs proposed will be required to have an opaque background if internally illuminated.
 - d. Include the size of the existing freestanding sign on the sign drawings. If the sign is taller than 12' and larger than 32 square feet, the proposal must include a 25% reduction in height and area until the height reaches 12' and area reaches 32 sf.
25. Provide a perspective showing the view of the north elevation from the street.
26. Consider reducing the width of the travelway on the north side to create planting area at the building.
27. Update the rendering to accurately show the scale and type of the proposed building materials.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,



Khris Taggart, Planner

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