

# 400 Rio Rd. W.

## SP 2024-025

### Outdoor Storage, Display, and/or Sales Special Use Permit

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Albemarle County  
Board of Supervisors  
May 21, 2025



# Location Map

Parcels:  
45-25C1  
45-25 C

Total Acreage (minus  
Commonwealth  
Acreage):  
Approx. 8.524 acres

Existing Zoning: Light Industrial (LI)





# Site Enlargement Aerial Map





# Historic Aerials



1974



1980



# Historic Aerials



1990



2013



# Existing Conditions: Street View





# Existing Conditions: Street View





# Existing Conditions: Street View



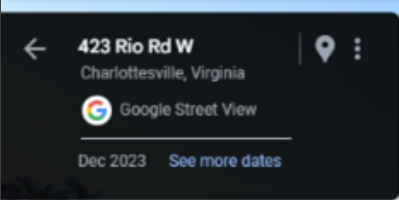


# Existing Conditions: Street View





# Existing Conditions: Street View





# Existing Conditions: Street View







Example Storage Materials





Example Storage Materials





Example Storage Materials



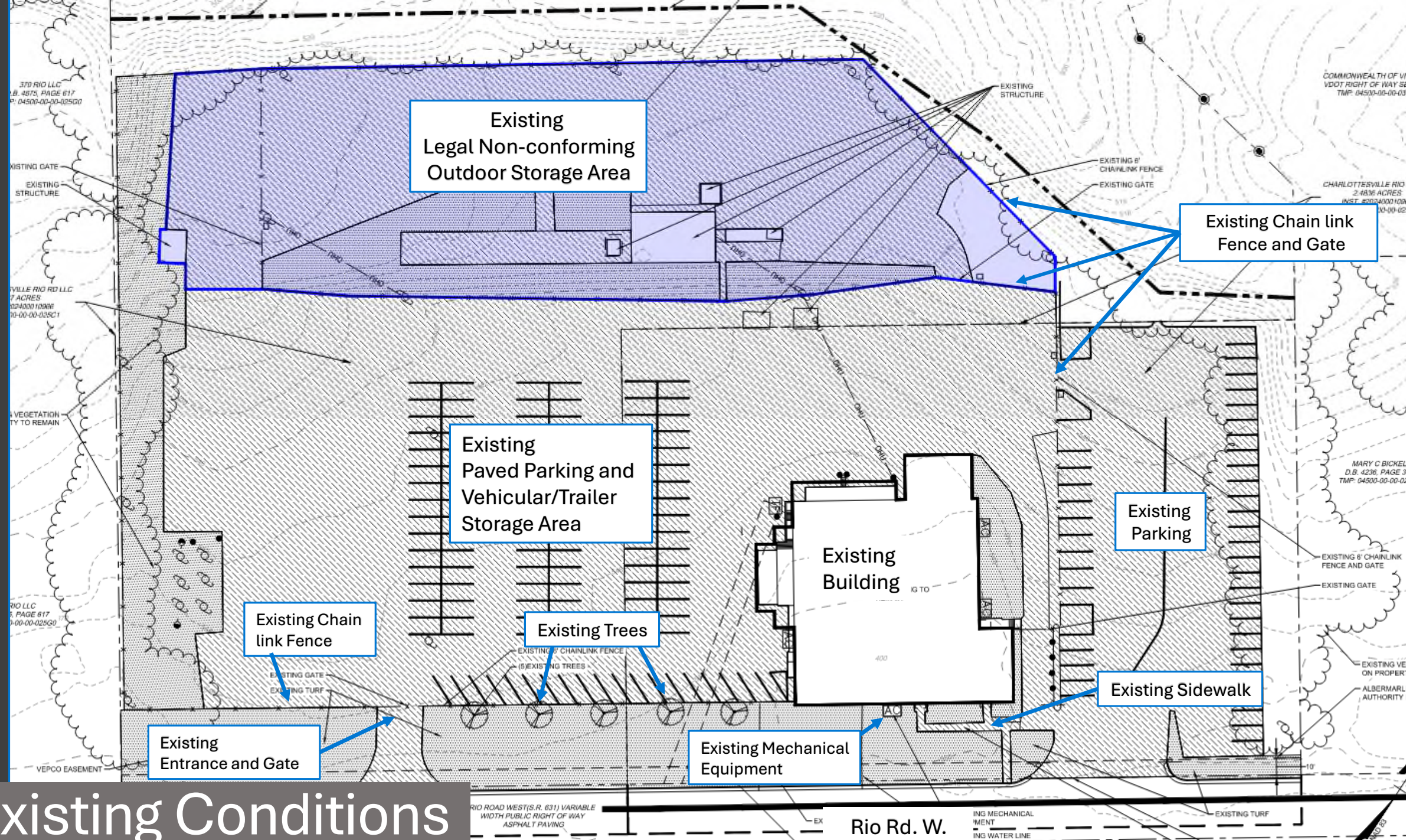


Example Storage Materials



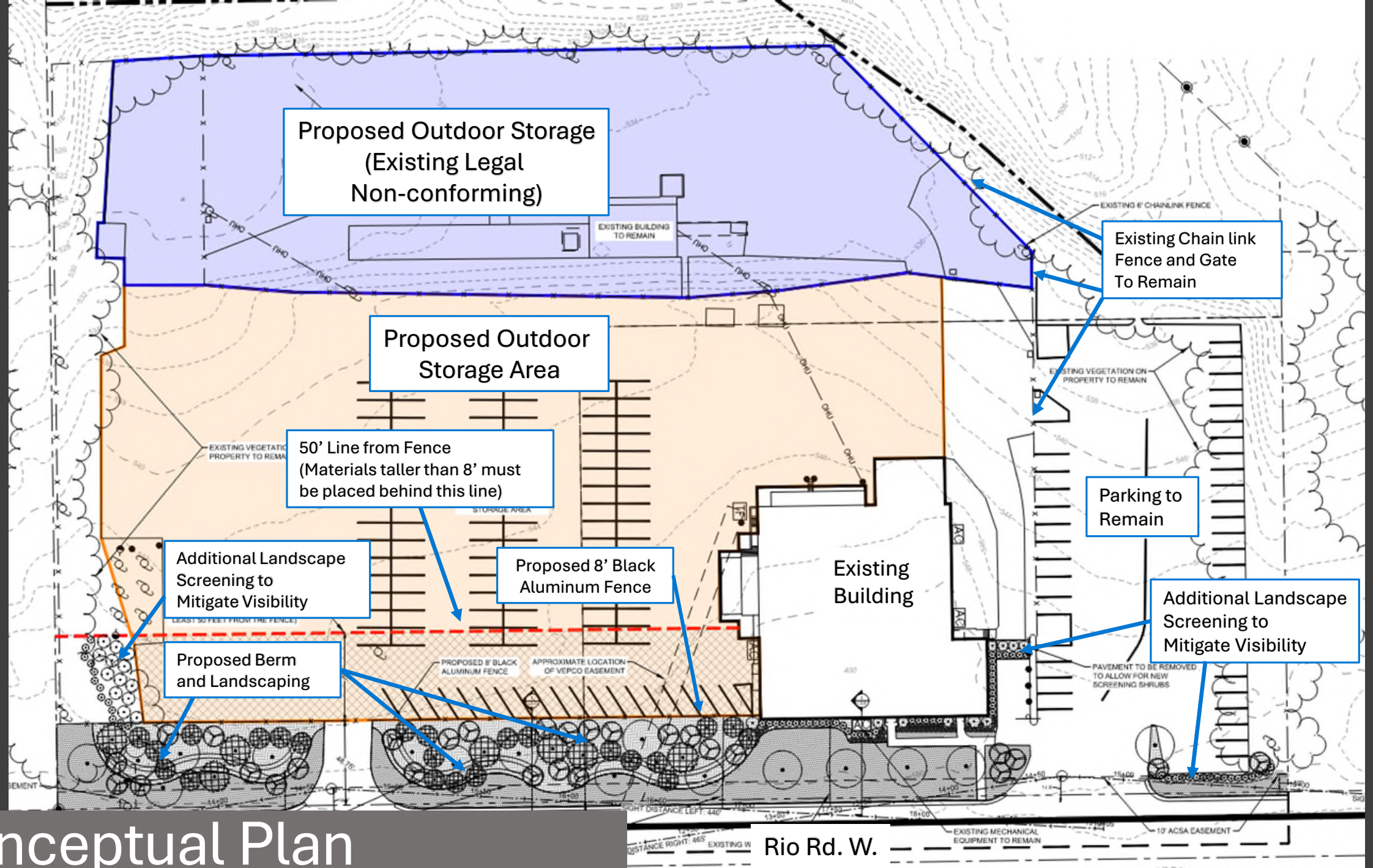
Example Storage Materials





# Existing Conditions

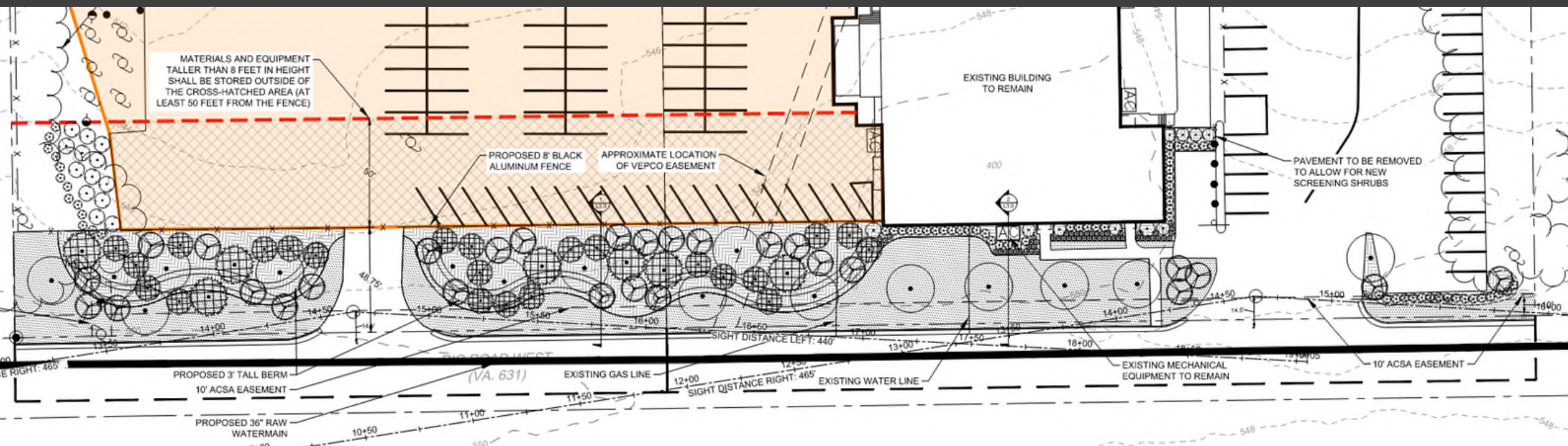




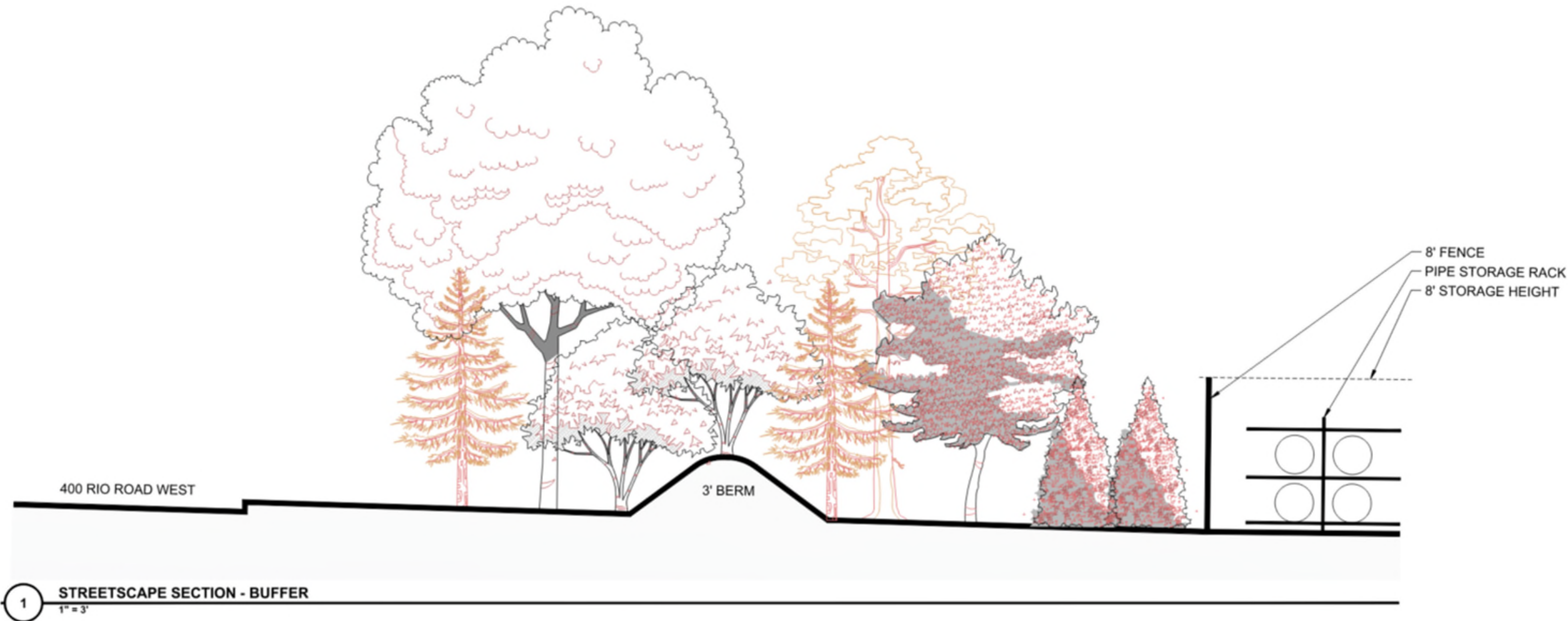
# Conceptual Plan

Rio Rd. W.





# Conceptual Plan- Rio Rd Frontage Enlargement







Proposed Black Aluminum Fence





Rio Rd. W

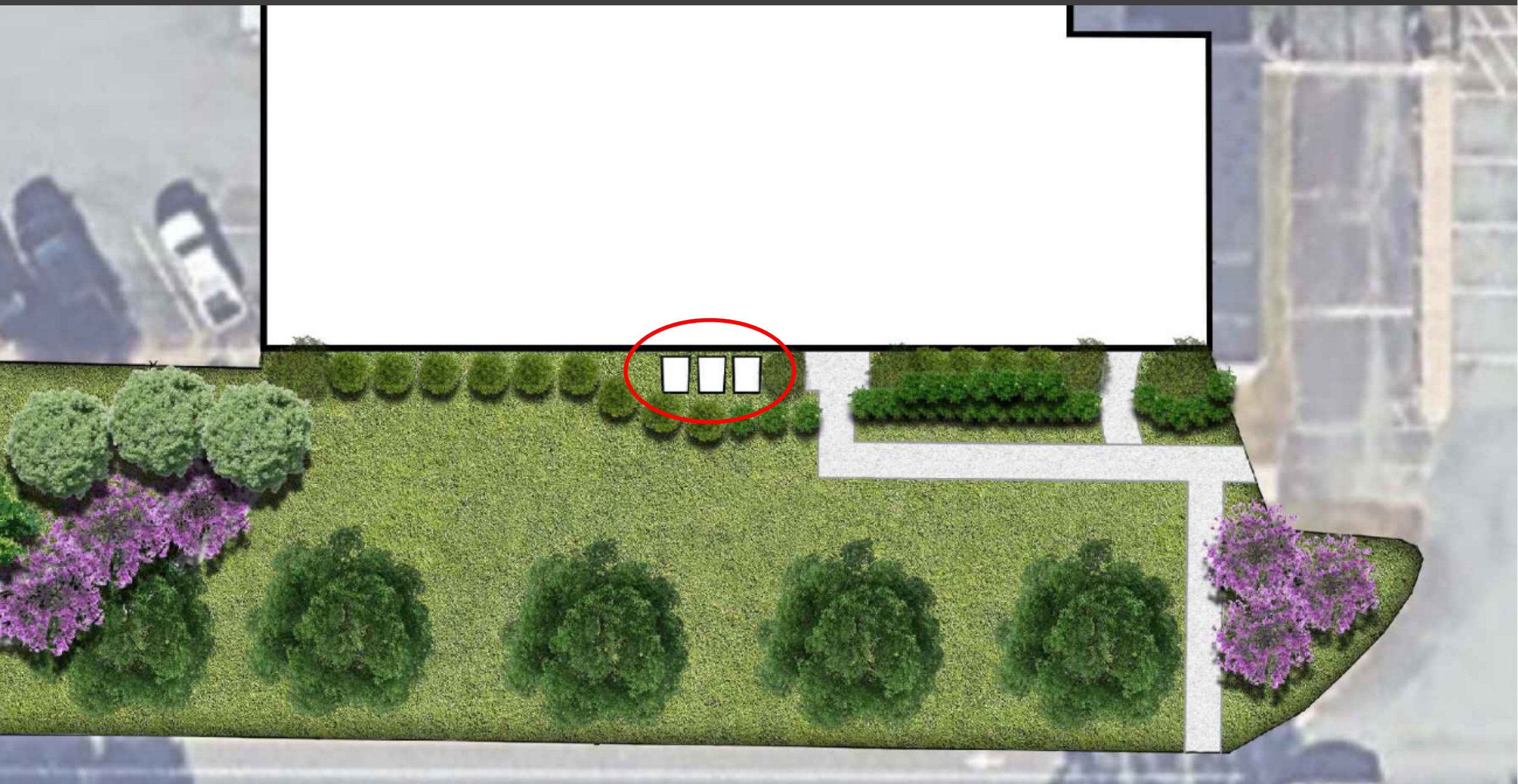
Aerial View with Conceptual Landscaping





Existing Building Frontage





Proposed Building Landscaping- Plan View





Proposed Building Landscaping





Existing Frontage - Looking Northeast





Proposed Simulation – Northeast





Existing



Proposed Simulation





Existing Frontage- Looking Northwest- View 1





Proposed Simulation – Northwest- View 1





Existing



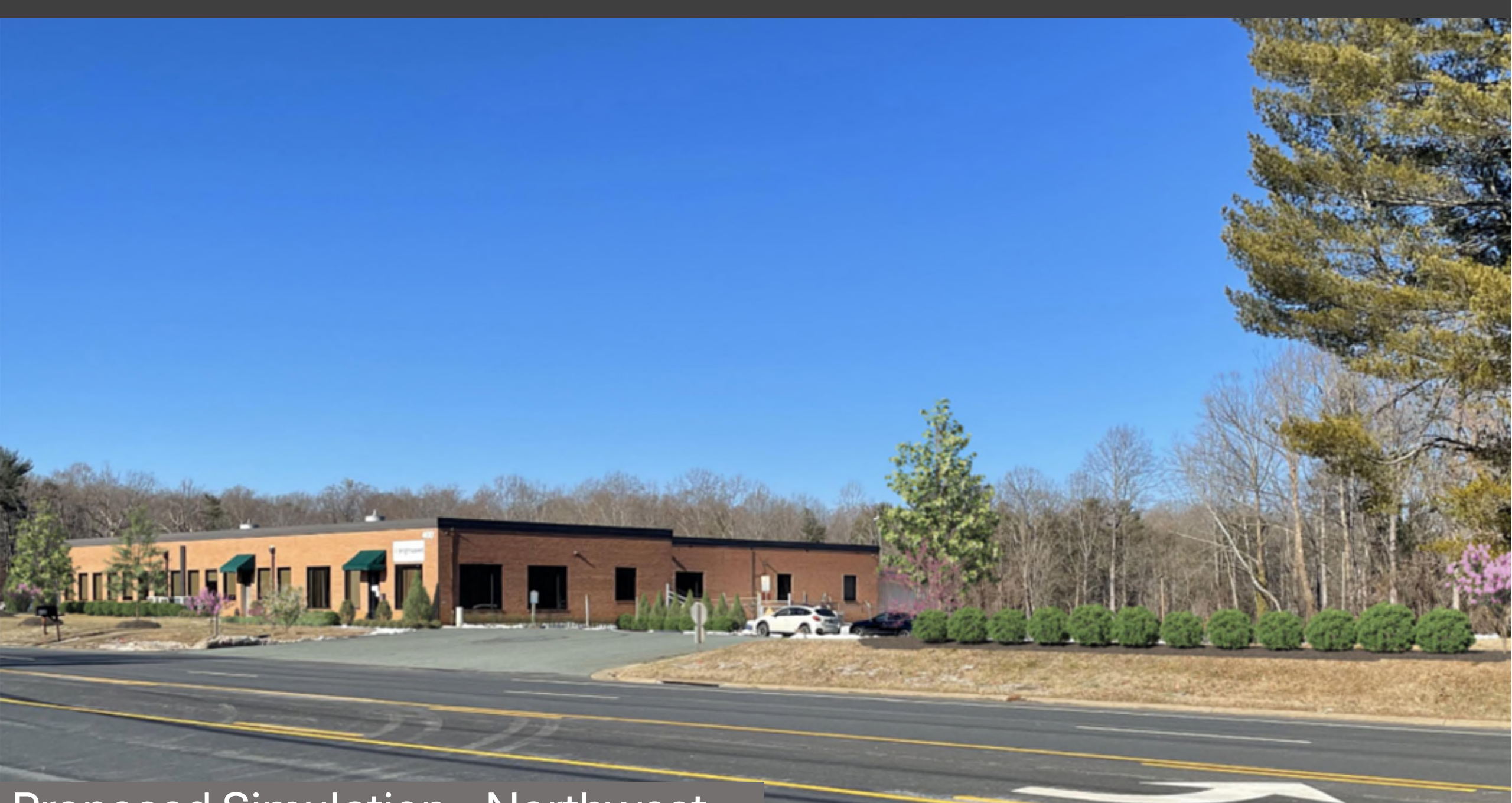
Proposed Simulation





Existing Frontage- Looking Northwest- View 2





Proposed Simulation - Northwest





Existing



Proposed Simulation



Thank You

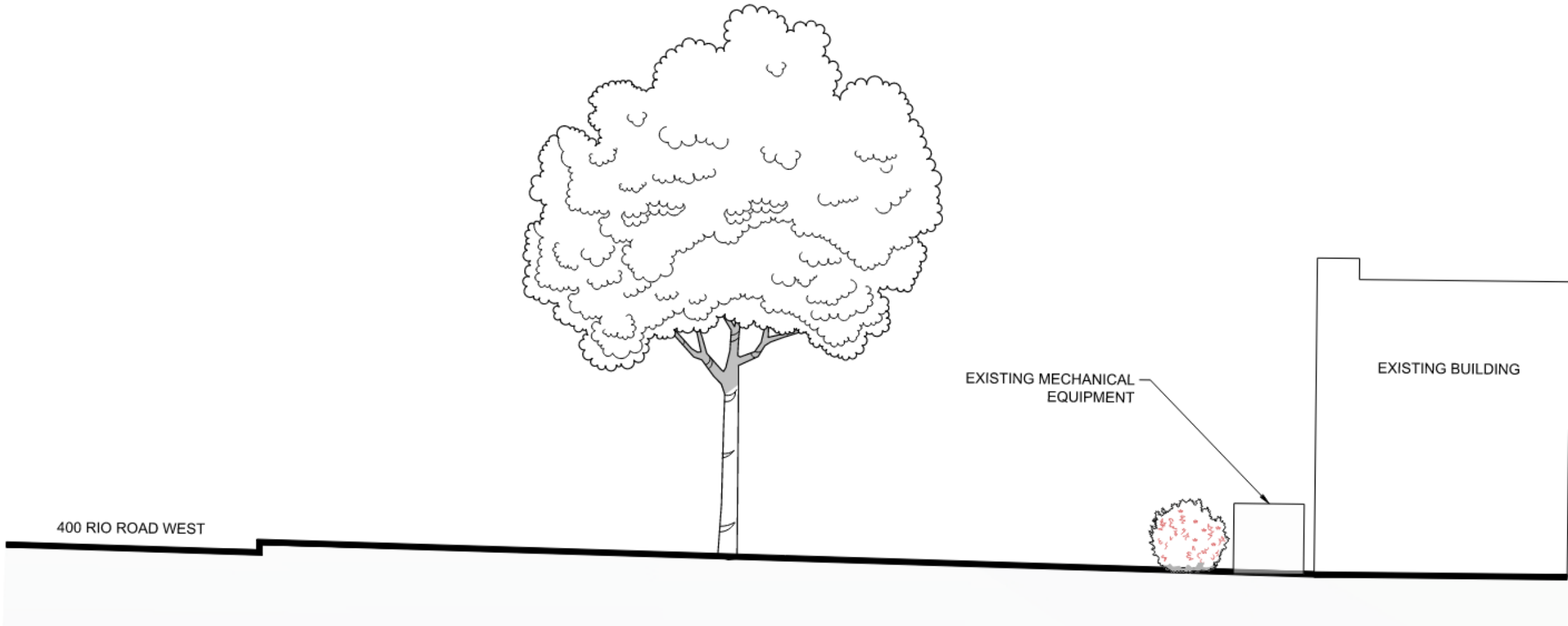












2

STREETSCAPE SECTION - BUILDING FRONTAGE

1" = 3'





Example Storage Materials





Example Storage





Example Storage