



County of Albemarle
Community Development Department - Planning

Mariah Gleason
mgleason@albemarle.org
Telephone: (434) 296-5832 ext. 3097

April 16, 2024

Nicole Scro, Esquire
Law Office of Nicole M Scro, PLLC
912 East High Street
Charlottesville, VA 22902

RE: ARB2024-29: 999 Rio (TMP: 06100-00-00-154B0)

Dear Ms. Scro,

The Albemarle County Architectural Review Board reviewed the above noted item at its meeting on Monday, April 15, 2024. The Board approved the request, pending ARB approval of #3, 11, and 14 and staff administrative approval of the remaining conditions listed below:

1. Revise proposed plantings and/or the architectural design of the south elevation of Lot 15 to alleviate the appearance of blankness. Proposed landscaping should be coordinated with other landscaping located between the buildings and the EC to promote an integrated, attractive appearance.
2. Consider aligning windows on the south elevation of unit 15.
3. Provide perspectives showing the development from various vantage points on the EC. Show how the proposed landscaping will mitigate blank walls and how it will be used to integrate the overall development.
4. Revise the architectural drawings to note where trim colors will be white or sealskin.
5. Revise renderings to align with the architectural drawings as needed.
6. Provide a window glass sample for review.
7. Revise the final site plan to locate proposed mechanical equipment and identify materials that will be used to eliminate visibility of mechanical equipment from view from the EC.
8. Revise architectural drawings for the 2- and 3-story models to identify the locations and shielding of proposed mechanical equipment. This information should be consistent with the final site plan.
9. Revise the dumpster pad detail on Sheet C11 to identify a color for the wood gates other than white.
10. Revise the Lighting Plan to:
 - a. Reflect corrected lighting information;
 - b. Provide a note on the Lighting Plan stating that the wall mounted light fixtures will be downlight only;
 - c. Specify the mounting height for freestanding, pole-mounted light fixtures on the Lighting Plan as not to exceed 20'. Add a note stating that the 20' height is a maximum that includes any base; and
 - d. Include the standard lighting note on the lighting plan sheet (Sheet C10) stating: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."
 - e. Provide light fixture information for decorative lighting proposed on two-story attached units. Revise the photometric plan to account for these light fixtures.

11. Coordinate with RWSA to add landscaping at the stormwater management facility, if possible, to integrate the facility into the finished site and promote a coordinated, non-engineered appearance along the EC. Coordinate with the County Engineer regarding trees in the facility.
12. Provide a north arrow and scale on the Landscaping Plan.
13. Revise the landscaping plan to provide a coordinated and integrated appearance among landscaped areas along the EC frontage.
14. Revise the landscaping plan to show shrubs along the east elevations of Lots 1-14. Proposed landscaping should have a coordinated appearance that is integrated into the overall development.
15. Revise the quantity of "Rotundiloba Sweetgum" to 4, consistent with the landscape plan, and the botanical name for the Nellie R. Steven's Holly to "Ilex x Nellie R. Stevens".
16. Include the standard planting note on the landscape plan sheet (Sheet C9) stating: "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."
17. Revise the site plan to show connections between pedestrian paths and the residential units.
18. Revise the Existing Conditions Sheet (Sheet C2) to note the removal of the existing, stand-alone tree near the northwestern corner of the parcel.

Please provide:

1. A full set of revised drawings addressing each of these conditions. Include updated revision dates on each drawing. Electronic submittals are preferred.
2. A memo including detailed responses indicating how each condition has been satisfied. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.
3. The attached "Revised Application Submittal" form. This form must be returned with your revisions to ensure proper tracking and distribution.

When staff's review of this information indicates that all conditions of approval have been met, a Certificate of Appropriateness may be issued.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Mariah Gleason
Planner
434-296-5832 x3097
ktaggart@albemarle.org

cc: 999 Rio LLC
338 Rio Road W
Charlottesville, VA 22902

File