



County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** Albemarle County Planning Commission  
**From:** Andy Reitelbach, Senior Planner II  
**Date:** April 25, 2023  
**Re:** **SDP202200047 Victorian Heights – AIA Determination**  
**TMP:** 04500-00-00-068C2; 04500-00-00-068E0  
**Magisterial District:** Rio  
**School Districts:** Agnor-Hurt E.S.; Burley M.S.; Albemarle H.S.  
**Zoning:** R-15 Residential (Airport Impact Area Overlay District)

### Summary of Request

The Applicant proposes to use both the cluster development and the bonus factor provisions of the ordinance to develop the subject parcels (zoned R-15 Residential) with a total of 88 residential units, including a mix of multi-family and single-family attached units, on two parcels that total approximately 4.921 acres. These parcels are also located within the Airport Impact Area (AIA) Overlay District, which requires a determination by the Planning Commission when cluster development and/or bonus factor provisions are utilized.

Because this proposal includes these cluster development and bonus factor provisions, the applicant requests that the Planning Commission determine that the development will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.

§18-30.2.6, **Cluster development, bonus factors**, of the [Airport Impact Area Overlay District sub-section](#) of the Zoning Ordinance states the following:

“No cluster development or bonus level provisions or regulations will be permitted unless the commission shall determine that such development will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.”

### Staff Recommendation

Staff recommends that the Commission approve the applicant’s request for the determination that this development located in the AIA overlay district will reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.

### Attachments

- Attach 1 – [SPD2022-47 Victoria Heights AIA Review - Staff Analysis](#)
- Attach 2 – [SPD2022-47 Victoria Heights AIA Review - Location Map](#)
- Attach 3 – [SPD2022-47 Victoria Heights AIA Review - Zoning Map](#)
- Attach 4 – [SPD2022-47 Victoria Heights AIA Review - Master Plan Land Use Designation Map](#)
- Attach 5 – [SPD2022-47 Victoria Heights AIA Review - Applicant Request and Justification, dated December 12, 2022](#)
- Attach 6 – [SPD2022-47 Victoria Heights AIA Review - Conceptual Layout Exhibit, dated January 9, 2023](#)