



COUNTY OF ALBEMARLE
Department of Community Development
 401 McIntire Road, North Wing
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February 7, 2014

Katurah Roell
 Piedmont Development
 2811 Hydraulic Road
 Charlottesville VA 22901

RE: ARB-2013-179; 5th Street Development
 076000000055A0

Dear Mr. Roell:

The Albemarle County Architectural Review Board, at its meeting on February 3, 2014, completed a preliminary review of the above-noted request. The Board took the following actions.

Regarding the Special Use Permit for the drive-thru window: The Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission.

1. The ARB has no objection to the proposed drive-thru use based on the layout and landscaping in the plan dated 12/9/13.

Regarding the request for the Amendment to the Rezoning, The Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission.

1. With appropriate landscaping along the property line west of Building C, Building C need not be oriented to 5th Street. However, the ARB notes that the change in the plan from two (2) buildings to three (3) has created a site plan and road configuration that has a high potential of creating a confusing and difficult site to navigate.

Regarding the preliminary site and architectural designs: The ARB offers the following comments on the preliminary site plan and architectural design:

1. Revise the architectural design of Building A to reflect the traditional architecture of the area.
2. Revise the architectural design of Building A to provide additional detailing and better proportions above the awnings. Avoid the appearance of an overscaled sign band. It is recommended that the applicant view recently approved projects in the Pantops and Rt. 29 corridors.
3. Provide material and color samples for review.
4. Provide additional detail to break-up the blankness of the side elevation bays of Building A.
5. Provide specs on the proposed window glass for Building A confirming that visible light transmittance shall not drop below 40% and visible light reflectance shall not exceed 30%.
6. Provide a dumpster screen detail in the plan.
7. Provide complete lighting information for review. Eliminate up-lighting from the wall lights.
8. Clearly show all utilities and easements on the plan.

9. Increase planting area to avoid planting and utility conflicts without reducing the amount of landscaping proposed.
10. Increase the number of shrub species proposed so that the number of proposed shrubs for any one species is limited to 25% of the total number of shrubs proposed.
11. Coordinate the plant schedule and the plan regarding the number of Inkberry Holly shown.
12. Include elevations for Buildings B and conceptual elevations for Building C with the next ARB submittal. Provide sections to help understand grades relative to the ECs. A 3D visualization would be helpful for understanding the design.
13. Clarify on the plans the wooded area to remain and show tree protection fencing.
14. Submit a comprehensive sign plan with the next ARB submittal.

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

Revised drawings addressing the comments listed above are required. 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 call me.

Sincerely,



Margaret Maliszewski
Principal Planner

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