



County of Albemarle
Community Development Department

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MEMORANDUM

TO: Architectural Review Board
FROM: Khris Taggart, Sr. Planner I
RE: Architectural Revisions to ARB-2023-52: Cville Rio Road Final Site Plan
DATE: August 14, 2023

On March 20, 2023, the ARB approved the final site plan for the Cville Rio Road development pending staff administrative approval of several conditions. On May 15, 2023, staff received a resubmittal intended to address those conditions. Staff believes that the following conditions of approval have not been sufficiently addressed:

1. Relocate or revise the design of the equipment/utility structures found on the east and west elevations of Building 1 and the west elevations of Building 2 and 3 so that they are less utilitarian in appearance and a more integral part of the building design.
 - The architectural design of the equipment/utility structures remains largely unchanged except for revising the flat Hardie panel to a board-and-batten Hardie panel to match materials used elsewhere on the end elevations. Additionally, an equipment/utility structure has been added to the north elevation of Building 4.
 - A stand-alone structure has been added east of Building 4. The structure uses materials found in the elevations of the apartment buildings, but it is a maintenance building set very close to the Entrance Corridor street.
2. Revise the landscape plan to more evenly distribute the interior parking trees throughout the site.
3. Revise the landscape plan to provide trees along the sidewalks within the site that have more consistent spacing.
 - The landscape plan has been revised to show perimeter parking lot trees and eliminate conflicts with utilities and easements but the spacing of the interior parking and sidewalk trees remains inconsistent.

A work session to get the Board's feedback on the revised design and site plan has been scheduled for the August 21, 2023 ARB meeting.

ATTACHMENTS

- [Attach. I: ARB2023-52: Cville Rio Road – Architectural Drawings \(March 20, 2023\)](#)
- [Attach. II: ARB2023-52: Cville Rio Road – Revised Architectural Drawings \(July 21, 2023\)](#)
- [Attach. III: ARB2023-52: Cville Rio Road – Site Plan \(March 20, 2023\)](#)
- [Attach. IV: ARB2023-52: Cville Rio Road – Revised Site Plan \(July 28, 2023\)](#)