



Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: November 21, 2019

Re: **Item No. 5 - Docket No. PF-53-19-BAR**
Landscaping Revision – Maple Avenue Shopping Center
359 Maple Ave E

Item No. 5: Request for approval of revised landscaping within the Maple Avenue Shopping Center located at 359 Maple Ave E, Docket No. PF-53-19-BAR, in the C2 General Commercial zoning district; filed by Jeff Kreps, PLA/ASLA, Director of Landscape Architecture/Senior Associate of VIKA Virginia LLC.

The applicant is requesting a modification to the landscaping at the existing shopping center; the landscaping plan was approved as part of the site plan in August 2003. At the time of the 2003 site plan approval, existing Braford Pear trees were preserved in the center median of the parking isles and other locations to meet tree canopy coverage requirements.

Over time, those trees have died and been removed. In the summer of 2019, the remaining trees were removed and replanted with species that did not count toward canopy coverage. The plantings took place without Board of Architectural Review and staff approval of the new planting plan. In response, the applicant has provided the attached plan to replace the canopy coverage to the extent possible.

The landscaping plan calls for the planting of three Red Maples, two Sycamores, and two Willow Oaks. No other modifications to the landscaping are proposed at this time.

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.

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Applicants must attend the meeting and represent their application.

Failure to appear may result in the deferral of the item or amendments to the design.

Failure to appear will not relieve any pending violations.

This staff report is not an approval, or building permit. Board approval is not a building permit.