



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

June 10, 2016

Valerie Long
Williams Mullen
321 East Main Street
Charlottesville, VA 22902

RE: ARB-2016-53: Malloy Ford Outdoor Sales/Storage/

Dear Ms. Long,

The Albemarle County Architectural Review Board, at its meeting on June 6, 2016, completed an advisory review of the above-noted request to establish an auto dealership with outdoor sales/storage/display of automobiles. The Board by a vote of 3:0, 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 shall be displayed or stored only in areas indicated for display or storage on the plan entitled "Conceptual Special Use Application Plan for Malloy Ford" dated April 18, 2016 (the Concept Plan).
2. Vehicles for display shall be parked in striped parking spaces.
3. Vehicles shall not be elevated anywhere on site.
4. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of pole lights (including bases and fixtures), shall not exceed 20'. Maximum light levels shall not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. Nonconforming pole lights shall be removed or fixtures shall be replaced with full cutoff fixtures to match other proposed fixtures.
5. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use, and shall include, but not be limited to, the following:
 - a. Planting area along the Entrance Corridor frontage shall be increased, if necessary, to accommodate planting outside of easements.
 - b. Large shade trees shall be evenly distributed at the interior of the display lot at a rate of 1 tree for every 10 spaces.
 - c. Ground cover shall be provided continuous throughout the north, east and south sides of the front display area. Extend the island on the south side of the display area to add an additional tree and shrubs.
 - d. Shrubs provided at the perimeter of the display area shall be a minimum of 30"-36" high at planting.
 - e. Large shade trees spaced 40' on center shall be provided in new planting beds or islands along the south perimeters of the middle vehicle storage area.

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 call me.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Maliszewski".

Margaret Maliszewski
Principal Planner

cc: B Properties LC
P O Box 7627
Charlottesville VA 22906

File