



County of Albemarle
Community Development Department

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MEMORANDUM

TO: Architectural Review Board
FROM: Khris Taggart, Sr. Planner I
RE: ARB2024-71/SP2024-25 400 Rio Rd. W Concept Plan Revisions
DATE: March 3, 2025

On January 21, 2025, the ARB completed an advisory review on the concept plan (see Attachment I) for a wholesale plumbing business (Ferguson Enterprise) proposed at 400 Rio Rd. West. During that meeting, the ARB requested revisions to the concept plan which were to be considered by the ARB before Planning Commission review. After the ARB meeting, Design and Zoning staff identified additional comments that needed to be addressed. (See Attachment II for the staff comment letter dated February 11, 2025.)

On February 20, 2025, staff received an updated concept plan (see Attachment III) intended to address the requested revisions. (See Attachment IV for the action letter from the January 2025 ARB meeting.)

ARB Action Letter 1/28/2025

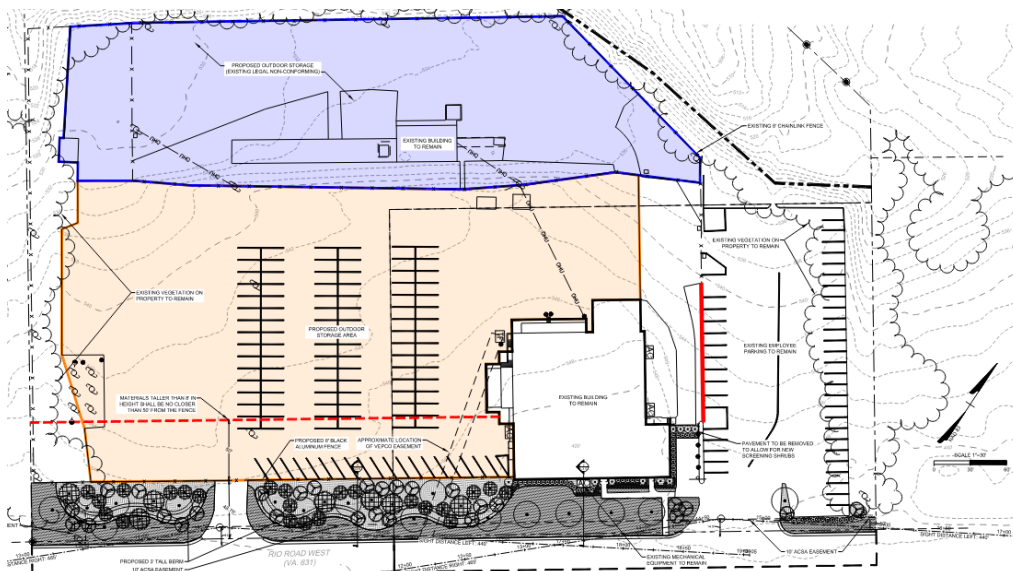
1. Revise the concept plan to show the area suitable for storage of materials and equipment taller than 8'.
 - The updated concept plan shows a boundary and note stating that no items taller than the 8' fence height will be stored within 50' of the proposed fence line along Rio Rd. Given the depth of the grass strip (approximately 48') between Rio Rd. and the proposed outdoor storage area, the proposed boundary would place material storage nearly 100' from the Entrance Corridor. At this distance, the landscape berm is expected to sufficiently mitigate the visual impact of materials that exceed the height of the proposed fence.
2. Revise the concept plan to show that vegetation near the parcel's eastern and western boundaries will remain.
 - The revised concept plan shows the vegetation along the parcel's eastern and western boundaries will remain. See #1 under staff comment below for related information.
3. Consider eliminating the Rio Road entrance to the storage area.
 - The applicant considered this suggestion but determined that this entrance is needed for site circulation and general business operations. (See Attachment V for the applicant comment response letter dated February 20, 2025.)

Staff Comment Letter 2/11/2025

1. If existing trees on the west side of the site are located off-site and parcel 45-25G develops in the future, angled views into the storage area could become available. How will visibility of this type be mitigated with this proposal?
 - The concept plan has been updated to show the on- and off-site existing trees along the western side of the parcel. From the eastbound lanes of Rio Rd., angled views of the storage area will be available. The existing vegetation is expected to filter the view of the area but updating the plan to show the addition of screening shrubs would help to further reduce the visibility of the storage area from the EC.



2. The concept plan shows the proposed storage area near the north corner of the building outside of the fenced area. This part of the proposed storage area should be deleted from the proposal.
 - The concept plan has been revised to show that the existing chain link fence between the employee parking lot and the building near the parcel's frontage will remain in place. The plan also shows that the eastern boundary of the proposed outdoor storage area has been shifted to align with the north corner of the existing building. This resolves the discrepancy from the previous plan.
3. Confirm that the proposed planting along the Rio frontage is feasible. Confirm the location of property lines and right-of-way.
 - The revised concept plan shows all proposed plantings along the Rio Rd. frontage will be located outside of easements, rights-of-way, and sight distance lines. However, RWSA has noted an upcoming project near the building that may impact the proposed plantings.
4. The Zoning Division has indicated that the non-conforming storage area should be brought into conformity with this proposal. This might be accomplished with appropriate fencing and additional planting east of the building. A rendering showing this area from the street would be helpful.
 - The revised concept plan shows pavement east of the building closest to the frontage being removed to accommodate screening shrubs and shrubs being added to the frontage planting area east of the entrance to the employee parking lot. This landscaping is expected to reduce visibility of the non-conforming storage area; however, the storage area will still be visible from the EC from the employee parking entrance when vehicles are not parked in that lot. Revising the plan to show screening shrubs along the fence line between the building and the employee parking lot (highlighted in red below) could help further reduce the visibility from the EC of the non-conforming storage area.



This item has been scheduled for the ARB meeting on March 3, 2025 to get the Board's feedback on the revised concept plan and the following questions:

1. Should shrubs be added along the western side of the storage area?
2. Should shrubs be added along the fence line between the building and the employee parking lot?

ATTACHMENTS

- **Attach. I:** [ARB2024-71/SP2024-25 Rio Rd. W – Original Concept Plan \(January 21, 2025\)](#)
- **Attach. II:** [SP2024-25 Rio Rd. W – SP Staff Comment Letter \(February 11, 2025\)](#)
- **Attach. III:** [ARB2024-71/SP2024-25 Rio Rd. W – Revised Concept Plan \(February 20, 2025\)](#)
- **Attach. IV:** [ARB2024-71/SP2024-25 Rio Rd. W – Action Letter \(January 28, 2025\)](#)
- **Attach. V:** [ARB2024-71/SP2024-25 Rio Rd. W – Applicant Comment Response Letter \(February 20, 2025\)](#)