



County of Albemarle
Community Development Department - Planning

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March 4, 2025

Valerie Long, Esquire
Williams Mullen
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RE: ARB2024-71/SP-2024-25: 400 West Rio Road (TMP: 045000000025C0)

Dear Ms. Long,

The Albemarle County Architectural Review Board (ARB), at its meeting on March 3, 2025, completed an advisory review of the above-noted request to establish outdoor storage in the Entrance Corridor. The Board by a vote of 5:0 voted to recommend no objection to the request for the Special Use Permit, with the recommended revision to the concept plan and the conditions of approval, and to provide the comments for the site plan submittal, all as listed in the staff report, amended as follows:

The following revision must be made to the Concept Plan prior to Planning Commission review:

1. Revise the concept plan to provide screening shrubs along the western side of the storage area, to turn the corner from the front to the red dashed line as shown on the concept plan.

The ARB has no objection to the Special Use Permit request, based on the revised Concept Plan, with the following conditions:

1. Use of this site must be in general accord with the 400 Rio Rd. West Concept Plan by Timmons Group dated XZY. 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 not be stored within 50' of the southeast perimeter of the outdoor storage area.
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 be in excess of 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.

Recommendations for the Site Plan:

1. Include the standard mechanical equipment note on the site plan: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated
2. Provide the proposed locations of loading, service, and refuse areas with the site plan. Show how these locations will be screened from the EC.

3. New or relocated chain link fence must not be visible from the Entrance Corridor. Note the locations of any new or moved fence and provide details for all fence types visible from the EC.
4. Provide a lighting plan with the site plan or add a note to the plan stating that no new ground- or building-mounted lighting is proposed.
5. Provide a complete landscaping plan with the site plan. Ensure that the proposed species are on the approved plant list.
6. Consider adding one interior parking lot tree for every ten parking spaces in the employee parking lot.
7. Include the standard plant health note on the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.

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

Sincerely,



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