



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

MARIAH GLEASON

mgleason@albemarle.org

Telephone: (434) 296-5832 ext. 3097

MEMORANDUM

TO: Architectural Review Board
FROM: Mariah Gleason, Senior Planner II
RE: ARB-2024-29: 999 Rio Final Site Plan – Conditions requiring ARB Approval
DATE: April 29, 2025

PROJECT HISTORY

The Architectural Review Board (ARB) reviewed the final site plan for ARB-2024-29 999 Rio on April 15, 2024 and voted 3:0 to recommend approval of the plan with recommendations and requirements. (See Attachments 1 and 2 for the April 15, 2024 ARB staff report and the corresponding ARB action letter.)

The action letter noted three conditions requiring approval by the ARB. The applicant has submitted revised materials (see Attachments 3 and 4 for cross-sections and the landscape plan) to address those conditions. The conditions and staff's analysis of the revisions are provided below.

ANALYSIS

#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.

This condition was intended to clarify how the combination of proposed architecture and landscaping would result in a coordinated, orderly, and attractive appearance from the EC. The staff report noted that revisions should address the appearance of “blankness” on the southern elevation of the unit on Lot 15, which had few windows and minimal architectural detailing. Perspectives were not provided; however, the cross-sections, landscape plan, and building elevations provide sufficient information to determine impacts.

The revised landscape plan shows dense clusters of small and large deciduous trees as well as evergreen trees and shrubs in areas outside of easements. The quantity of plants, the layering of the landscape (close to the buildings, in the grass and pond areas, and along the street), and the variety of species are expected to limit views to buildings, sufficiently mitigate the appearance of the blank wall on Lot 15, and support a coordinated and attractive appearance from the EC.

#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.

The applicant has revised the landscape plan to satisfy RWSA and County Engineering. Changes to landscaping in and around the stormwater management facility are shown in the screenshots below. Updates to the plan include regrouping the three River Birch (highlighted in yellow) in the northeastern corner of the stormwater management facility and adding a row of 17 Arrowwood Viburnum (Chicago Lustre) along the EC frontage, in front of the stormwater management facility. The Arrowwood Viburnum, a deciduous shrub, is proposed to be planted at a height of 1 foot and is expected to grow to a height of 7 feet in 10 years. The grass-covered berm located in front of the detention pond will be visible until the Viburnum reaches maturity. A taller height at planting would help mitigate short-term views of the stormwater management facility and would be more consistent with EC standards.

Final Site Plan, dated September 5, 2023

WWW.ALBEMARLE.ORG

401 McIntire Road, North Wing, | Charlottesville, VA 22902-4579



Final Site Plan, dated March 5, 2025



#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.*

This condition was intended to address the following guideline: Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The revised plan does not include the recommended landscaping; however, the grading and landscaping (particularly the "Conoy" Viburnum lining the edge of the parking lot) proposed between the lots and Rio Rd. are expected to sufficiently limit views to the bases of these buildings.

RECOMMENDATIONS

Staff recommends approval of the revisions addressing these conditions with the following condition:

1. Revise the landscape plan to show that the Arrowwood Viburnum (Chicago Lustre) located along the EC frontage will be provided at a height of 3 feet at planting.

Possible Motions:

I move to recommend approval of the revised condition as recommended by staff.

I move to recommend approval of the revised condition as recommended by staff, amended as follows (state amendments).

I move to approve revisions addressing condition 3, 11, and 14 identified in the April 15, 2024 Action Letter for ARB2024-29: 999 Rio Final Site Plan.

ATTACHMENTS

Attach. 1: [ARB-2024-29 999 Rio - ARB Staff Report](#)

Attach. 2: [ARB-2024-29 999 Rio - ARB Action Letter](#)

Attach. 3: [ARB-2024-29 999 Rio - Site Cross Sections Exhibit](#)

Attach. 4: [ARB-2024-29 999 Rio - Final Site Plan \(Landscape Plan on Sheet C9\)](#)

Attach. 5: [ARB-2024-29 999 Rio - Elevations for Lots 1-14](#)

Attach. 6: [ARB-2024-29 999 Rio - Elevations for Lots 15-24](#)