



County of Albemarle
Community Development Department - Planning

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May 27, 2026

Juanita Li and Bob Pineo
Design Develop LLC
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RE: ARB-2026-00008 Veterinary Emergency Group Site Plan

Dear Ms. Li and Mr. Pineo,

The Albemarle County Architectural Review Board, at its meeting on Tuesday, May 26, 2026, completed a preliminary review of the above-noted request to construct a veterinary clinic with associated site improvements. The Board offered the following comments for the benefit of the applicant's next submittal. Please note that the following comments are those that have been identified at this time. Additional comments may be added or eliminated based on further review and changes to the plan.

1. Revise the design of the south elevation to present an appropriate appearance for the Entrance Corridor, to eliminate the back of building character, and to coordinate better with similar sized buildings in the shopping center. Revisions to the location and treatment of bays, the position of window/door openings within bays, the relation between the roof screen and the bays, and the detailing of the bays are recommended. Revise side elevations to maintain coordination.
2. Indicate the proposed color of the Hardi siding on the drawings.
3. Add a note to the plan stating that window glass will meet the criteria: VLT not below 40% and VLR not above 30%.
4. Integrate the equipment screening with the overall architectural design as viewed from Hydraulic Road.
5. Add the standard mechanical equipment note to the site plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
6. Add the lighting information to the site plan amendment drawings. Provide a luminaire schedule that shows conformity with the Entrance Corridor lighting guidelines. Indicate the intensity of illumination from the proposed fixtures at ground level. Show that it does not exceed 20 fc.
7. Include the standard lighting note on the site plan. "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."
8. Revise the site/grading plan to show the row of Arborvitae along the cinema.
9. Provide additional information in the plan to show how the trimming of the Arborvitae will result in an appropriate appearance and a healthy condition for the trees.
10. Revise the retaining wall material and color to coordinate closely with the adjacent Stonefield sign and the building across Swanson Drive.
11. Revise the site plan to include details describing the appearance of the safety rail.

You may submit revised drawings addressing the comments listed above for continued ARB review at your earliest convenience at <https://www.albemarle.org/government/community-development/apply-for/planning-site->

[development/architectural-review-board-arb](#). Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with “clouding” or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,
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cc: Ad Schwartz
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