

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	SDP-2025-127: Rivanna Futures Land Bay 82 Initial Site Plan
Review Type	Initial Site Development Plan
Parcel Identification	03300000000100, 033000000001D0, 033000000001000 (Figure 1)
Location	4852 Watts Passage
Zoned	Light Industry (LI), Entrance Corridor (EC)
Owner/Applicant	County of Albemarle (Emily Kilroy) / County of Albemarle (Steve Hoffman)
Magisterial District	Rivanna
Proposal	To undertake tree clearing necessary to make land available for future development.
Context	The property, situated on the east side of Rt. 29 North across from Austin Dr., is a mix of open and forested land, with the wooded area extending to Rt. 29 and a stream running through the property parallel to Rt. 29. Access is from Boulders Rd., which also provides access to the Rivanna Station federal complex to the south. The Briarwood neighborhood is located across Rt. 29 to the west; residential development and open and wooded land are to the east.
Visibility	The tree clearing proposed with this plan is expected to have limited visibility, if any, from the Entrance Corridor street. The reduced depth of the wooded buffer might be noticeable from Rt. 29, but the plan shows that a wooded buffer will remain. It is anticipated that future work, including the extension of Boulders Rd. to Rt. 29, will have greater visibility and open views into the property. Future site plans showing this work will be subject to ARB review.
ARB Meeting Date	January 20, 2026
Staff Contact	Margaret Maliszewski

RECENT PROJECT HISTORY

- SE-2025-00034: Stepback request and SE-2025-00033: Increased height request approved 11/5/25
- WPO-2025-00058: Rough grading and sewer extension approved 8/19/25
- SDP-2025-00068: Initial site plan for Land Bay 30 approved 7/1/25
- ZMA-2024-02, SP-2024-14: Rezoning (RA & PRD to LI) and Special Use Permit for office use in buildings constructed post-2014 approved 6/12/24



Figure 1: Aerial view showing the project area; parcel numbers circled in red are those included in SDP-2025-00127.

ANALYSIS

Gray highlight = means recommendations on this guideline can be provided for the benefit of the final site plan submittal, but cannot be the basis for denial of the initial site plan

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage, and location/configuration can be made a condition of initial plan approval, and can be the basis for denial

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure 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.	No new buildings are shown on the site plan at this time, and architectural designs have not yet been submitted for review. Site plans showing proposed buildings will be submitted for ARB review at a later date. It is anticipated that orderly and attractive development will be promoted by maintaining a wooded buffer along the Entrance Corridor, establishing an organized layout of buildings and related site features, and by adding landscaping to integrate the development into the corridor and surroundings.	None at this time.
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.		
3-5, 9-16	Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure design		
17-21	Accessory structures and equipment	Accessory structures and equipment are not shown on the plan at this time. Site plans showing these features will be submitted for ARB review at a later date.	None at this time.
22-31	Lighting	No lighting is proposed at this time. Site plans	None at this time.

		showing proposed lighting will be submitted for ARB review at a later date.	
	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.	Landscaping is not shown on the plan at this time. The site plan shows tree clearing beginning approximately 300' from Rt. 29. A stream (Herring Branch) is located in this area. This forested buffer is consistent with the recommendations of the Places29 Master Plan and is expected to establish an appropriate frontage appearance. It is anticipated that future site plans will include landscaping that helps integrate the buildings of the development into the surrounding environment.	None at this time.
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.		
33-38	Landscaping along interior roads:	The plan shows that Boulders Rd. will be	None at this time.

	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.	extended to Rt. 29 at Austin Dr., but the current site plan only proposes clearing for the extension to a point approximately 300' east of Rt. 29. A future site plan will show details of that road extension, including landscaping, and will be submitted for ARB review. Future site plans submitted for ARB review will also include landscaping of pedestrian ways, parking areas and buildings.	
	<i>Site Development and layout; Development pattern</i>		
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; insuring 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 extension of Boulders Rd. to the Rt. 29/Austin Dr. intersection will allow for the expansion of an organized development and connected circulation systems. The natural landscape will be altered, but a wooded buffer with a perennial stream will remain along Rt. 29 and new trees will be required along new streets with future site plans. The wooded buffer and required landscaping are expected to help mitigate visual impacts of grading, building mass, and building height, all of which will be reviewed with future site plans. A view into the property will become available along the extension of Boulders Rd. Planting new trees along the road will contribute to an organized development plan and an orderly and attractive development.	None at this time.
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 land forms 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.	All grading shown on the current plan is for reference only with this plan. It was permitted under a separate application and is not expected to be visible from the Entrance Corridor street. Future site plans will show additional grading that will be subject to ARB review.	None at this time.
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.		
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		

SUMMARY OF RECOMMENDATIONS

Staff recommend that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal: None at this time; additional initial site plan submittals are required.

ATTACHMENTS

Attach. 1: [SDP-2025-127: Rivanna Futures Land Bay 82 Initial Site Plan](#)