



COUNTY OF ALBEMARLE
Department of Community Development
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October 19, 2005

Eric Goetz
 Weather Hill Development
 703 East Jefferson Street
 Charlottesville, VA 22902

RE: ARB-2005-108: Liberty Hall - Advisory Review for a Rezoning and Preliminary Review of a Site Development Plan (Tax Map 56, Parcel 97A1)

Dear Mr. Goetz:

The Albemarle County Architectural Review Board, at its meeting on October 3, 2005, completed an Advisory Review for a Rezoning and Preliminary Review of a Site Development Plan for the above-noted project. The Board took the following actions.

Regarding the Rezoning, the Board by a vote of 4:0, forwarded the following recommendation to the Planning Commission:

1. The roof form of the front condominium building shall be divided into two or three hipped forms.
2. The existing woodland and hedgerow shall be preserved and the Code of Development shall include provisions for tree preservation (during construction) and the long term maintenance of the woodland and hedgerow.
3. Provide a hedgerow planting, continuous, in the 200' gap between the end of the existing hedgerow and the northern woodland. Base the hedgerow planting on the species, spacing, and configuration of the existing hedgerow. The hedgerow shall be 20' wide, minimum, and shall be composed of 2 ½" caliper trees (30%), 1 ½" caliper trees (30%), and 6' tall whips (40%).
4. The area of Road A south of the hedgerow up to the intersection of Road A and Route 250 West shall remain rural in character by omitting street trees and limiting the planting configurations in this area to rural planted types such as hedgerows, woodlands, meadows, agricultural fields, groves, orchards, etc.

Regarding the Site and Building design, the Board made the following comments and suggestions for the benefit of the applicant's next submittal.

1. Divide the office building into either two connected buildings, or a single building with a repeated roof form. Divide the two condominium buildings into groups of two or three buildings, producing

- two lines of building groups. Provide pedestrian passage between the groups of two or three condominium buildings.
2. Provide a hedgerow planting, continuous, in the 200' gap between the end of the hedgerow and the northern woodland to continue and coordinate with the existing hedgerow. Base the hedgerow planting on the species, spacing, and configuration of the existing hedgerow. The hedgerow shall be 20' wide, minimum, and be composed of 2 ½" caliper trees (30%), 1 ½" caliper trees (30%), and 6' tall whips (40%).
 3. Preserve the existing woodland and hedgerow. Include in the Code of Development provisions for tree preservation (during construction) and the long term maintenance of the woodland and hedgerow.
 4. Provide all proposed tree lawns at 4' wide, minimum. If the tree lawns can't be made wide enough to accommodate trees, plant shrubs instead.
 5. Submit a plan for review showing all proposed changes to the pond. Include tree protection fencing on the application plan.
 6. Include a copy of the Conservation Plan Checklist with the next submittal.
 7. Include a tree protection fencing detail in the Code of Development.
 8. The urban character expressed with the street trees should be continued to the hedgerow on both sides of Road A. In contrast, the rural condition (three board fencing and no street trees) proposed from the hedgerow to the intersection of Road A and Route 250 West is appropriate for this area.
 9. Provide complete information on any site lighting proposed, including manufacturer's cut sheets with all options identified (fixtures, lamps proposed, fixture finish, etc.) and a photometric plan of the site. All site fixtures shall be full cut off.
 10. Eliminate the quad cantilevered window at the second floor.

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/planning.

Revised drawings addressing the comments listed above are required. Please include a memo outlining how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also.

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

Sincerely,

Amy Arnold
Landscape Planner
Planning Division

ARA/aer

Cc: Robert L or Jeanne Kerr Cross
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Charlottesville, VA 22903

File