



County of Albemarle
Community Development Department - Planning

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Telephone: (434) 296-5832 ext. 3278

December 18, 2023

Kevin Schafer
Design Develop LLC
802 East Jefferson Street, Suite 3
Charlottesville, VA 22902

RE: ARB-2023-101: Flow Hyundai – Initial Site Plan (TMP: 04500-00-00-068C0)

Dear Mr. Schafer,

At its meeting on Monday, December 18, 2023, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - The ARB does not recommend approval of the site plan at this time. Prior to initial plan approval, the following items shall be resolved to the satisfaction of the ARB:
 1. Increase the depth of the planting area along the EC frontage to accommodate the required large shade trees free of utility/easement conflicts.
 2. Add planting areas and trees to meet perimeter parking requirements.
 3. Increase the number of interior trees in the parking areas near Building A.
 4. It is strongly recommended that the Special Use Permit application for outdoor storage, display, and sales be submitted prior to resubmitting the initial plan, and that the SP concept plan include additional measures for mitigating the visual impacts of the storage, display, and sales. If not, remove all labels associated with the outdoor storage, display, and sales use.
- 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 and an approved Special Use Permit for outdoor storage, display, and sales are required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Revise the architectural design to reduce the top-heavy appearance of the fascia and incorporate more traditional elements and proportions.
 2. Revise the architectural drawings to note where the Pueblo Tan ACM panels are proposed.
 3. Provide material samples with the next submittal.
 4. Revise the architectural drawings to include the standard window glass note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR).
 5. Show the outlines of roof-mounted equipment on the architectural elevations and show the footprints on the roof plan.

6. Include the standard mechanical equipment note on the architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. Provide a lighting plan with the next submittal. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
8. Provide a complete landscaping plan with the next submittal.
9. Increase the depth of the planting area along the EC frontage to accommodate the required large shade trees free of utility/easement conflicts.
10. Increase the depth of the planting area along the perimeters of the parking areas to allow for large trees, 40' on center and 2½" caliper at time of planting.
11. Revise the parking schedule to match the number of spaces shown on the site plan.
12. Increase the number of interior trees in the parking areas near Building A.
13. Provide a complete landscape plan for review in the next submittal.
14. Include the standard plant health note on the landscape plan in the next submittal: 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.
15. Sign applications are required for all proposed signs.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists, and schedules are available online at <https://www.albemarle.org/government/community-development/apply-for/planning-site-development/architectural-review-board-arb>. Please be certain that your ARB submittal addresses all checklist items and the above-noted comments. If you have any questions concerning any of the above, please feel free to contact me.

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Sincerely,



Khris Taggart, Sr. Planner I

cc: TAP Investments LLC
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