

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2025-18: Carter Machinery Major Amendment
Review Type	Second Review of a Major Amendment
Parcel Identification	06100-00-00-12000
Location	721 Rio Road W
Zoned	Highway Commercial (HC) / Entrance Corridor (EC) / Airport Impact Area (AIA)
Owner/Applicant	Mount Sinai Properties-Charlottesville, LLC / Balzer and Associates (Lindsey Buyer)
Magisterial District	Rio
Proposal	To create a rental facility for construction equipment and machinery, including an outdoor storage area and necessary site improvements, on approximately 4.37 acres. To accommodate the proposed outdoor storage area, certain portions of the existing building on the property will be demolished.
Context	The property contains a warehouse consisting of multiple structures at the front of the parcel with paving surrounding it. To the north is Rio Rd. W and commercial development, to the east are several commercial properties, and to the west is the Northside Library. (Fig. 1.)
ARB Meeting Date	December 1, 2025
Staff Contact	Khrist Taggart

PROJECT/SITE HISTORY

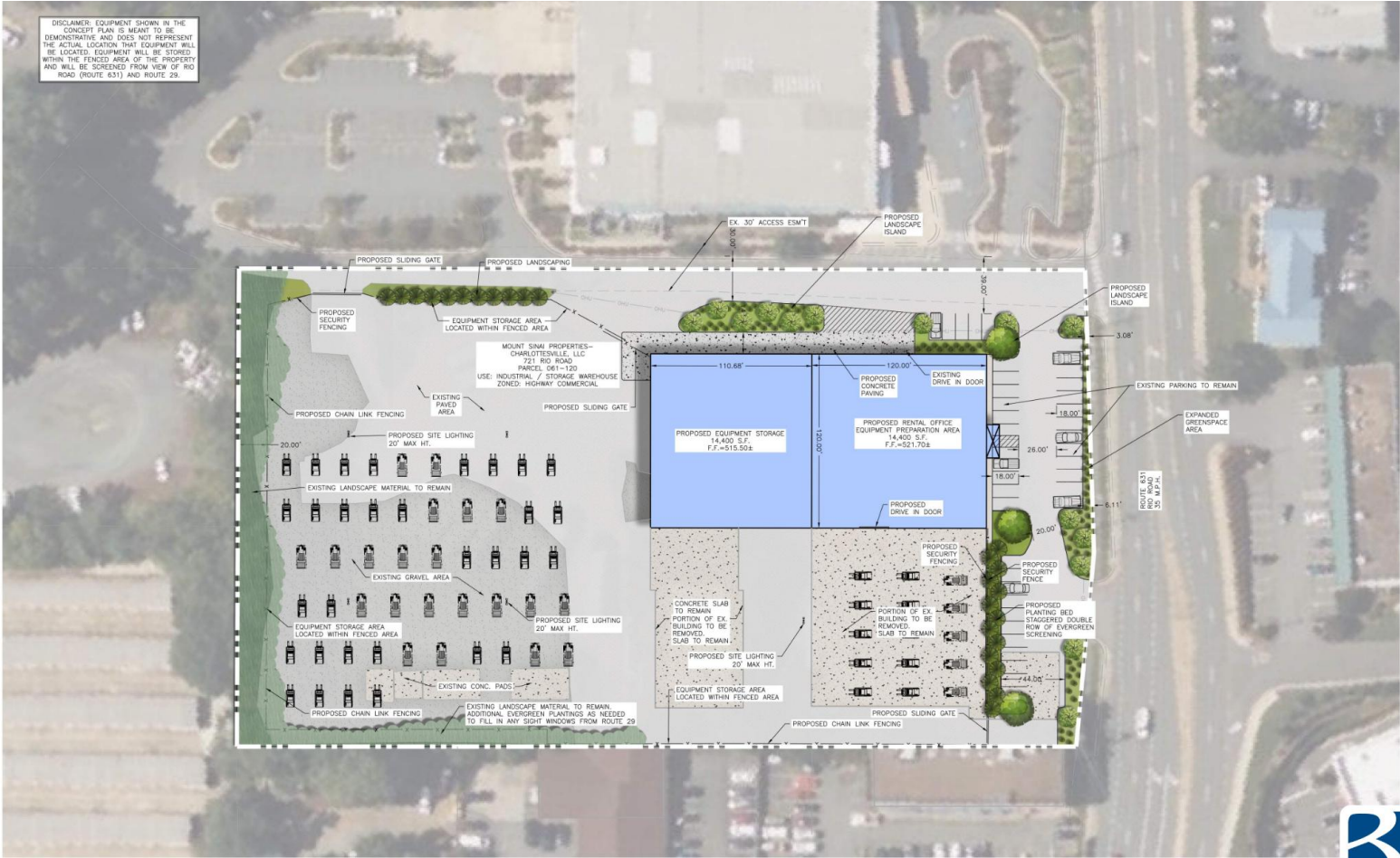
On September 2, 2025, the Architectural Review Board (ARB) provided preliminary comments on the site plan and architecture to be reviewed at a future ARB meeting. Those comments are included below in the analysis section of this report.



Figure 1: Pictometry image showing the project area along the Entrance Corridor.



Figure 2: Views from Rio Rd. and interior to the site showing the existing conditions.



CARTER MACHINERY
RIO RD, CHARLOTTESVILLE



JOB NO. 53220068.00
11/15/2024
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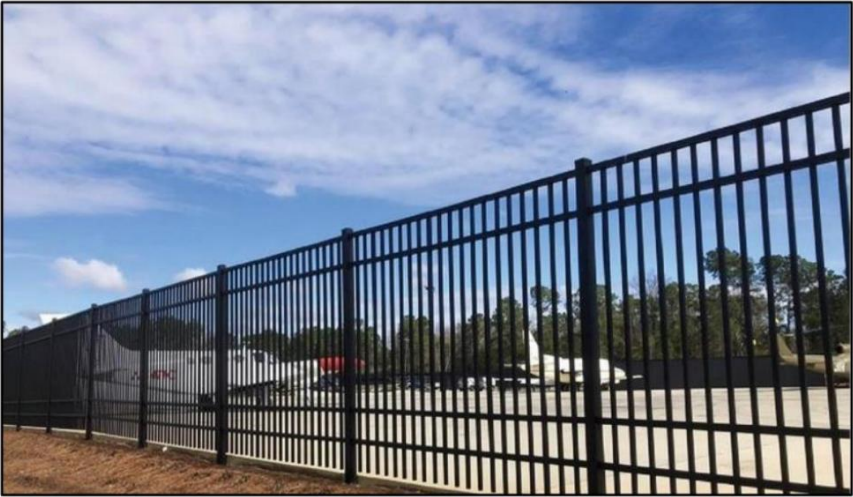


Figure 3: Approved Concept Plan and Security Fencing Example.

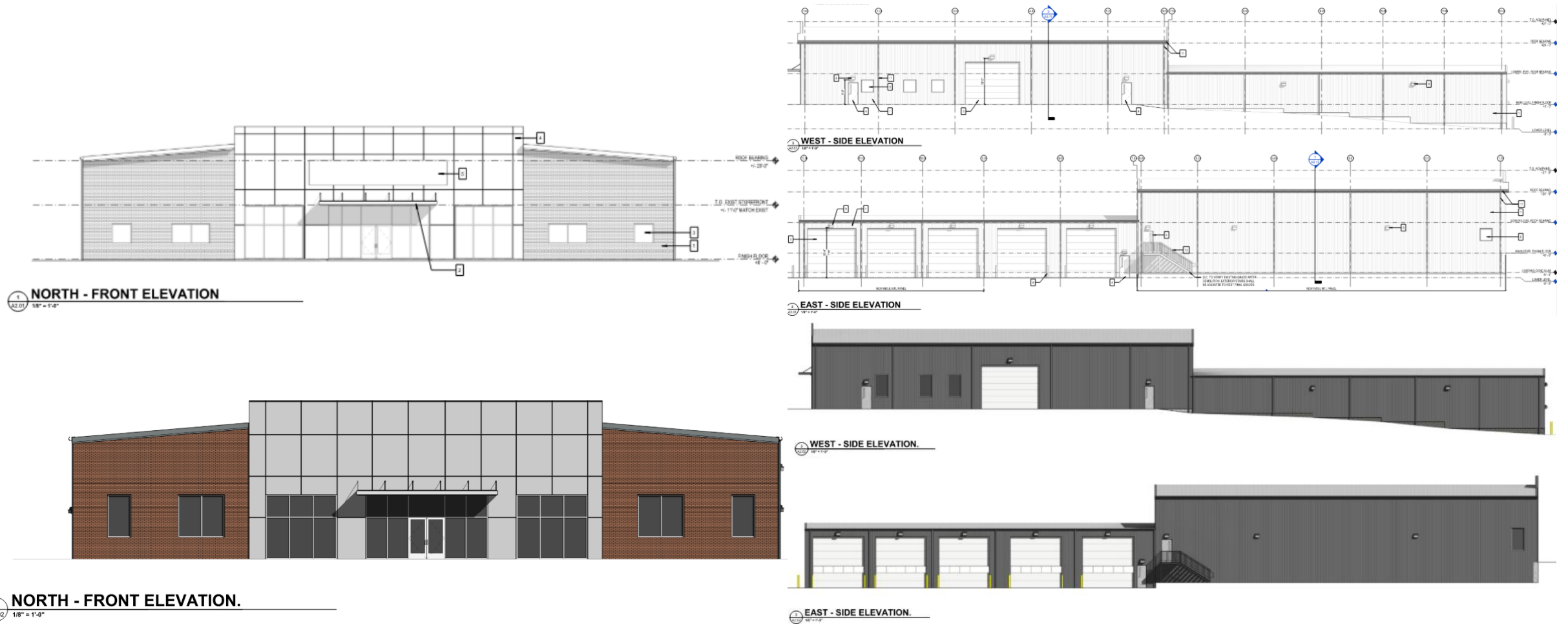


Figure 4: North, East, and West Elevations September 2, 2025 (above) and December 1, 2025 (below).

ANALYSIS

REF	GUIDELINE	ISSUE 9/2/2025	RECOMMENDATION 9/2/2025	ISSUE 12/1/2025	RECOMMENDATION 12/1/2025
	GENERAL GUIDELINES				
	<i>Purpose, Compatibility with significant historic sites, Compatibility with the character of the Entrance Corridor</i>				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The existing warehouse building (Fig. 2) was constructed prior to the establishment of the Entrance Corridors. While the existing building uses materials (brick) and forms (gable roof, storefront entrance topped with a canopy) that have been used in historic architecture, its overall appearance is not reflective of traditional historic architecture. The applicant proposes adding a prominent tower structure on the EC-facing elevation. No detail drawings were provided for the structure, but the applicant has clarified that it will be a new wall that stands proud of the existing brick. The new structure is to be clad in ACM (Aluminum Composite Material) panels, and includes a new storefront entrance that is topped with an aluminum canopy and flanked by storefront windows. On either side of the ACM-clad structure, two windows are added in the existing brick. While the design of the ACM element is not reflective of traditional historic architecture, it introduces visual interest and reduces the blankness present in the existing façade. The design of the ACM tower serves as a focal point that helps to soften the utilitarian appearance of the façade. However, the tower does not appear	Revise the proposal to provide greater coordination between the ACM element and the building to remain. Roof shapes, the points where the ACM structure meets the existing roof overhang, and the proportions of the new windows in the brick wall could be better coordinated. Provide details on the ACM structure to show how it will be built and how it will relate to the existing structure to remain. Revise the architectural drawings to note the finish of the proposed ACM panels. Overly reflective finishes are not appropriate for the EC. Revise the architectural drawings to provide details on the proposed changes to the east and west elevations. Show in the architectural drawings how the areas in need of maintenance along the east and west elevations will be repaired. Provide material samples with the next submittal.	The building sections provided with the architectural drawings show that the tower structure will stand slightly proud of the existing brick, and the current roof overhang will be trimmed to align flush with the wall. Revised Sheet A2.02 includes updates to the height of the new windows within the existing brickwork and the northern sections of the east and west elevations. Aligning the tops of the windows with the tops of the storefront windows improves the coordination between the storefront entrance and the windows of the tower structure. Although no changes were made to align the roof shapes, the adjustments to the windows improve the coordination between the proposed entrance tower and the existing structure that is to remain (Fig. 4) and the proposed tower has an industrial character that is consistent with the immediate context. The windows depicted on A2.01, however, have not been updated to match the proportions shown on A2.02.	Revise the line drawings to match the changes shown in the renderings. Provide material samples with the next submittal. Revise the architectural drawings to identify the areas in need of maintenance along the west elevation and to note how they will be repaired. Revise the architectural drawings to coordinate the materials called out in the elevation drawings with those shown on the exterior specifications sheet.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.				
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic				

	buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.	sufficiently coordinated with the remaining building. The different roof shapes, the points where the structure meets the existing roof overhang, and the proportions of the new windows in the brick wall could all be better coordinated.		The drawings have been revised to indicate the finish of the proposed ACM panels (Mica Anodic Clear); however, material samples have not been provided to verify their compatibility with the existing building and surrounding context.	
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.	The ACM panels may be compatible with the contemporary architectural elements present in the Northside Library building design, which is located on the adjacent parcel to the west; however, specific details regarding the texture and finish of the panels have not been provided. This information will be needed to determine the level of compatibility of the new structure with both the existing building and the surrounding context. It is important to note that panel finishes that exhibit excessive reflectivity would not be suitable for the EC.		The side elevations and details of the proposed changes to these elevations have been added to the architectural drawings. On the east elevation, the drawings show new metal panels in the areas where infill is needed due to the demolition of existing building additions. However, no details have been provided regarding the areas in need of maintenance along the west elevation.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	The architectural drawings do not reflect the proposed changes to the side elevations (west and east). The full appearance of the east elevation is not known because of existing building additions along this elevation, which are being demolished to accommodate the outdoor storage area. The visible portions resemble the west elevation, which is long, clad in corrugated metal panels and mostly featureless. Both elevations need maintenance and the demolition of the additions along the east elevation will require infill. The proposed ACM tower along the façade introduces an element that could visually connect with the side elevations through the use of compatible		Material samples have not been provided with this submittal. Samples of the ACM panels and proposed paint colors will be needed to confirm their appropriateness. Additionally, the stone and stone wall cap listed on the exterior specifications sheet (pg. 5) do not appear in the architectural drawings.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The				

	standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.	colors, helping to unify the materials and create a cohesive building design.			
10	Buildings should relate to their site and the surrounding context of buildings.				
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
	SPECIFIC GUIDELINES				
	<i>Compatibility with significant historic sites</i>				
	Structure design				
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The walls of the existing building are mostly blank, with only a storefront entrance and canopy on the façade and a bay door and a pedestrian door on the west elevation. Blankness is relieved by the addition of the tower element, storefront entrance and canopy, and storefront windows and windows to the north elevation, and the pedestrian entrance and additional windows on the west side of the building. The ACM panels and storefront windows are arranged in a grid pattern, which helps break down the façade and enhances the building's human scale. The addition of windows and a pedestrian entrance on the west elevation creates visual rhythm and reduces some of the blankness on this side. While these proposed changes have a mostly contemporary look, they also decrease the amount of blank wall space and add visual interest when viewed from the EC.	None.	The revised proportions of the windows along the façade and side elevations further reduce blank wall space and enhance the building's human scale. The side elevations have been provided with this submittal. The southern portion of the west elevation and the northern portion of the east elevation are largely blank. However, the proposed landscaping along the frontage and west side of the building is expected to soften this blankness as viewed from the EC.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.				

14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	A single building is to remain.	None.	A single building is to remain.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed changes to the existing building do not have a trademark appearance.	None.	The proposed changes to the existing building do not have a trademark appearance.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	Specifications for window glass have not been provided with this submittal.	Provide specifications for the proposed window glass on the architectural drawings. Provide the standard window glass note on the architectural drawings.	Only partial specifications have been provided for the proposed window glass.	Revise the architectural drawings to note both the VLT and VLR. The VLR should not exceed 30%.
	Accessory structures and equipment				
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	No accessory structures are proposed. No equipment locations have been shown on the site plan or architectural drawings regarding mechanical equipment.	If proposed, provide the locations of ground-mounted mechanical equipment on the site plan or roof-mounted mechanical equipment on the architectural drawings. Show how the equipment will be screened from the EC. Include the standard mechanical equipment note on the site plan.	The site plan shows ground-mounted mechanical equipment along the west side of the building, with a note stating that this equipment will be screened by decorative fencing. However, a detail of this fence has not been provided with the site plan. The standard mechanical equipment note has been added to the site plan.	Revise the site plan to include a detail for the fence that will screen the mechanical equipment.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”				
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	The storage area is proposed south and east of the building. The landscape plan shows evergreen plantings in the islands along the northern and western perimeters of the storage area and along a portion of the eastern perimeter. This arrangement is expected to successfully mitigate the negative visual impact of the equipment and storage area. The approved concept plan showed security fencing along the western and northern portions of the storage area (Fig.	Revise the site plan to show security fencing along the northern and western sides of the storage area and anywhere else fencing will be visible from the EC. Revise the site plan to provide a detail of the proposed security fencing. Revise the dumpster enclosure detail to note that the color of the	The site plan has been revised to show security fencing along the northern and western perimeters of the storage area. A detail has been provided of the proposed security fencing. However, a color has not been noted on the plan. The site plan notes the dumpster enclosure will be constructed with a CMU block that will match the	Revise the site plan to note a neutral color for the security fencing. Revise the site plan to note the specific block color proposed for the dumpster enclosure.
19	Screening devices should be compatible with the design of the buildings and surrounding				

	natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	3). However, the site plan labels all proposed fencing as chain link fencing. The fencing along the northern section of the storage area is expected to be partially visible from the EC through the proposed evergreen screening until it matures fully. Additionally, the gate on the western side will likely be visible from the EC at a distance, so neither section of fencing cannot be made of chain link. The plan will also need to be updated to provide a detail of the proposed security fencing. The site plan shows a dumpster enclosure near the central portion of the eastern property line. In this location, the enclosure may be partially visible from the Rio Rd. EC. The dumpster enclosure detail notes that the enclosure will be constructed from CMU blocks. The distance (approximately 355') and frontage landscaping will likely mitigate the visibility of the enclosure from the EC but revising the site plan to note that the CMU block will match the existing building would fully integrate it into the site.	CMU blocks will match the brick of the building.	existing red brick on the building's façade.	
	Lighting				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The spillover from the proposed lighting does not exceed one-half footcandle.	None.	The spillover from the proposed lighting does not exceed one-half foot candle.	None.
23	Light should be shielded, recessed, or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The proposed lighting fixtures are full cutoff.	None.	The proposed lighting fixtures are full cutoff.	None.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	Lighting levels reach a maximum of 17 fc, which is within the approvable range.	None.	The calculation summary table indicates a maximum lighting level of 7.5 fc, but the highest level observed within the site is 15.1 fc. Although this higher level remains	Revise the calculation summary table on the lighting plan to note the correct maximum footcandle value.

				within the acceptable range, the table should be revised to reflect this increased footcandle measurement.	
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	The proposed lighting is shown with a 3000K color temperature, which will have a warm white appearance.	None.	The cut sheets note that the proposed lighting will have a color temperature of 3000K but the luminaire schedule shows the fixtures with a color temperature of 4000K.	Revise the luminaire schedule to match the 3000K color temperature note on the cut sheets.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole-mounted light fixtures in the Entrance Corridors.	The lighting plan does not specify the proposed fixture color/finish.	Revise the lighting plan to note the proposed color/finish of the light fixture. The finish for freestanding poles must be either dark brown, dark bronze, or black.	The lighting plan has been revised to note that the finishes for the freestanding poles will be dark bronze. However, the finishes for the light fixtures have not been noted on the plan.	Revise the lighting plan to note the proposed color/finish of the light fixtures.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.	The lighting plan notes that the mounting height will be 20' but it is unclear from the plan if that height includes the base.	Revise the lighting plan to note the height of the base of the pole fixtures. Pole-mounted fixtures must not exceed 20' in height, including the base.	A note has been added to the plan confirming that the height of the pole-mounted fixtures, including their base, does not exceed 20 feet.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case-by-case basis.				
29	The following note should be included on the lighting plan: "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	The plan does not include the standard lighting note.	Include the standard lighting note on the lighting plan.	The lighting plan has been revised to include the standard lighting note.	None.

	rural areas zoning districts shall not exceed one-half footcandle.”				
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	No decorative lighting is shown on the plan.	None.	No decorative lighting is shown on the plan.	None.
	Landscaping				
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Due to the overhead lines and easements, the approved concept plan showed small trees and shrubs in the planting area along the frontage. The site plan confirms that the landscaping in the frontage planting area will be small deciduous trees and shrubs. This arrangement, while not the standard frontage landscaping, will help provide an additional layer of plantings, aiding in screening the equipment and storage area from the EC and increasing continuity along the EC.	None.	Aside from revising the height of the proposed shrubs at the time of planting, the landscaping in the frontage planting area remains unchanged from the previous submission.	None.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.				
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.				

	c. In situations where appropriate, a three or four-board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.				
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	There are no interior roads within this site.	None.	There are no interior roads within this site.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	The area adjacent to Rio Rd. serves as both the perimeter of the parking lot and the street frontage. The proposed landscaping in this area is not the standard frontage or perimeter parking area landscaping, but the plantings will help offset the visual impacts of the proposed storage and integrate the site into the surrounding context. The proposal does not meet the requirement for interior parking trees. Four large shade trees are required based on the number of parking spaces (40) shown in the site plan but only three large trees have been provided. Revising the landscape plan to replace a parking space with a parking island along the frontage would provide space for the missing large shade tree. The shrubs in the frontage planting area along the parking lot between the building and the EC do not meet the minimum	Revise the landscape plan to provide one additional interior parking area tree. A parking island that can accommodate a large shade tree may be one way to satisfy this deficiency. Revise the planting height of the shrubs in the frontage planting area along the parking lot between the building so that they are 24" at time of planting.	The site plan has been revised to show four interior parking area trees satisfying the landscaping requirement for interior parking trees. The planting height of the shrubs in the frontage planting area and the planting areas along the building have been revised to 24".	None.

		planting requirement of 24 inches at the time of planting.			
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	The existing conditions plan shows that the existing sidewalk along the front of the building will remain. On the site plan, this existing sidewalk is shown to be extended by 24' so that it wraps around the northwest corner of the building. No other interior sidewalks are shown.	None.	The existing conditions plan shows that the existing sidewalk along the front of the building will remain. On the site plan, this existing sidewalk is shown to be extended by 24' so that it wraps around the northwest corner of the building. No other interior sidewalks are shown.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive-thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	The front (north elevation) of the building that is proposed to remain is not overly long, and the proposed changes are expected to help reduce its blankness. Along the west elevation, the floor plans show three new windows and a new pedestrian entrance in addition to the existing bay door and pedestrian entrance, but the elevation overall is long with few elements to reduce blankness. The proposed landscaping along this side of the building is also expected to soften its appearance as viewed from the EC. No details have been provided on the appearance of the east elevation, which will become visible once the structure along this elevation is demolished. Details on the appearance of this elevation will be needed to determine if the proposed landscaping near the northeast corner of the site will successfully mitigate its appearance.	Revise the architectural drawings to provide details on the appearance of the east and west elevations.	The architectural drawings have been updated to include details regarding the appearance of the east and west elevations. The southern section of the west elevation remains unchanged, except for new paint. Along the northern part of the west side of the building, five perpendicular parking spaces have been converted into two parallel spaces, and the planting island has been expanded to fill the remaining area. Within this enlarged planting island, an additional tree has been added, and the proposed shrubs have been moved away from the building to accommodate new ground-mounted mechanical equipment. This arrangement is still expected to soften the appearance of the west elevation as viewed from the east side.	None.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	The plants are found on the various lists.	None.	The plants are found on the various lists.	None.
38	Plant health: The following note should be added to the landscape plan: “All site plantings	The standard plant health note does not appear on the plan.	Include the standard plant health note on the landscape plan.	The standard plant note has been added to the landscape plan.	None.

	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.”				
	Development pattern				
	Site development and layout				
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; ensuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The site has been previously developed, and only minimal changes to the existing layout are proposed. The layout plan shows the portion of the current building that is to remain, the fencing that will enclose the storage area, the establishment of interior planting islands at the northwest and southwest corners of the building, an interior planting bed located between the storage area and the parking lot, and the creation of planting areas along the front and portions of the rear of the property. The proposed landscaping arrangement is expected to both mitigate the negative visual impact of the storage area on the EC and integrate the site into the surrounding context.	None.	The layout of the site remains largely unchanged from the previous submission. The proposed landscaping arrangement is still expected to help mitigate the negative visual impact of the storage area and integrate the site into the surrounding context.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.				

	d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees, or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.				
	Site Grading				
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep-cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The grading plan shows minimal disturbance to establish the planting islands towards the front of the site and planting areas along the southern and eastern boundaries of the parcel. Along the southern and eastern sides of the site exists on-site vegetation but no tree protection fencing is shown. A retaining wall with a maximum height of 6' is shown along the northern perimeter of the storage area. However, the wall largely faces inward towards the storage area, and the portions that could be visible from the EC are short in height (1') and will be obscured by the evergreen shrubs proposed in the planting area to the north.	Revise the site plan to show tree protection fencing coordinated throughout the plan set. None.	The site plan has been revised to show tree protection fencing throughout the plan set.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the				

	grading, landscaping and erosion and sediment control plans.				
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.				
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.				
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.				
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	There are no existing stormwater facilities, and none are proposed in the concept plan.	None.	There are no existing stormwater facilities, and none are proposed in the concept plan.	None.
	SIGNS	Signage is reviewed and approved by a separate submission. However, the following preliminary comments are provided: The architectural drawings show an area for signage above the canopy. No information has been provided on the appearance of the proposed signage, but it appears that either a cabinet sign or a backer panel will be proposed. The Entrance Corridor Sign Guidelines recommend individual letter signs for wall signs because they allow the building to “read through” with less interruption. Any proposed signage will need to coordinate with the architectural detailing proposed for the building.	Remove the sign panel/cabinet from the elevation drawing. When a sign application is submitted, be sure the design is consistent with the EC sign guidelines.	The sign panel/cabinet has been removed from the elevation drawings. Any proposed signage must be coordinated with the architectural detailing proposed for the building.	Signage is reviewed and approved by a separate submission. When submitting a sign application, ensure the design is consistent with the EC sign guidelines.

SUMMARY OF RECOMMENDATIONS

Primary points of discussion:

1. The design and compatibility of the tower element with the existing building.
2. The appearance of the east and west elevations.

Staff recommends approval of the major amendment with the following revisions:

1. Revise the line drawings to match the changes shown in the renderings.
2. Provide material samples with the next submittal.
3. Revise the architectural drawings to identify the areas in need of maintenance along the west elevation and to note how they will be repaired.
4. Revise the architectural drawings to coordinate the materials called out in the elevation drawings with those shown on the exterior specifications sheet.
5. Revise the architectural drawings to note both the VLT and VLR. The VLR should not exceed 30%.
6. Revise the site plan to include a detail for the fence that will screen the mechanical equipment.
7. Revise the site plan to note a neutral color for the security fencing.
8. Revise the site plan to note the specific block color proposed for the dumpster enclosure.
9. Revise the calculation summary table on the lighting plan to note the correct maximum footcandle value.
10. Revise the luminaire schedule to match the 3000K color temperature note on the cut sheets.
11. Revise the lighting plan to note the proposed color/finish of the light fixtures.
12. Signage is reviewed and approved by a separate submission. When submitting a sign application, ensure the design is consistent with the EC sign guidelines.

ATTACHMENTS

- Attach. I: [ARB2025-18: Carter Machinery Site Plan](#)
- Attach. II: [ARB2025-18: Carter Machinery Architectural Drawings](#)