



FINAL ARB ACTION MEMO

Date: May 20, 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: Present
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Khris Taggart

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2024-35: Dunlora Park Phase II Major Amendment**

Location: Approximately 293 ft southeast of the John W. Warner Parkway and Rio Road East intersection (See Figures 1, 2, and 3.)

Proposal: To construct two blocks of 9 townhomes containing 11 units with associated site improvements.

Staff Contact: Khris Taggart

Representative: Chuck Rapp (Collins Engineering) and Genevieve Verlaak (Greenwood Homes)

Motion: Mr. Stoner moved to approve ARB2024-35: Dunlora Park Phase II Major Amendment with the conditions outlined in the staff report, amended as follows:

Staff recommends approval with the following changes:

1. Revise the site plan to confirm the locations of the mechanical equipment. If equipment is located along the north end of townhouses indicate in the plans that the equipment screen color must match the color of the parged concrete base.
2. Consider revising the proposed fixture to one that is full cutoff.
3. Revise the light fixture information on sheet 5 of the site plan to specify a color temperature between 2000K and 3000K.

4. Revise the note on the cover sheet to indicate that building-mounted lighting is proposed.
5. Revise the site plan to include the standard lighting note.
6. Consider revising the landscape plan to show shrubs along the north end of the townhouses on lot 32 as illustrated in the perspective drawings.
7. Consider revising the north elevation of lot 32 to change the direction of siding at the upper part of the wall.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 5:0.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the May 6, 2024, ARB meeting.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 5:0.

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

- i. Mr. Van Der Werf mentioned the VDOT Ivy Corridor study and the potential for offsetting the visual impacts of future right-of-way changes with increased landscape buffers and more stringent architectural criteria.
- ii. Mr. Stoner asked if each of the Entrance Corridors had been addressed in the guidelines addenda work. Staff reported that they had been, and reported that updates to maps, revisions to some corridor segments, and introductory sections would be brought to the ARB beginning this summer.
- iii. Mr. Matsuno asked about the Form-Based Code meeting scheduled for May 30. Staff noted that it is a listening session primarily for property owners and developers working in the Rio29 area, with a goal of gathering feedback on the current code, to inform future updates.

c. Next ARB Meeting: Monday, June 3, 2024, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 1:40 p.m. to the next ARB meeting on Monday, June 3, 2023, at 1:00 p.m.