



# Location



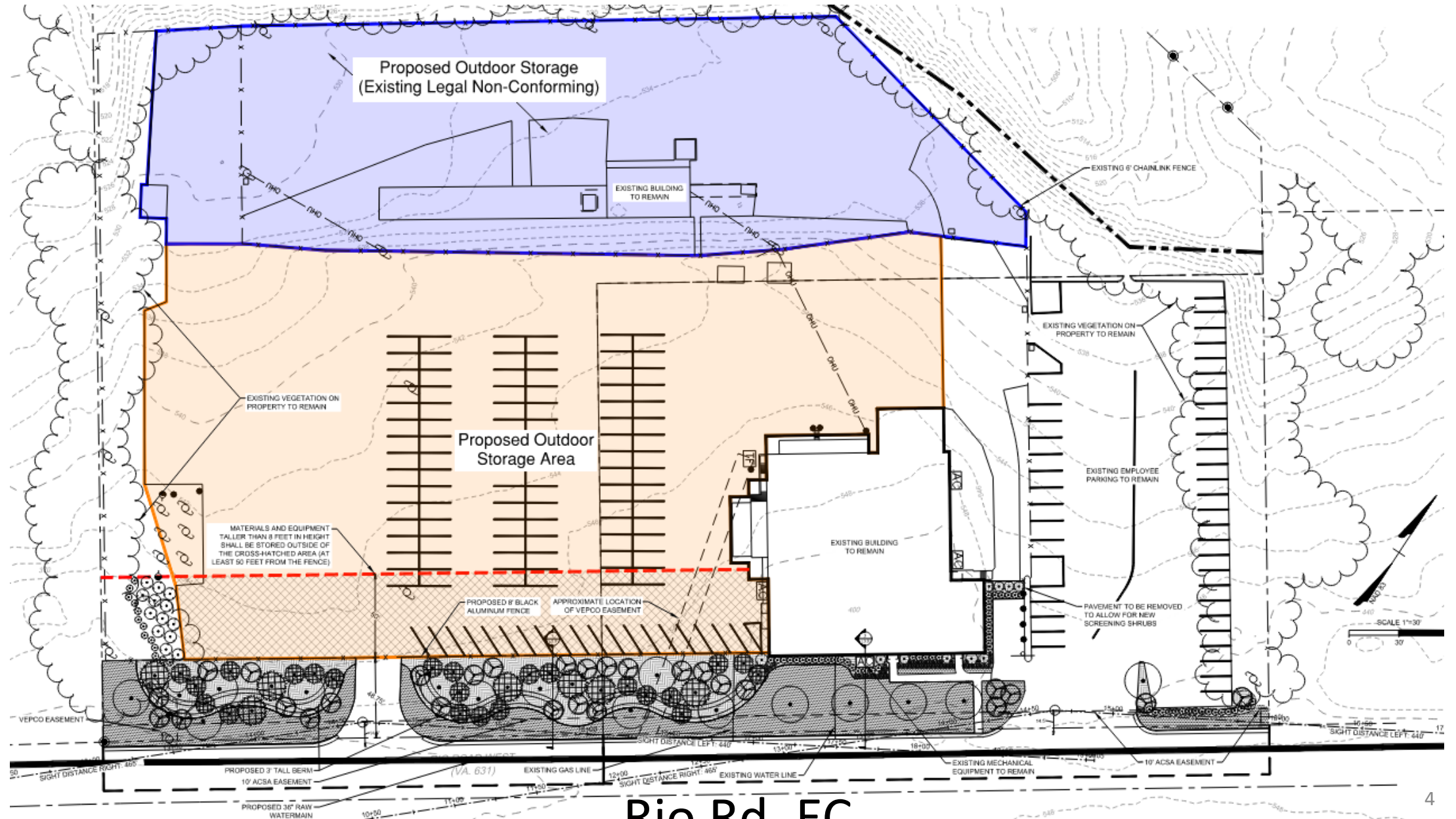


# Existing Conditions



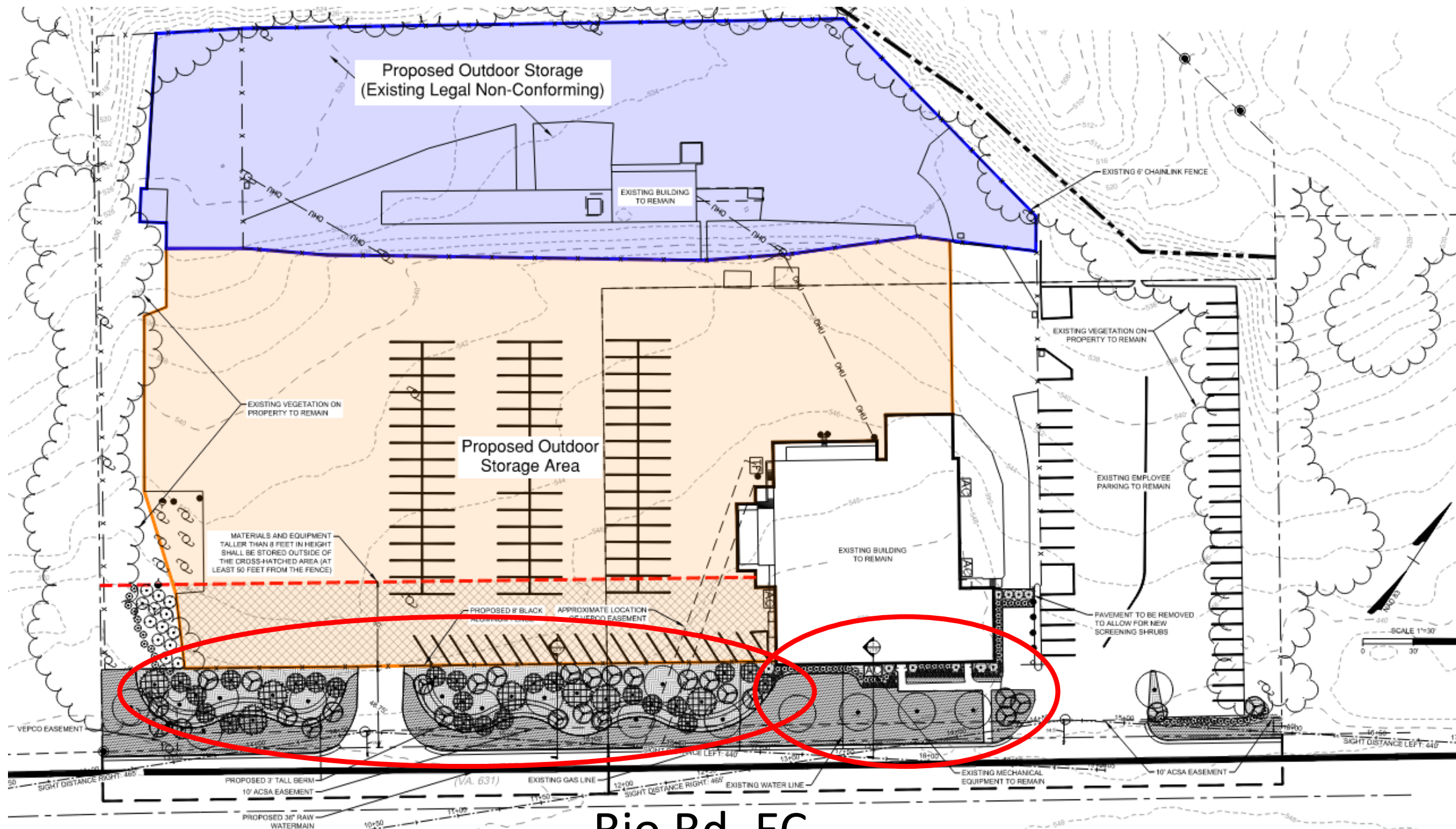


# SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales



Rio Rd. EC

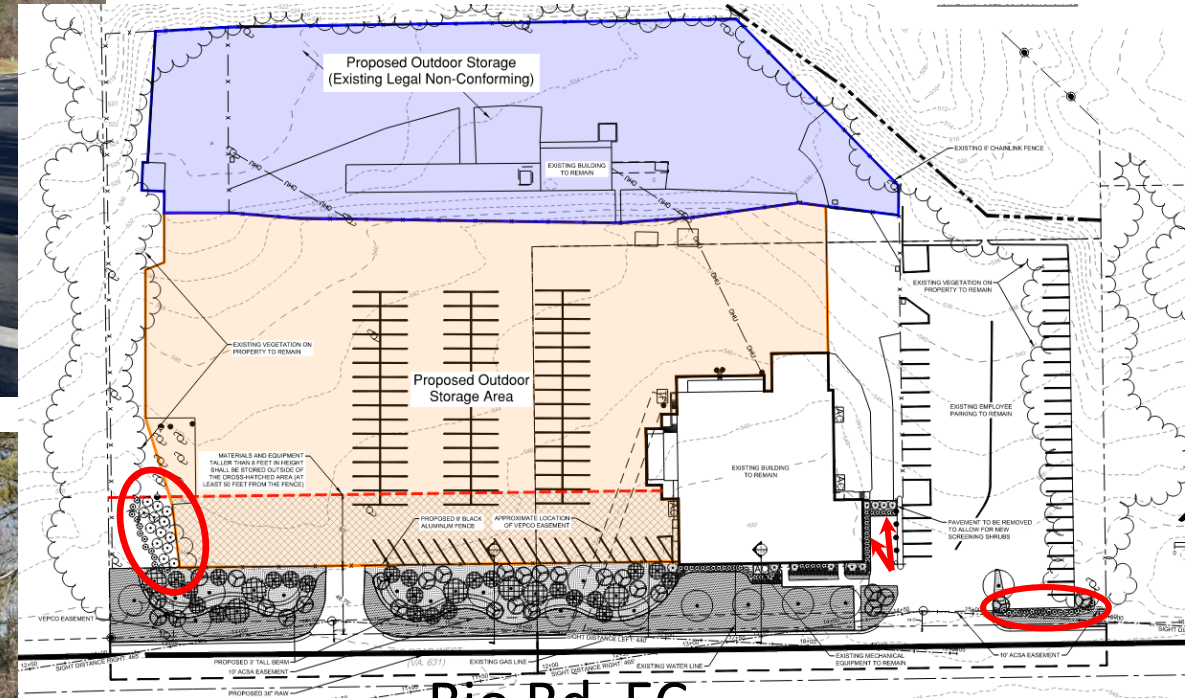
# Conceptual Plan



Rio Rd. EC



# SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales

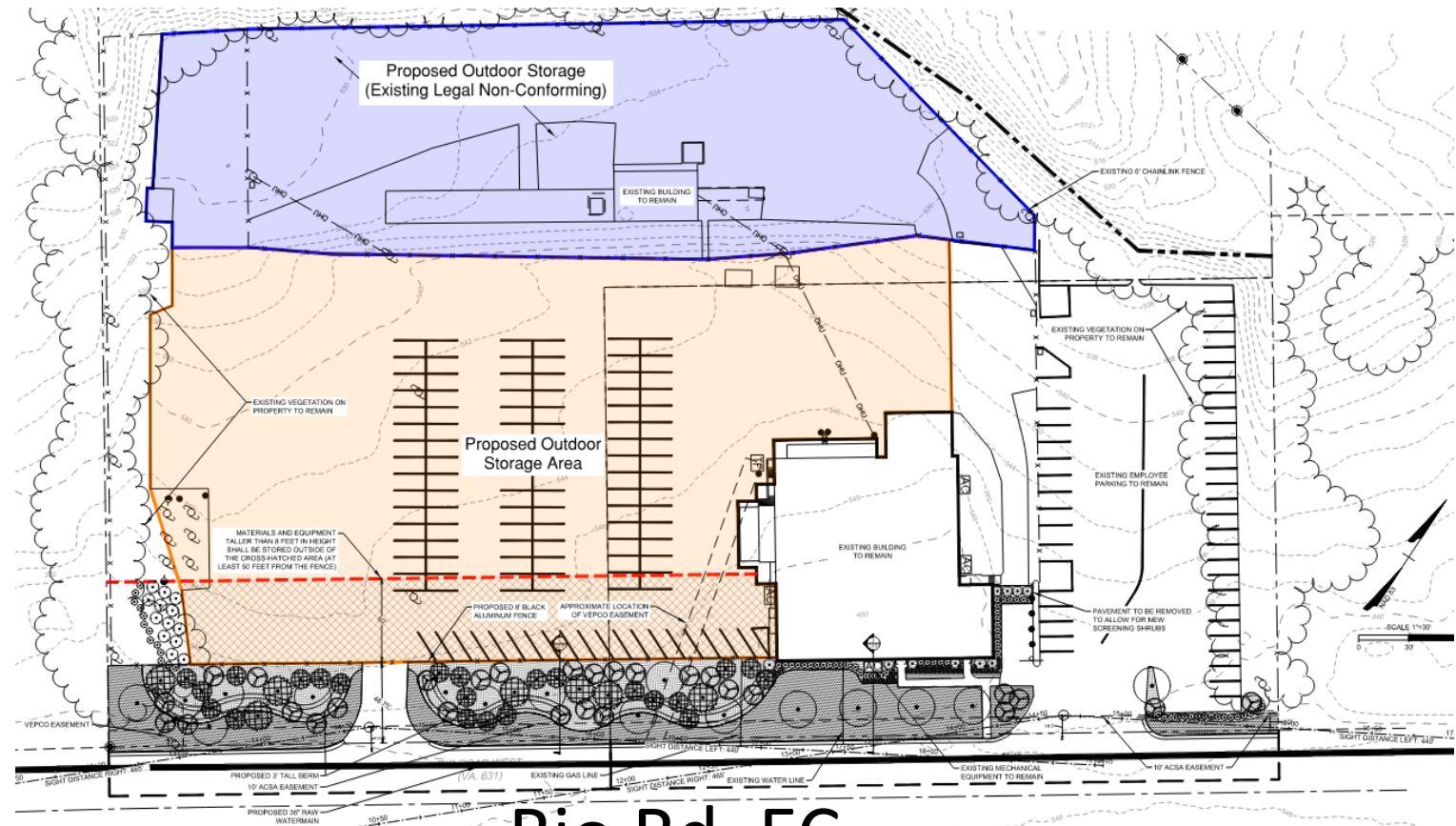


Rio Rd. EC

# SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales

## ARB Recommended Conditions of Approval

1. Use of this site must be in general accord with the 400 Rio Rd. W Conceptual Layout Plan by Timmons Group dated March 07, 2025. To be in general accord:
  - a) Materials and equipment must be stored only in areas indicated for storage on the Concept Plan; and
  - b) The security fence must be a metal picket style and is subject to ARB approval with the final site plan.
2. Materials and equipment taller than the fence height must be stored outside of the cross-hatched area as shown on the Concept Plan.
3. 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 exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
4. Any new lighting is subject to ARB approval. Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff.



Rio Rd. EC

# SP202400025 Factor Favorable and Recommendation

## Favorable

1. The proposed outdoor storage, display and sales use is consistent with the EC Design Guidelines if the ARB's recommended conditions are upheld.

## Recommendation

**Staff recommends approval of SP202400025 400 Rio Rd. W Outdoor Sales, Storage, and Display with conditions.**



## Questions?





# SP202400025 Recommended Conditions of Approval

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# Motions for Special Use Permit: SP202400025

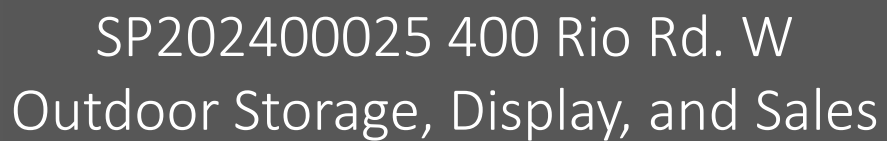
Should a Board of Supervisors member choose to approve this special use permit:

**I move to adopt the resolution (Attachment D) to approve the special use permit for SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales with the conditions as recommended in the staff report.**

Should the Board **choose to deny** this special use permit:

**I move to deny the special use permit for SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales based on the following reasons. State reasons for denial.**





Albemarle County Board of Supervisors  
Public Hearing  
May 21, 2025

