

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-93: Galaxie Farm Townhomes Final Site Plan
Review Type	Final Site Plan and Preliminary Review of Architecture
Parcel Identification	09100-00-00-00900, 09100-00-00-01500
Location	192 and 193 Galaxie Farm Lane on the west side of Rt. 20, .3 miles south of the intersection of Mill Creek Drive and Rt. 20.
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Galaxie Farm Investments LLC / Riverbend Development, Inc., Collins Engineering (Scott Collins)
Magisterial District	Scottsville
Proposal	To construct 16 attached townhouses in one group of four units and two groups of six units as part of a larger development including 43 detached residences and associated site improvements on approximately 13.36 acres.
Context	The character of this portion of the Entrance Corridor is largely residential and rural. Some commercial properties are interspersed.
Visibility	See Project History/Visibility.
ARB Meeting Date	December 5, 2022
Staff Contact	Khris Taggart

PROJECT HISTORY/VISIBILITY

The ARB reviewed and recommended approval of the initial site plan, ARB-2021-76, at the August 16, 2021 ARB meeting. Entrance Corridor requirements apply to the townhome portion of this development and Galaxie Farm Lane. Assuming the height of the townhomes is similar to or less than that of the single-family detached units, Lots 18-27 and Lots 54-59 will have visibility from the EC (Fig. 2 and 3).

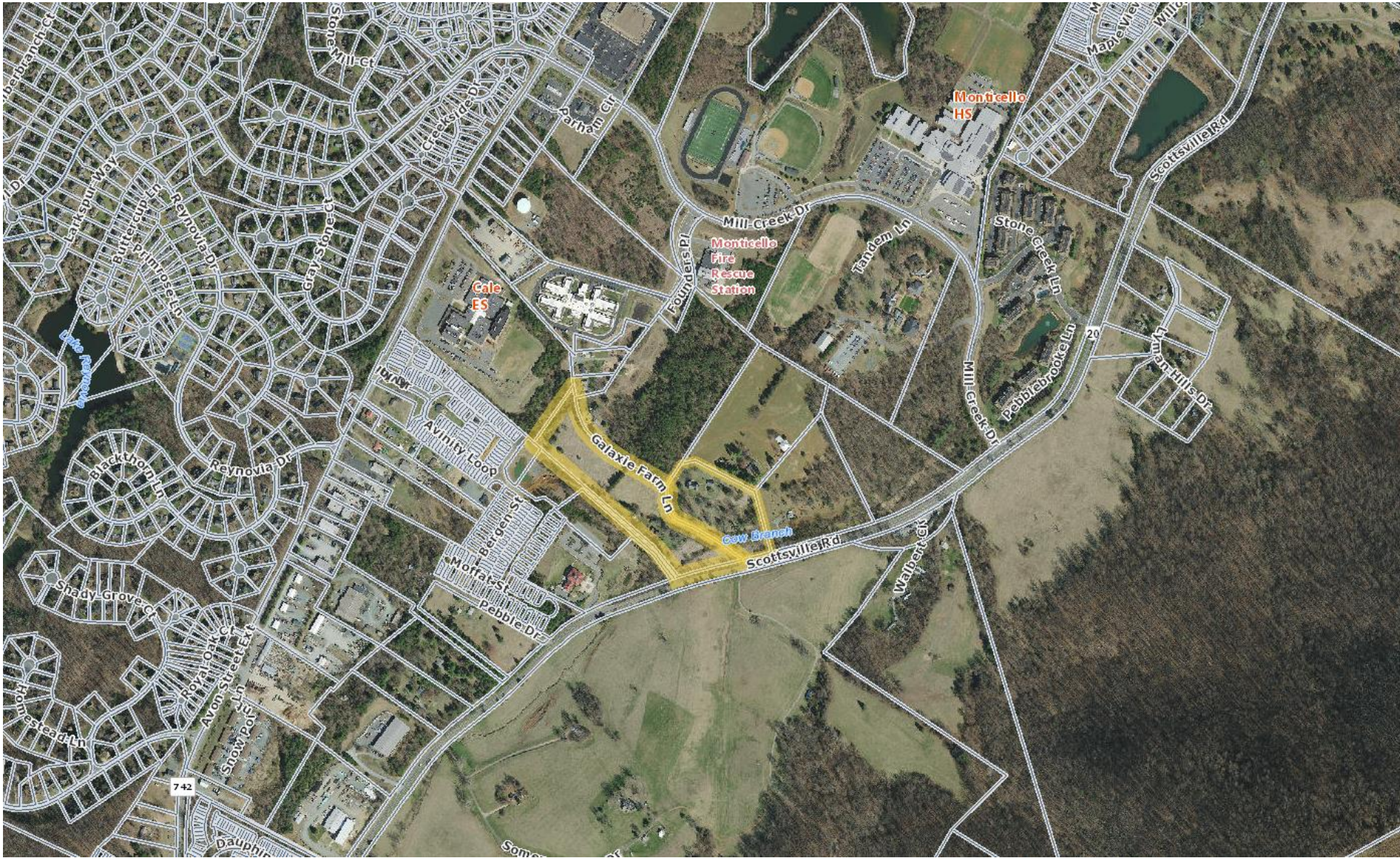


Figure 1: County GIS map highlighting subject properties along the Entrance Corridor.

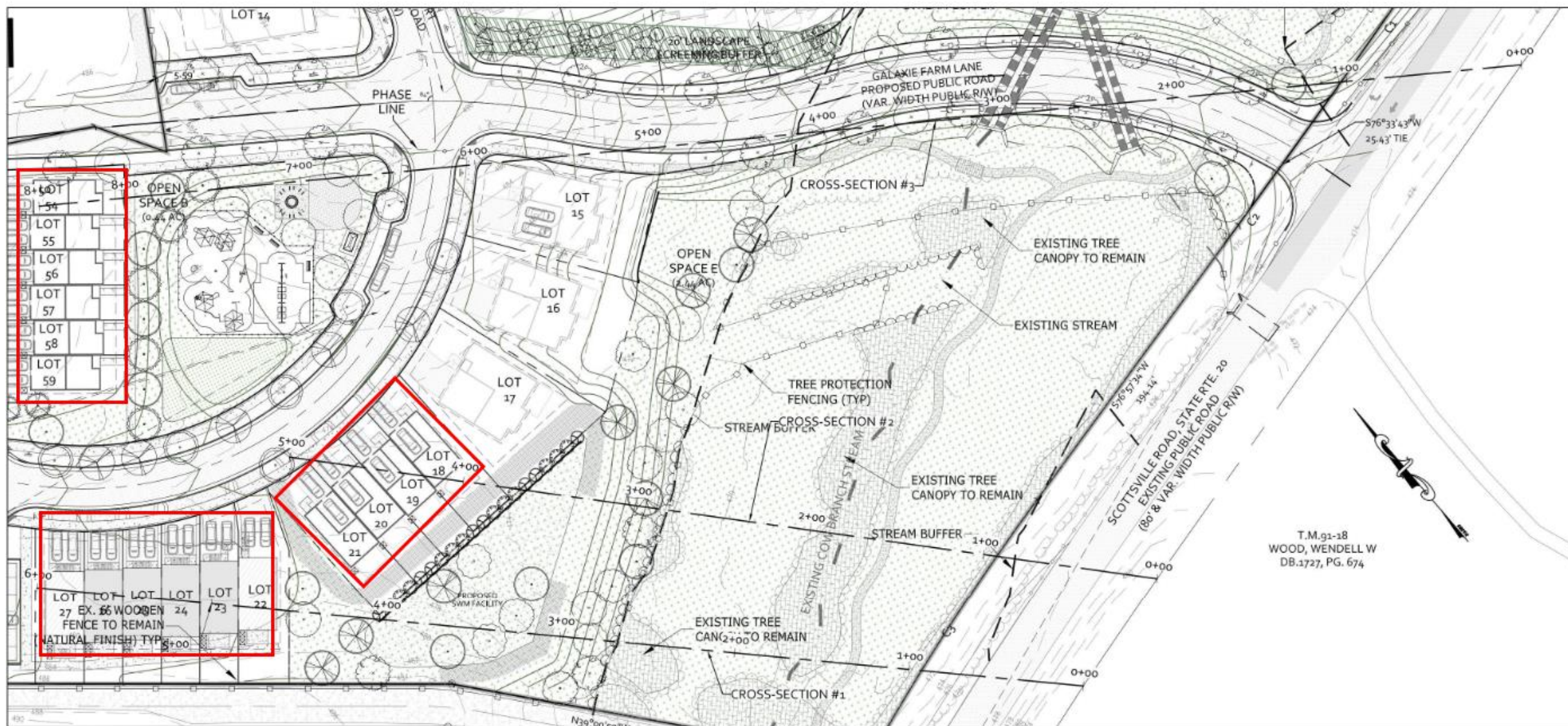


Figure 2: Snippet from Sheet 18 of the Final Site Plan with Lots 18-27 and 54-59 highlighted.

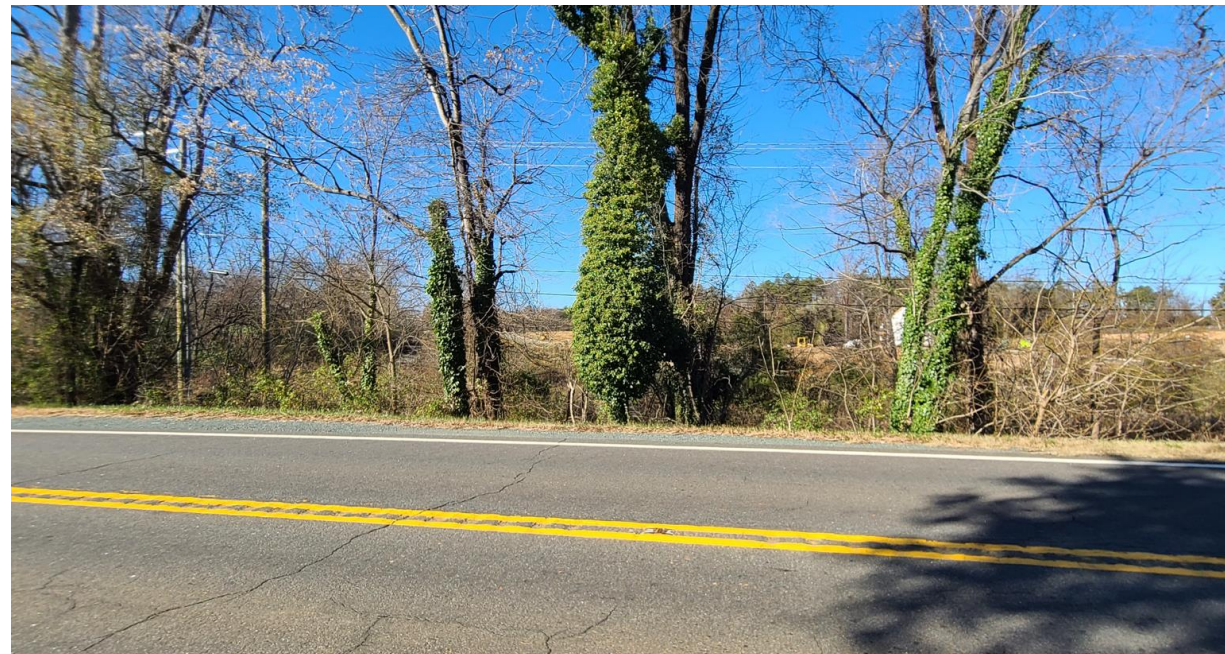


Figure 3: Photos of views from Rt. 20 into the site. November 21, 2022.

ANALYSIS

REF	GUIDELINE	ISSUE 8/16/21	RECOMMENDATION 8/16/21	ISSUE 12/5/22	RECOMMENDATION 12/5/22
	GENERAL GUIDELINES				
	<i>Purpose, Compatibility with significant historic sites, Compatibility with the character of the Entrance Corridor</i>				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Architectural designs were not provided with the initial plan. The side and rear elevations of the townhouses that are visible from the EC must be designed to eliminate blankness and achieve appropriate form, scale, etc.	Provide architectural designs with the next submittal. Note that the side and rear elevations of the townhouses in lots 18-27 and 54-59 must be designed to eliminate blankness and achieve appropriate form, scale, etc.	Architectural drawings have been provided with this submittal. The overall building design of the townhomes is contemporary in style but uses gabled roof forms and building materials (brick, standing seam metal, and board and batten and horizontal siding) that are reflective of those used historically within the County. The use of gable roof forms and the proposed materials provides a minimal connection to both the local historic architecture and the surrounding context of nearby developments.	See the recommendations listed below on the architectural designs.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.				
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural				

	features, which provide important examples of this tradition are contained in Appendix A.				
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.				
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.				
	SPECIFIC GUIDELINES				
	<i>Compatibility with significant historic sites</i>				
	Structure design				
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is	Architectural designs were not provided with the initial plan. The side and rear elevations of the townhouses that are visible from the EC must be designed to eliminate blankness and achieve appropriate form, scale, etc.	Provide architectural designs with the next submittal. Note that the side and rear elevations of the townhouses in lots 18-27 and 54-59 must be designed to eliminate blankness and achieve appropriate form, scale, etc.	Line drawings and color renderings have been provided, but they show different building designs and are not keyed to the site plan. The townhomes illustrated in the color renderings feature a brick base with board and batten and horizontal siding above. The south and east (side and	Provide a drawing that keys the building designs to the site layout. Provide color renderings for the designs shown in the line drawings and line drawings for the

	contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			rear) elevations feature material changes, variations in depth, and windows and balconies that sufficiently break up the mass and scale of the buildings.	design shown in the color renderings.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.				Revise the line drawings to note warm earth-tone colors for horizontal siding on the south and east elevations of the townhomes labeled Holly I and note that adjacent townhomes will not use the same color.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.			The townhomes illustrated in the line drawings include a number of different design options. The front elevations feature bases of stone veneer that vary in height. Above the stone is either a single type of siding or a mixture of board and batten, horizontal, and shake. The east and south (side and rear) elevations are limited to a single material - horizontal siding – and they have no ornamental features. They do have windows that help relieve blankness and establish scale, and an optional balcony on the south elevations would add interest. The distance between the townhomes and the EC, the existing vegetation to remain, and the proposed landscaping are expected to filter the views of the townhomes from Rt. 20. This limits the need for additional architectural features. Wall colors have not been identified on the line drawings, but warm earth tones would help the buildings blend into the surroundings. Also, varying the warm tones from one townhouse to the next would help reduce the scale of the townhouse blocks.	
10	Buildings should relate to their site and the surrounding context of buildings.			No physical materials/color samples have been provided with this submittal. However, the architectural drawings identify the materials which include brick, board and batten and horizontal	Revise the building design to limit the use of white to trim and/or decorative features.

				siding, and standing seam metal. The colors identified include earth tones (Navajo Beige, Iron Ore, Weathered Wood, and Salem Creek Tudor) and white (Arctic White). In the ARB's review of similar developments that have used Arctic White, the Board has required the color be limited to trim and decorative features. In the design for the proposed townhomes, the use of this color expands beyond trim and decorative features to the walls of the non-gable roof portions of the front and rear elevations and the central bay of the side elevations. Based on the surrounding context, revising the building design to limit the use of white to trim and/or decorative features would be appropriate.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			The layout of the site is not conducive to connecting devices.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			The buildings do not have the appearance of a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>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.</i>			The color renderings include a note that the window glass will meet the EC guidelines. However, no specifications on the proposed window glass have been indicated on the line drawings with this submittal.	Revise the line drawings to provide specs on proposed window glass that meet the design criteria.
	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.	No accessory structures are proposed in this development. The location(s) of mechanical equipment is not labeled on the plan.	Show the location of mechanical equipment (building- and ground-mounted) on the site and architectural plans and show	The locations of the ground-mounted mechanical equipment for the townhomes have been shown on the plans. Both the mechanical equipment	Clarify whether the existing fence remains on the southern property line.

			how it will be screened from the EC.	and associated screening fencing are not expected to be visible from the EC.	Revise the site plan to show the height of the new fence consistently throughout the site plan.
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.	Some, but not all, sheets of the site plan set show existing fencing along the southwest side of the site. Sheet 2 notes that it is to remain. Retaining the fence seems challenging given the proximity of construction.	Confirm that the fence on the southwest side of the site is to remain. Revise the site plan to show the fence consistently throughout the site plan.	The proposal includes new fencing to supplement an existing fence along the southern property line but based on a site visit there appears to be no existing fence. Also, the height of the new fence (8' on sheet 3, 6' on sheet 4) is not shown consistently on the site plan.	
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.				
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."	The note is present of the site plan. Architectural drawings have not been submitted at this time.	Include the standard mechanical equipment note on the architectural plans.	The architectural drawings include the standard mechanical equipment note.	None.
22-31	Lighting	A note on the site plan indicates no lighting is proposed with this site plan.	None.	The plan has been revised to note that no street lighting is proposed. Building and/or post-mounted lighting is likely and could be appropriate if impacts are minimized.	Revise the site plan to include information on any proposed building and/or post-mounted lighting. Show how impacts of this lighting will be minimized. Full cutoff fixtures with limited intensity and warm color temperatures (2000-3000K) are recommended.
	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	It is anticipated that building masses and rooflines ascending the slope will be seen from the street, particularly through the southwest perimeter of the development. Trees along this side and distributed throughout the development would help	Revise the plan to provide trees along the south/southwest perimeter of the site to help integrate the development into environment of the corridor. A mix of trees,	The site plan has been revised to include a complete landscaping plan. The plan shows an irregular arrangement of mixed deciduous trees between the stream buffer and the backs of Lots 15-21 and 4-6. This	None.

	Corridor and help to integrate buildings into the existing environment of the corridor.	integrate the development into the surrounding context and help transition from more urban to rural character.	irregularly spaced, is recommended.	arrangement, combined with the existing vegetation to remain along the EC, is expected to help integrate the development into the surrounding context.	
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.				
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.	Along the Rt. 20 frontage of the development is a 100' stream buffer that is wooded and to remain; existing trees to remain can be counted as EC frontage trees. The buffer is not particularly dense; views will be available through the wooded area in the fall and winter. Some trees are located very close to the road, as is an overhead power line. The wooded buffer is consistent with the surrounding context.			
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	A landscape plan has not been provided in this submittal. On the site plan trees are shown along Galaxie Farm Lane and Mary Jackson Court but spacing exceeds 40' in several locations. Overall, the quantity of trees provided is consistent with the	Include with the final site plan a complete landscape plan. Ensure that there are no conflicts between landscaping and utilities.	A complete landscape plan has been included with the final site plan. Large shade trees, 2½" caliper at time of planting, have been identified along Galaxie Farm Lane and Mary Jackson Court. However, two trees located east	Shift the two trees east of "Open Space B" to eliminate the stormwater pipe conflict and resolve all other street trees/utility conflicts.

	common to the area. Such trees should be located at least every 40 feet on center.	requirement. However, there appear to be numerous conflicts between interior road trees and utilities. Also, details on the species and caliper of the proposed trees have not been provided with the initial plan.		of open Space B are still shown too close to stormwater pipes and there are additional conflicts with a few trees further west on Mary Jackson Court.	
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.	Sidewalks are provided along all public roadways within the site. The interior street trees provided along these roadways also act as interior pedestrian way trees. A trail is proposed through the stream buffer, more or less parallel to the EC. Pedestrian way trees are not needed along it because trees remain in the stream buffer.	None.		
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.	Parking spaces are proposed west of Lots 54-56 and west of Lot 27. They are not expected to be visible from the Entrance Corridor.	None.	Parking spaces are proposed west of Lots 54-56 and west of Lot 27. They are not expected to be visible from the Entrance Corridor.	None.

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.	The longest townhome block is approximately 132’ long. The townhome block that is closest to the EC is located approximately 340’ from the street. Architectural designs haven’t been provided, but the blocks incorporate minor variations in depth; some units project forward, others are recessed.	None at this time.	Line drawings and color renderings have been provided with this submittal. The color renderings confirm that the building designs incorporate variations in depth and variations in materials/colors that help provide relief along the length of the elevations. However, the south (rear) elevations in the line drawings show a single material (horizontal siding) and presumably no variations in wall color. Lots 18-27 and 54-59 are the townhouse lots but building designs have not been keyed to the site plan. While the lots’ distance from the EC and site elements between them and the EC are expected to filter views of the buildings, using warm earth tones (varying from one townhome to the next) would both integrate the buildings into the surrounding context and provide visual interest.	Revise the line drawings to note warm earth-tone colors for horizontal siding on the south and east elevations of the townhomes labeled Holly I and note that adjacent townhomes will not use the same color.
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>.	A landscape plan has not been provided with the initial site plan.	Include with the final site plan a complete landscape plan.	A complete landscape plan has been included with the site plan. The plants are found on the various lists and do not include invasives.	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.”		Include the standard plan health note on the landscape plan.	The standard plant health note has been included on the landscape plan.	None.
	Development pattern				
	Site development and layout				

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.	The site is a combination of existing developed areas (single-family residential) and natural landscape (open space, mature trees). Except for the tree buffer that is to remain along Rt. 20, the existing natural landscape is being removed to accommodate the proposed development.	None.	The two single-family residential properties and natural landscape (open space, mature trees), with the exception of the tree buffer, have been removed to accommodate the proposed development.	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	The site is accessed from Rt 20. The travelways and parking areas have an organized pattern. A trail is proposed through the stream buffer, more or less parallel to the EC; it connects to the interior pedestrian ways. The townhome blocks are not adjacent to the EC street. Those that will be most visible are arranged more or less perpendicular to the EC. The sidewalk layout suggests that the front of the townhomes visible from the EC will face the interior of the site (north), so the east and south elevations of these units will be the side and rear elevations. They must be designed to eliminate blankness and achieve appropriate form, scale, etc. The existing site is a mixture of two single-family residential properties and open spaces with mature trees, most of which will be	Provide architectural designs with the next submittal. Note that the side and rear elevations of the townhouses in lots 18-27 and 54-59 must be designed to eliminate blankness and achieve appropriate form, scale, etc.	The site is accessed from Rt 20. The travelways and parking areas have an organized pattern. A trail is proposed through the stream buffer, more or less parallel to the EC; it connects to the interior pedestrian ways. Architectural drawings have been provided with this submittal. The side and rear of the townhomes shown in the color renderings have been designed with sufficient form and material changes to relieve blankness and break up the mass of the elevations. The side and rear of the townhomes shown in the line drawings have windows and doors that help to reduce blankness and establish some scale, but there are no material changes and potentially no variations in wall color. Siding colors in warm earth tones, varying the colors from one townhouse to the next, may	See recommendation in Guideline 36.

	Section 32.5.2.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.	removed to accommodate the proposed development. Views around the site are not expected to be negatively impacted.		help to provide additional visual interest and integrate the elevations into the surrounding context. The two single-family residential properties and mature trees in open spaces have been cleared to accommodate the proposed development. Views around the site are not expected to be negatively impacted.	
	Site Grading				
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 landforms 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.	Grading is proposed throughout the site. Retaining walls reaching 6’ tall are proposed at the northwestern corner of the site and southeast of Lot 4. The wall at the northwest corner of the site is not anticipated to be visible from the EC; however, the wall southeast of Lot 4 is anticipated to have some visibility from the EC. The use of an earth tone color for the block material would be appropriate.	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.	The site plan has been revised to identify the retaining wall material as segmental block in the color “Blue Ridge”. When viewed during a recent site visit, the muted, earth-tone color appeared to be appropriate for the EC.	None.
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	The grading plan shows grading in the stream buffer along the EC frontage. An existing wooded area is between the EC and the site, but no tree protection fencing is shown on the plans. If this wooded area is to remain, tree	Show the tree protection fencing for the tree buffer throughout the landscaping, grading and, E&S plans.	The site plan has been revised to show tree protection fencing throughout the plan set.	None.

	coordinated throughout, the grading, landscaping and erosion and sediment control plans.	protection will need to be coordinated throughout the site plan set.			
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.				
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.				
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.	A stormwater facility is shown south of Lots 17-21 between the site and the EC, it is anticipated that the tree buffer will reduce visual impacts of the facility as viewed from the EC. A stormwater pipe runs along the southwest perimeter of the site ending behind Lot 16 with a culvert and a rip rap lined channel that connects to the nearby stream (Cow Branch). There are also pipes, culverts, and rip rap associated with Galaxie Farm Lane. These features are expected to have some visibility from the EC. All these features could be better integrated into the site with the use of earth-tone colors for the concrete and stone.	Revise the plan to indicate the use of earth-tone concrete and stone to better integrate the culverts and rip rap located in the tree buffer into the site.	The site plan has not been revised to indicate the use of earth-tone concrete and stone. Installed portions of the culverts and rip rap (light gray) were viewed in a recent site visit. Existing vegetation to remain, combined with proposed landscaping, are expected to sufficiently integrate the light gray features into the site.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.				

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The appearance of the townhomes; materials, colors and level of detail.
2. The proposed landscaping between the development and the EC.
3. The visibility of the culverts and riprap located in the tree buffer.

Staff recommends approval of the final site plan with the following revisions:

1. Provide a drawing that keys the building designs to the site layout.
2. Provide color renderings for the designs shown in the line drawings and line drawings for the designs shown in the color renderings.
3. Revise the line drawings to note warm earth-tone colors for horizontal siding on the south and east elevations of the townhomes label Holly I and note that adjacent townhomes will not use the same color.
4. Revise the building design to limit the use of white to trim and/or decorative features.
5. Revise the line drawings to provide specs on proposed window glass that meet the design criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
6. Clarify whether the existing fence remains on the southern property line.
7. Revise the site plan to show the height of the new fence consistently throughout the site plan.
8. Revise the site plan to include information on any proposed building and/or post-mounted lighting. Show how impacts of this lighting will be minimized. Full cutoff fixtures with limited intensity and warm color temperatures (2000-3000K) are recommended.
9. Shift the two trees east of “Open Space B” to eliminate the stormwater pipe conflict and resolve all other street trees/utility conflicts.

ATTACHMENTS

- Attach. 1: [ARB202-93: Galaxie Farm Townhomes Final Site Plan](#)
- Attach. 2: [ARB202-93: Galaxie Farm Townhomes Color Renderings](#)
- Attach. 3: [ARB202-93: Galaxie Farm Townhomes Line Drawings](#)