County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board
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FINAL ARB ACTION MEMO

Date: November 21, 2022
Time: 1:00 PM
Meeting Room: Lane Auditorium

Members:
Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Present virtually
Taro Matsuno: Absent

Staff:
Mariah Gleason
Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:05 p.m. and established a quorum. Ms. Shaffer called the role and noted that Mr. Van Der Werf was participating remotely, and Mr. Matsuno was absent. Mr. Van Der Werf attended from his home in Albemarle County due to a temporary medical condition.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA

a. **ARB-2022-88: Cville Rio Road Apartments Initial Site Plan**

Location: On the south side of Rio Road West, approximately 530' west of the intersection of Woodburn Road and Rio Road West

Proposal: To develop five parcels totaling 8.23 acres with 250 multi-family residential apartment units in seven buildings and associated site improvements.

Staff Contact: Khris Taggart

Representative: Scott Collins

Motion: Mr. Stoner moved to approve the consent agenda and forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5)and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. 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: 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 architectural drawings with the next submittal. Elevations visible from Rio Road West must be fully designed with forms, features, and treatments that establish human scale and a tie to the historic architecture of the area.
  2. Provide perspectives, with and without landscaping, from both directions on Rio Road West to clarify the visibility of all proposed buildings.
  3. Revise the site plan to show the locations of the ground-mounted equipment.
  4. Provide architectural drawings that show the locations for the roof-mounted mechanical equipment for Building 3. Show how the equipment will be screened from the view of the EC.
  5. Include the standard mechanical equipment note on the architectural drawings.
  6. Provide a complete lighting plan with the next submittal.
  7. Revise the site plan to include a complete landscape plan that includes the standard plant health note.
  8. Revise the site layout to allow for trees, 40' on center and 2½" caliper at time of planting, along both sides of Heritage Hall Road.
  9. Revise the site layout to allow for 38 interior parking lot trees. Provide the trees, 2½" at time of planting, evenly distributed throughout the parking areas.
  10. Note that if landscaping is required to soften the appearance of the buildings, the site layout will need to be revised to provide sufficient planting area.
  11. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.

Mr. Hancock seconded the motion.

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

Regular Review Items: None

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda: Rt. 29 North (Seminole Trl.)

Staff: Mariah Gleason, Margaret Maliszewski

The ARB held a work session on the draft addenda for the Rt. 29 corridor. The ARB members discussed the segment boundaries and recommended consolidating some, noting the river as a natural dividing line. They also discussed the relationship between ARB review, form-based

code, and the Rio29 Small Area Plan. Board members suggested that photo captions should be clearer about distinguishing positive and negative characteristics.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the November 7, 2022, ARB meeting.

Mr. Van Der Werf seconded the motion.

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

b. Next ARB Meeting: Monday, December 5, 2022, 1:00 PM – Lane Auditorium

c. Other items from staff or ARB members

i. Shed at TMP 13-49

Staff summarized a proposal for a building permit application. ARB members questioned whether the shed was intended to be temporary and agreed that there were no real concerns with the proposal given the context of the site and the distance from the street.

ADJOURNMENT

The meeting was adjourned at 2:07 p.m. to the next ARB meeting on Monday, December 5, 2022, at 1:00 p.m.