



FINAL ARB ACTION MEMO / MINUTES

Date: May 5, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS:

a. ARB2025-05: Northside Drive Initial Site Plan

Location: Southwest corner of Seminole Trail (Route 29) and Northside Drive

Proposal: To construct a 72,000-sf warehouse in addition to associated site improvements.

Staff Contact: Khris Taggart

Representative: Keith Lancaster, Charlie Armstrong

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Keith Lancaster and Charlie Armstrong addressed the ARB. They explained that their approach to the design was to reduce visibility to offset the challenge of making an industrial building meet the EC guidelines. They noted the change in building dimensions and the difficulty in adding trees along Northside Drive. ARB members asked the applicant if signage would be proposed (possibly a monument sign, this is a speculative building, haven't considered signage in detail); if shrubs could be planted along Northside Drive instead of trees (probably); if they could explain how they arrived at the new architectural design (tilt-up construction would provide a better appearance than a Butler building); if there was any relief in the wall plane (no), noted that some depth of articulation, shadow and texture would be helpful; asked if the building would be a multi-tenant building with no traditional front door (probably); and if there is enough room for the frontage plants (ranges from 12 to 20'). In discussion, ARB members said that the landscape approach makes sense; some struggled to understand how the revised architectural design would appear on the site and said the building wouldn't be completely

invisible; some suggested that evergreens should be incorporated into the planting plan; some felt a warmer color palette was warranted; and some said that the industrial use allowed for some leeway in design, but some development of the plane and texture was expected.

Motion: Mr. Matsuno moved to forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, amended 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 site plan.
- 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 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. Revise the building design to provide detailing that better reduces the building's scale. Consider variations in the wall plane and precast texture. Explain the design process.
 2. Consider revising the building design to use warmer paint colors.
 3. Revise the site plan to show the locations of ground-mounted equipment. Show how visibility from the ECs will be eliminated.
 4. Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations. Show how visibility from the ECs will be eliminated.
 5. Revise the lighting plan to note the proposed color/finish of the light fixtures.
 6. Revise the lighting plan to show wall fixture mounting heights that do not exceed 20 feet.
 7. Ensure that the fixture locations are coordinated between the site and the architectural drawings.
 8. Revise the landscape plan to show a more irregular planting pattern north and south of the parking row.
 9. Revise the landscape plan to provide landscaping along the parking row that meets EC frontage and interior parking requirements while avoiding utility conflicts. Parking islands that can accommodate large trees may be one way to satisfy both landscaping requirements and avoid utility conflicts.
 10. Revise the landscape plan to show large shade trees or small trees or shrubs in the planting area between Northside Drive and the stormwater facility.
 11. Revise the site plan to coordinate the number of parking spaces referenced throughout the plan set.
 12. Revise the landscape plan to incorporate large trees in the planting area located between the tree line along the southern perimeter of the site and the travelway leading to the loading area.
 13. Update the rendering with the revised architectural design for ARB review.
 14. Incorporate evergreen trees into the landscape plan for better screening of the building.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0 (Mr. Henningson absent)

WORK SESSION:

a. ARB2024-29: 999 Rio

Location: East corner of the intersection of Rio Road East and Belvedere Boulevard

Proposal: To construct a mix of residential units with associated site improvements.

Mariah Gleason summarized the status of the three conditions of approval that were to return to the ARB for review. ARB members thanked her for the good presentation and generally agreed that the landscape plan was satisfactory. The applicant gave no formal presentation. Mr. Stoner asked if there was sufficient space for the Viburnum, noting that it could grow into the path. Justin Shimp, representing the applicant, explained the constraints presented by the stormwater facility and easements. ARB members suggested that the Viburnum be shifted or an alternate species considered and noted that the Viburnum row looks unnatural and has an abrupt end. Board members discussed options with the applicant. Staff suggested that the condition be revised to call for an alternate plant in a more natural arrangement with less maintenance, and staff could work with the applicant to resolve the condition. The ARB members agreed. Members also mentioned that the windows were out of alignment in the end elevation. Mr. Shimp reminded the board that the window design was one of the issues that led to the recommendation for additional landscaping.

Staff Contact: Mariah Gleason

Representative: Justin Shimp, Nicole Scro

Motion: Mr. Van Der Werf moved to approve the revised condition recommended by staff, as follows:

1. An alternate plant for the Arrowwood Viburnum in a more naturalistic arrangement with less required maintenance is preferred.

Mr. Stoner seconded the motion.

The motion carried by a vote of 0:0 (Mr. Henningsen absent).

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Stoner moved for approval of the minutes from the April 7, 2025, ARB meeting.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 4:0 (Mr. Henningsen absent).

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

c. Next ARB Meeting: Monday, May 19, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:01 p.m. to the next ARB meeting on May 19, 2025, at 1:00 p.m.