

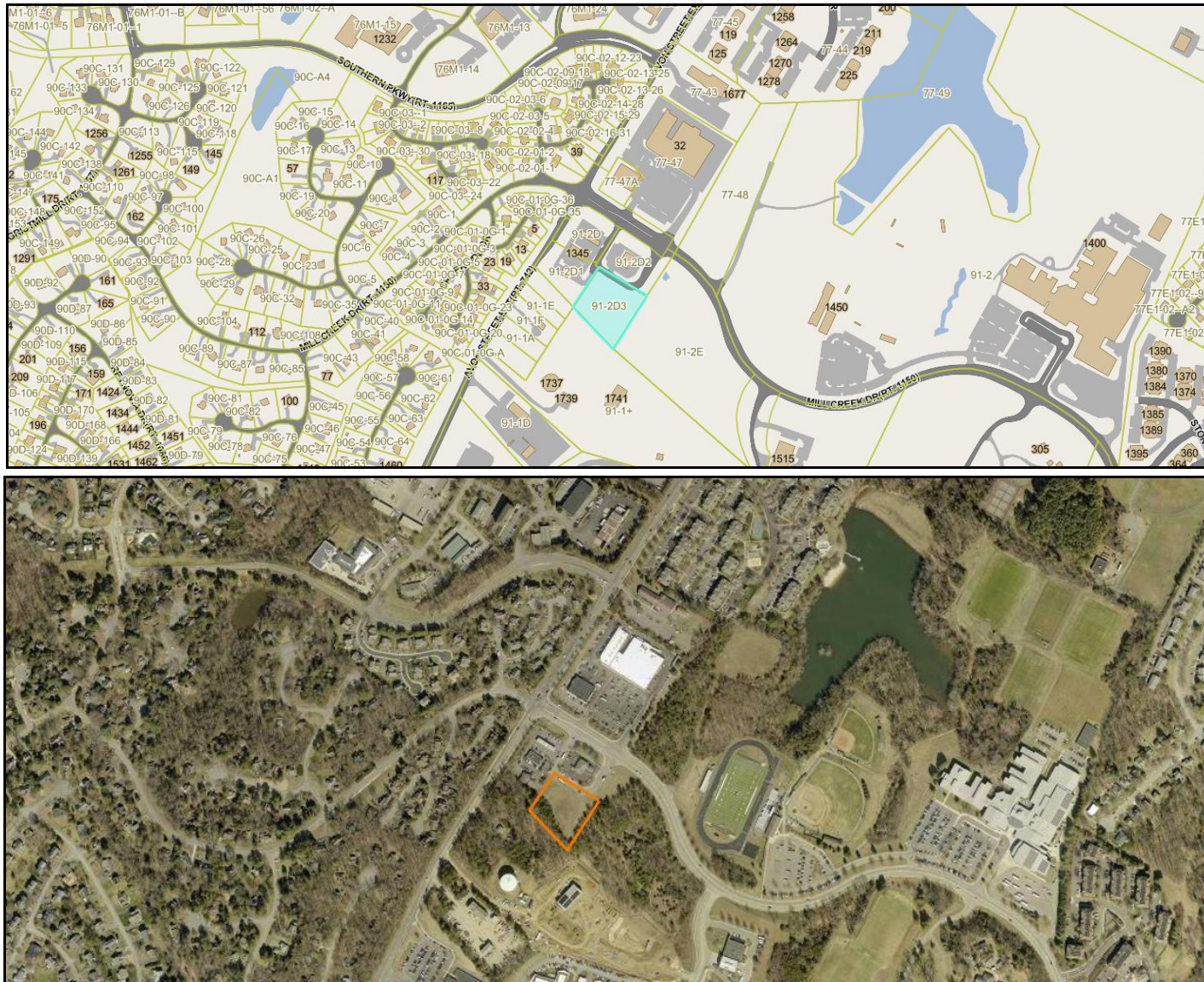
ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2026-00015 Parham Circle Self Storage
Review Type	Preliminary review of a site development plan and architectural design
Parcel Identification	091000000002D3
Location	Approximately 230' south of Millcreek Drive and 280' east of Avon Street Ext. (Figures 1a and 1b)
Zoned	Planned Development Shopping Center (PDSC), Entrance Corridor (EC)
Owner/Applicant	Live Oak Capital Partners (Steve Teddler) / Design Develop, LLC (Kevin Schafer, Evan Philips)
Magisterial District	Scottsville
Proposal	To construct a new four-story self-storage facility with associated site improvements.
Context	The storage building is proposed to be located on a mostly cleared/partially wooded parcel in the Millcreek commercial area, approximately 420' from the Avon/Millcreek intersection. The Exxon gas station, Tiger Wash Car Wash and Carter Bank are adjacent. The Food Lion shopping center and Good Will store are across Mill Creek Drive to the north. The Mill Creek residential neighborhood is across Avon St. to the west. County owned property and Fire-Rescue Station 11 are to the southeast.
Visibility	The proposed building will be visible from the Avon/Millcreek intersection above and beyond the fuel pump canopy and between the canopy and the bank. Street trees on Avon will reduce the available views from Avon in the vicinity of the canopy, convenience store, and car wash, but glimpses may be available between the trees with increased visibility when the leaves have fallen.
ARB Meeting Date	September 14, 2026
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

On June 3, 2026, the Board of Supervisors approved a rezoning (ZMA-2025-00012) to amend approved proffers to allow a self-storage facility in this location, a Special Exception (SE-2025-00031) for a stepback waiver (to eliminate the requirement for a 15' minimum stepback for each story beginning above 40' or 3 stories), and a Special Exception (SE-2026-00003) for a setback reduction (from 50' to 20' from residentially zoned parcels). Staff met

with representatives of the project on June 23, 2026, to provide preliminary comments and recommendations on a conceptual design in preparation for an ARB submittal.



Figures 1a and 1b: Project location

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Compatibility with the character of the Entrance Corridor Structure design; Compatibility with significant historic sites</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.	At approximately 220' long x 150' wide and four stories high, the proposed building is much larger than the nearby buildings. Its mass is broken down on the primary elevation by dividing the length into 5 bays with alternating materials and details. Windows, applied shutters, and alternating roof treatments create rhythm across the bays.	Provide material/color samples of all proposed materials review.
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.	Most of the primary elevation has a tall split face block base, which is not expected to be seen from the Entrance Corridor due to the intervening development. The material proposed for the north corner of the building is a crimson Nichiha brick panel. It is not a true brick, but it is anticipated that the proposed color could be compatible with red brick that is used in the vicinity. It is not clear how like true brick the Nichiha product will appear. Distance from the EC could help mitigate the appearance. A physical sample will help determine impacts. Nearby examples of the material used in other projects that can be viewed in person would also be helpful.	Provide the locations of nearby examples of buildings that use the Nichiha brick panels for reference.
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.		Correct the architectural elevations and materials legends to accurately identify the locations of all proposed materials and to include the manufacturer and color name of each material.
10	Buildings should relate to their site and the surrounding context of buildings.		Eliminate white metal panels from the proposal.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The large bays of the primary elevation of the building would be faced with stucco, which is rendered in a tan color. (The stucco is misidentified as split faced block on the East elevation.) Metal panels for the	

12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	south and west elevations are identified as a slate gray color on the elevations but appear white in the renderings. Ash grey and polar white metal panels are included in the materials sheet but are not called out on the elevation drawings. White is not recommended for use on the building except for small details.	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The proposed west and south elevations are faced with metal panels and have no window or door openings or other architectural detailing. This includes the wall that angles away from Avon St. and would be screened by on-site trees to remain and off-site wooded area. The composition of the on-site canopy will be important if/when the adjacent wooded parcel is developed and the view from the street opens.	Provide an existing conditions sheet that shows the composition of the existing tree canopy area to remain and that confirms the trees are sufficient to screen the blank walls of the storage building.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	Materials and colors are used instead of physical devices to connect the storage building to the existing buildings located nearby.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed design clearly reads as a self-storage building but does not appear to be a recognizable trademark design.	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>	Vision glass is proposed at the entrance storefront and in many of the windows at the northeast corner of the building, but the other windows are proposed with spandrel glass, and the north elevation includes a mix of the vision and spandrel. Also, the shutters in the two largest building bays are applied ornament. Distance from the Entrance Corridor street (approx. 420’ from the intersection) and the intervening development may help reduce the impact	Consider using architectural detailing instead of the applied shutters. Provide the VLT and VLR values on the architectural drawings for review. Provide additional

		of the spandrel glass, but extensive use of spandrel glass has typically not been considered appropriate in the Entrance Corridors. The materials sheet states that VLT and VLR values are pending.	information to show that the spandrel glass will have an appropriate appearance for the Entrance Corridor.
	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.	Roof mounted equipment is proposed. The applicant's narrative says the equipment won't be visible. Line-of-sight drawings were provided, but they do not show the equipment.	Show the equipment in the line-of-sight drawings. Ensure that the equipment will not be visible from the Entrance Corridor.
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.		
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.		
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.	A stormwater facility is proposed in the south corner of the site where it is not expected to be visible from the Entrance Corridor street.	None.
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."	The note appears on the conceptual layout plan. It will be needed on the architectural plans.	Include the standard mechanical equipment note on the architectural plans.
22-31	Lighting	The preliminary lighting plan shows four pole lights between the proposed buildings and Parham Circle. No detail is provided.	Provide a complete lighting plan in the site plan. Include all ground- and building-mounted lights.
	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	The subject parcel does not front on the Entrance Corridor street.	None.

	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.		
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.	Parham Circle is an existing street that runs along the north side of the subject parcel. The proposal includes five parallel parking spaces along Parham Circle that significantly reduce planting area. No street trees are proposed along the street.	Provide the required street trees along Parham Circle (large trees, 40' on center, 2 ½" caliper at 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	A sidewalk is proposed along a portion of the entrance elevation. Foundation plantings are proposed between the sidewalk and the building.	None.

	species common to the area. Such trees should be located at least every 25 feet on center.		
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.	Four perpendicular parking spaces are proposed near the eastern corner of the building. Landscaping proposed along the perimeter of the spaces includes a large shade tree, two ornamental trees and a row of shrubs.	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 proposed building has long elevations, some of which are blank. The blank walls include the angled western elevation, which would potentially be screened by existing trees to remain on site, as well as off-site trees not under control of the storage property owner. Trees are also proposed along the shorter northwestern elevation that faces the EC and contains windows. The south elevation is also blank but would not be visible from the EC street. The quantity and screening quality of the on-site trees to remain is not evident from the plan. A tree survey would provide important information on the ability of the remaining trees to screen the blank walls.	Provide an existing conditions sheet that shows the composition of the existing tree canopy area to remain (tree locations, sizes, species) and that confirms the trees are sufficient to screen the blank walls of the storage building.
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 proposed trees and shrubs are included in the lists.	None at this time.
38	Plant health: The following note should be added to the landscape	The note will be needed on the site plan.	Add the standard plant

	plan: “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.”		health note to the site plan.
	Site Development and layout		
	Development pattern		
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 storage building would occupy a mostly cleared parcel of land adjacent to an existing street in an established commercial area. A pedestrian connection is shown across Parham Circle. The building is oriented parallel to the nearby streets, though the primary façade faces Parham – not the EC. Trees are proposed to remain at the western corner and at the south and east perimeters of the site, though the composition of the wooded area is not detailed.	See #13. Staff recommends approval of an initial site plan that is consistent with the conceptual plan.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: - An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. - 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. - Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. - Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. - 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	The proposed building mass and height are large in comparison to nearby buildings. The renderings suggest that the building height will remain below the mountain backdrop as viewed from the Avon/Millcreek intersection.	

	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.	A grading plan has not yet been submitted for review. Existing wooded area is noted to remain.	Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
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.	A stormwater facility is proposed in the south corner of the site where it is not expected to be visible from the Entrance Corridor street.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommend the following as the primary points of discussion:

1. Breakdown of the building mass
2. Appropriateness of the windows – vision glass and spandrel glass – and ornamental shutters
3. Nichiha brick panels
4. Blank walls, on-site trees to remain
5. Proposed stucco and metal panel colors

Staff recommend a) approval of an initial site plan that is consistent with the conceptual plan, and b) the following changes for the next round of review:

1. Provide material/color samples of all proposed materials review.
2. Provide the locations of nearby examples of buildings that use the Nichiha brick panels for reference.
3. Correct the architectural elevations and materials legends to accurately identify the locations of all proposed materials and to include the manufacturer and color name of each material.
4. Eliminate white metal panels from the proposal.
5. Provide an existing conditions sheet that shows the composition of the existing tree canopy area to remain (tree locations, sizes, species) and that confirms the trees are sufficient to screen the blank walls of the storage building.
6. Consider using architectural detailing instead of the applied shutters.
7. Provide the VLT and VLR values on the architectural drawings for review.
8. Provide additional information to show that the spandrel glass will have an appropriate appearance for the Entrance Corridor.
9. Show the equipment in the line-of-sight drawings. Ensure that the equipment will not be visible from the Entrance Corridor.
10. Include the standard mechanical equipment note on the architectural plans. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
11. Provide a complete lighting plan in the site plan. Include all ground- and building-mounted lights.
12. Provide the required street trees along Parham Circle (large trees, 40’ on center, 2 ½” caliper at planting).
13. Add the standard plant health note to the site plan. : “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.”
14. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

ATTACHMENTS

Attach. 1: [ARB-2026-00015: Parham Circle Self Storage plans](#)