



FINAL ARB ACTION MEMO / MINUTES

Date: February 3, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Absent
Frank Stoner: Absent
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Khris Taggart

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. **ARB2024-76: Granger Development**

Location: 400 Stribling Ave Ext.

Proposal: To construct 145 attached townhomes as part of a larger development including 24 detached residences and associated site improvements on approximately 68.96 acres.

Staff Contact: Khris Taggart

Representative: Scott Collins

Mr. Henningsen asked if any ARB member wanted to move the Granger Development application from the consent agenda. None did.

Motion: Mr. Henningsen moved to approve the consent agenda and forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:

1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:
A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
 1. Provide site sections and perspectives of the development as viewed from I-64 EC, both with and without the proposed buffer plantings and the vegetation in the I-64 right-of-way. These will be reviewed during a work session to determine the extent of additional ARB review required.
 2. Revise the existing conditions plan to show the cemetery, home site, and bridge crossing.
 3. Show the location of mechanical equipment (building- and ground-mounted) on the site plan and show how it will be screened from the EC.
 4. Revise the site plan to include the standard mechanical equipment note: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
 5. Revise the note on the cover sheet to indicate that building-mounted lighting is proposed.
 6. Revise the site plan to include the standard lighting note: Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one-half footcandle.
 7. Provide a complete landscape plan with the next submittal. Ensure the proposed species are on the approved plant list.
 8. Show how the plantings within the buffer will avoid conflicts with proposed utilities.
 9. Provide a complete landscape plan with the next submittal. Ensure that there are no conflicts between the interior road trees and utilities.
 10. Consider varying the wall colors of the townhome blocks.
 11. Revise the site plan to include the standard landscape note: 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.
 12. Revise the site plan to show protection fencing along all features that are designated to remain.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Hancock absent)

REGULAR REVIEW ITEMS:

b. ARB2024-59: Community Christian Academy

Location: 114 Old Brook Road

Proposal: To construct a modular classroom building behind the existing parsonage, and to undertake associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Kelsey Schlein

Ms. Maliszewski summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Kelsey Schlein represented the applicant and addressed the ARB with a brief presentation, noting that the applicant agreed to staff's recommendations and illustrating the areas of conflict between landscaping and easements. ARB members had no questions for the applicant. In discussion, ARB members thanked the applicant for the presentation and for explaining the limitations on planting.

Motion: Mr. Matsuno moved to recommend approval of ARB2024-59 Community Christian Academy, with the condition listed in the staff report, amended as follows:

1. Add shrubs, 24” in height at planting, where easements allow, to complete the row of shrubs along the Rio Road property line.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Hancock absent)

WORK SESSION: None.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Henningsen moved for approval of the minutes from the January 21, 2025, ARB meeting.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Hancock absent)

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

Mr. Van Der Werf asked if previously discussed issues related to landscape priority and landscape buffers in the ECs would be part of the Comp Plan update. Staff responded that the draft action steps would be brought to the ARB for review after another round of revisions are completed.

c. Next ARB Meeting: Monday, February 17, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 1:14 p.m. to the next ARB meeting on Monday, February 17, 2025, at 1:00 p.m.