



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

MARGARET MALISZEWSKI

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MEMORANDUM

TO: Albemarle County Architectural Review Board
FROM: Margaret Maliszewski, Planning Manager
RE: ARB-2026-00008: Veterinary Emergency Group Site Plan
DATE: June 10, 2026

PROJECT DETAILS

Review Type: Site Plan Amendment – Work Session

Location: 061W00300019A0; North corner of the intersection of Hydraulic Road and Swanson Drive

Zoned: Neighborhood Model District (NMD), Entrance Corridor (EC)

Owner/Applicant: OCT Stonefield Property Owner LLC c/o O'Connor Capital Partners / Design Develop LLC (Juanita Li, Bob Pineo)

Proposal: To construct a veterinary clinic with associated site improvements.

Visibility: The building will be readily visible from the Hydraulic Road Entrance Corridor.

HISTORY

At the May 26, 2026, meeting, the Architectural Review Board (ARB) reviewed this proposal (Attachment 1) to construct a veterinary clinic in the Stonefield Town Center. Much of the discussion centered on the design of the Entrance Corridor-facing elevation and the site wall. The ARB's action (Attachment 2) was to provide a list of required revisions to be reviewed in a future meeting.

DISCUSSION

The applicant has made revisions (Attachment 3) to address the primary issues identified in the May meeting and has asked for a work session to confirm that the changes are moving in the right direction prior to a full review addressing all items listed in the May action letter.

QUESTIONS FOR THE WORK SESSION

1. Is the revised approach to the Entrance Corridor-facing elevation moving in the right direction?
2. Is the revised approach to the site wall moving in the right direction?
3. Are there other/additional concerns?

ATTACHMENTS

Attach. 1: ARB-2026-00008: [Vet Emergency Group May 26, 2026 Staff Report](#)

Attach. 2: ARB-2026-00008: [Vet Emergency Group May 26, 2026 Action Letter](#)

Attach. 3: ARB-2026-00008: [Vet Emergency Group Proposed façade and site wall changes](#)