



COUNTY OF ALBEMARLE
Department of Community Development
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February 4, 2020

David Timmerman, AIA
BRW Architects
112 Fourth Street, NE
Charlottesville, VA 22902

RE: ARB-2019-143: Malloy Route 29 Furniture Store Building Repurposing – Conceptual Review (TMP: 04500-00-00-068A0)

Dear Mr. Timmerman,

The Albemarle County Architectural Review Board, at its meeting on Monday, February 3, 2020, completed an advisory review of the above-noted request. The Board, by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

The ARB expresses no objection to the special use permit/rezoning, subject to the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles for display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Maximum light levels must not exceed 22.8 fc at the ground in the display lot and 20 fc in all other locations.
5. Maximum height of new pole lights (including bases and fixtures), must not exceed 20'.
6. The site must be landscaped in general accord with the Concept Plan, except that:
 - a. The minimum depth of the planting island adjacent to the easternmost parking row must be 10'.
 - b. The planting island adjacent to the easternmost parking row must contain 6 large shade trees, 3½" caliper at planting, interspersed ornamentals, and a row of shrubs. Trees shown adjacent to the frontage planting bed are acceptable due to the preexisting geometry of the access road.
 - c. Add two interior parking lot trees in the double-parking row, consistent with those on the Malloy showroom site.
 - d. Shrubs provided at the perimeter of the display area must be a minimum of 30" high at planting.
 - e. One large shade tree, 2½" caliper at planting, must be added along the south side of the southernmost parking row.

- f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32..9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.

The ARB also offered the following comments for the applicant's next site and architectural submittals:

Recommended changes to the proposed building renovation:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

Recommended changes to the site plan:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Add a row of shrubs and one large shade tree, 2½" caliper at planting, along the south side of the southernmost parking row.
4. Add the standard plant health note to the site plan. "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."
5. Show tree protection on the site plan.
6. On the site plan, round contours with a ten-foot minimum radius where they meet the adjacent condition.

You may submit your application for preliminary ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

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

Sincerely,



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