



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

MARIAH GLEASON

mgleason@albemarle.org

Telephone: (434) 296-5832 ext. 3097

MEMORANDUM

TO: Architectural Review Board
FROM: Mariah Gleason, Senior Planner II
RE: SDP-2023-71: Old Ivy Residences (final site plan) – level of ongoing review by ARB
DATE: January 10, 2024

PROJECT HISTORY

The Architectural Review Board (ARB) reviewed the initial site plan for Old Ivy Residences, under ARB-2023-86, on November 6, 2023 and voted 3:0 to recommend approval of the plan with recommendations and requirements. (See Attachments 1 and 2 for the November 6, 2023 ARB staff report and the corresponding ARB action letter.)

The action included a recommendation to provide site sections and perspectives as a separate submittal to facilitate a determination regarding the level of ongoing ARB review that would be needed. On December 4, 2023, the applicant submitted a final site plan application with site (Attachment 3) and architectural plans. Because no ARB application was received, the final plan was not scheduled for ARB review. To keep the review moving, staff recommended a work session to resolve the visibility/level of review issues. Staff have not undertaken a full review of the site plan submittal; this review has been focused on determining visibility and appropriate level of ongoing review. The applicant plans to submit an ARB application for a final site plan based on staff recommendations and ARB direction.

VISIBILITY

Figure 1 illustrates the areas that staff anticipates will be visible from the Rt. 29/250 Bypass and on-ramp Entrance Corridor (EC).

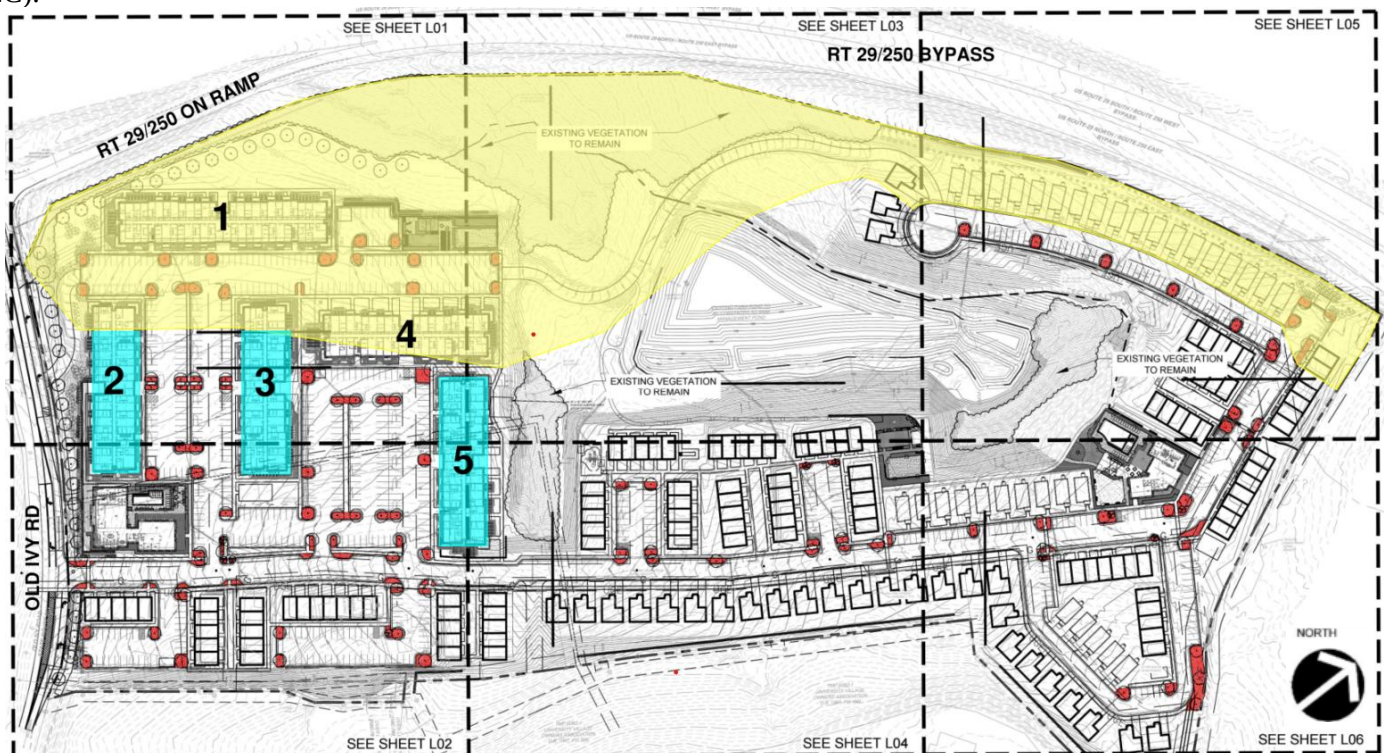


Figure 1: Staff determination on areas of the Old Ivy Residences site that will be visible from the EC.

Yellow = visible; Blue = upper stories visible. (Note: Areas in red are part of the underlying site plan graphic.)

WWW.ALBEMARLE.ORG

401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579

Areas that are expected to be visible from the corridor, identified in yellow in Figure 1, include:

1. **Apartment Building 1** - a 4/5-story split apartment building
 - a. A 12-foot buffer of existing vegetation is proposed to remain along the on-ramp, west of this building. A row of large canopy trees is proposed on the development side of that buffer. This vegetation will filter views of the building. The building elevations do not exhibit excessive blankness or a “back of building” appearance, so full screening is not needed. The building will be visible, so ARB review is required.
2. **Portions of Apartment Buildings 2 and 3** – 4-story apartment buildings
 - a. A 15-25-foot buffer of existing vegetation is proposed to remain at the entrance to the Rt. 29/250 on-ramp, at the southwestern property corner. Large canopy trees are proposed along Old Ivy Rd., south of Building 2. (Some are shown within the existing vegetation area.) This vegetation will help filter views of these buildings. Sheet 3 of the Perspectives and Site Sections document (Attachment 4) confirms that portions of the buildings will be visible from the EC. The buildings do not exhibit excessive blankness or a “back of building” appearance, so full screening is not needed. Portions of the buildings that will be visible from the EC will require ARB review.
3. **North and West Elevations of Apartment Building 4** – a 4/5-story split apartment building
 - a. Apartment Building 4 is separated from the EC by approximately 300 feet of existing vegetation that will be preserved; however, the preserved areas are lower in elevation than the EC and proposed buildings. During winter months particularly, it is anticipated that the north and west building elevations will be visible from the EC. (See pages 18 and 19 of Attachment 5.) These building elevations do not exhibit excessive blankness or a “back of building” appearance, so full screening is not needed. However, since these building elevations will be visible from the EC, ARB review is required.
4. **Portions of Parking Areas between Apartment Buildings 1, 2, and 3 and west of Apartment Building 4**
 - a. Existing vegetation is being preserved along the EC frontage. However, topography is such that portions of these parking areas will be visible from the EC, through the vegetation along the frontage. The EC guidelines for parking areas should be met in these areas to promote a coordinated and attractive appearance along the corridor.
5. **Dumpster Enclosure north of Apartment Building 1 and west of Apartment Building 4**
 - a. The topography of the site will allow the dumpster to be visible from the EC. It will appear perched above stacked retaining walls located just west of the dumpster. Although shrubs are shown at the base of the lower retaining wall, these plants are unlikely to screen the dumpster from view of the EC. A dumpster screening detail is proposed. It will be subject to ARB approval.
6. **Recreation Area west of Apartment Building 4**
 - a. Topography and the location of stacked retaining walls will make the recreation area west of Apartment Building 4 visible from the EC, thus requiring ARB review. The landscape plan shows several features located within the recreation area although none are labeled so it is unclear what recreation activities are proposed. Provide complete details, notes, and labels for the proposed recreation area.
7. **Emergency Access Road**
 - a. The emergency access road is separated from the EC frontage by a proposed buffer of existing vegetation ranging from approximately 30-280 feet in width. The road will be visible from the EC because the buffer is lower than the access road and EC. Given this visibility, landscaping along the emergency access road should be consistent with EC guidelines for internal roads in areas where the existing tree buffer is located more than 10 feet from the road.
8. **Nineteen single-family detached units along the northwestern EC frontage and two units on the west end of the northernmost townhouse block**
 - a. Site Sections 3 and 4 (Attachment 4) demonstrate that these units will be visible from the EC through existing and proposed vegetation. These units will require ARB review.
 - b. The landscape plan shows that the 20-foot vegetated buffer between these units and the EC right-of-way will consist of two offset rows of evergreen shrubs located approximately 15 feet apart from one another (See Figure 2 below). The shrubs are a mix of Yaupon Holly and Goshiki Holly Olive species. Both are slow-growing species. The Goshiki Holly Olive has a compact brushy shrub form while the Yaupon Holly can have many forms, including short and weeping, a multi-trunked shrub, and a small tree. More specificity is needed on the Yaupon Holly to understand its impact on visibility.

- c. Overall, a denser mix of trees and shrubs within the 20-foot vegetated buffer would promote a consistent appearance along the corridor and reduce the visibility of proposed buildings that will have their backs or sides oriented to the EC.



Figure 2: Proposed landscaping plan along the northwestern EC frontage area and northern corner of the site.

9. Dumpster Enclosure in the northern corner of the site

- a. Site section 4 (Attachment 4) demonstrates that the dumpster enclosure in the northern corner of the site will be visible from the EC. Landscaping shown around the enclosure will take time to mature and provide additional screening. Thus, the screening detail for the dumpster will be subject to ARB approval.
- b. Landscaping shown around the dumpster enclosure is not coordinated with adjacent landscaping provided within the 20-foot vegetated buffer. Landscaping around the dumpster enclosure should be coordinated with the 20-foot vegetated buffer for a cohesive appearance along the EC.

Areas that are expected to be partially visible from the corridor, identified in blue in Figure 1, include:

10. Upper stories of Apartment Buildings 2, 3 and 5

- a. Given topography and proposed building heights, noted as a maximum of 51'8" on the site plan, the upper stories of these buildings are expected to be visible from the EC. The building elevations visible from the EC do not exhibit excessive blankness or a "back of building" appearance, so full screening is not needed. The building will be visible, so ARB review is required.

RECOMMENDATIONS

Staff recommends that ARB review of the final site plan and architecture for this project will focus on the following items:

1. Apartment Building 1 requires ARB review.
2. Portions of Apartment Buildings 2 and 3, identified in yellow in Figure 1, require ARB review.
3. North and west building elevations of Apartment Building 4 require ARB review.
4. The EC guidelines should be met for the portions of parking areas between Apartment Buildings 1, 2, and 3 and west of Apartment Building 4 that will be visible from the EC to promote a coordinated and attractive appearance along the corridor.
5. The dumpster enclosure north of Apartment Building 1 and west of Apartment Building 4 requires ARB review.
6. Provide complete details, notes, and labels for the proposed recreation area west of Apartment Building 4.

7. Landscaping along the emergency access road should be consistent with EC guidelines for internal roads in areas where the existing tree buffer is located more than 10 feet from the road.
8. Regarding the nineteen single-family detached units located along the northwestern EC frontage and two units on the west end of the northernmost townhouse:
 - a. These units require ARB review.
 - b. More specificity is needed on the Yaupon Holly to understand its impact on visibility.
 - c. The landscaping plan should show a denser mix of trees and shrubs within the 20-foot vegetated buffer area along the EC to promote a consistent appearance along the corridor and reduce the visibility of proposed buildings that will have their backs or sides oriented to the EC.
9. Regarding the dumpster enclosure in the northern corner of the site:
 - a. The design of the dumpster enclosure requires ARB review.
 - b. Landscaping around the dumpster enclosure should be coordinated with landscaping in the 20-foot vegetated buffer for a cohesive appearance along the EC.
10. The upper stories of Apartment Buildings 2, 3, and 5, identified in blue in Figure 1, require ARB review.

Possible Motions:

I move that ARB review of the final site plan and architecture for Old Ivy Residences will focus on the items recommended in the staff report.

I move that ARB review of the final site plan and architecture for Old Ivy Residences will focus on the items recommended in the staff report, amended as follows (state amendments).

ATTACHMENTS

Attach. 1: [ARB-2023-86 Old Ivy Residences - Staff Report](#)

Attach. 2: [ARB-2023-86 Old Ivy Residences - ARB Action Letter](#)

Attach. 3: [SDP-2023-71 Old Ivy Residences - Final Site Plan Submittal](#)

Attach. 4: [SDP-2023-71 Old Ivy Residences - Perspectives and Site Sections](#)

Attach. 5: [SDP-2023-71 Old Ivy Residences - Visibility Description and Photos from Applicant](#)