



FINAL ARB ACTION MEMO

Date: February 5, 2024

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: Absent
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Mariah Gleason
Khris Taggart

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: Mr. Matsuno and Mr. Stoner disclosed that they would recuse themselves from the Flow Honda item.

PUBLIC COMMENT: None

CONSENT AGENDA: None

WORK SESSION: None

REGULAR REVIEW ITEMS

A. ARB2023-116: Three Notch'd Center

Location: 5368 and 5370 Three Notch'd Rd.

Proposal: To construct a 23,120sf two-story multi-tenant building on a 2.32ac site that will be shared with an existing car wash building.

Staff Contact: Mariah Gleason
Representative: Kevin Schafer

Motion: Mr. Stoner moved to approve the list of changes outlined in the staff report for ARB-2023-116: Three Notch'd Center Preliminary Architecture Plan to be reviewed at a future ARB meeting, amended as follows:

1. Submit an application for a minor site plan amendment to coordinate the site plan with the updated building design and other proposed site changes.
2. An approved Comprehensive Sign Plan for the building is required prior to final approval of the architectural design. Include a proposed plan with the next submittal.
3. Provide specifications for the proposed window glass.

4. Provide sections confirming that rooftop equipment will be screened from the EC.
5. Provide a design detail for the dumpster area located behind the new building.
6. Show the location of any required loading area(s) and provide details to indicate how it will be screened from view of the EC.
7. Include the standard mechanical note on the architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
8. Provide a lighting plan with future submittals that satisfies all guideline requirements.
9. Coordinate the locations of sidewalks in the renderings and proposed site plan layout.
10. Provide landscaping along interior pedestrian ways.
11. Replace the Green Vase Zelkova species with a large shade tree from the County's approved list, 3.5" caliper at planting. (Choosing a tree with a similar canopy will assist in meeting canopy coverage requirements.)
12. Include the standard planting note on 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."
13. Revise the plan to show proposed contour lines and tie-ins that are more rounded.
14. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0. (Van Der Werf absent)

B. ARB2023-117: Flow Honda Renovation

Location: 960-A Hilton Heights Road, on the west side of Routh 29 North, at the intersection of Hilton Heights Road and Route 29.

Proposal: The applicant proposes to renovate the Flow Honda showroom building by removing the existing entrance tower and canopy, adding a layered frame around new storefront windows, and adding Honda branding colors to existing brick, EIFS, and trim.

Staff: Khris Taggart

Representative: Kevin Schafer

Motion: Mr. Hancock moved to approve the list of changes outlined in the staff report for ARB-2023-117 to be reviewed at a future ARB meeting, amended as follows:

1. Revise the building design to maintain the red brick on the service portion of the Honda building.
2. Provide material samples with the next submittal.
3. Clarify if the blue band at the top of the parapet wall will be retained or removed.
4. Provide details on how the white ACM panels are constructed, arranged, and attached to the blue frame.
5. 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%.
6. Indicate where building-mounted exterior lighting is proposed and provide a lighting plan with the next submittal.
7. On-site landscaping must comply with the approved site plan.
8. Sign applications are required for all proposed signs.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 2:0. (Stoner and Matsuno recused, Van Der Werf absent)

C. ARB2023-118: Home Depot Minor

Location: 1531 Rio Road East

Proposal: To demolish the Sears store and a portion of the north end of the Fashion Square Mall and build a new wall at the northern end of the mall, as a preliminary step to building a new Home Depot store.

Staff: Margaret Maliszewski

Representative: Valerie Long

Motion: Mr. Stoner moved to approve of the proposal with the revisions listed in the staff report, amended as follows:

1. Revise the architectural drawing to identify that the wall color will match the color of the adjacent mall wall.
2. Indicate if new lighting is proposed with the new mall wall. If it is, show it on the plan and provide details for review.
3. Show tree protection fencing at individual trees to remain.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:1. (Van Der Werf absent)

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the January 16, 2024, ARB meeting.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 4:0. (Van Der Werf absent)

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, February 19, 2024, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:39 p.m. to the next ARB meeting on Monday, February 19, 2024, at 1:00 p.m.