



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:** **SUB202200178 Montgomery Ridge Phase 4 – AIA Determination**  
**TMP:** 04600-00-00-02400  
**Magisterial District:** Rivanna  
**School Districts:** Hollymead E.S.; Lakeside M.S.; Albemarle H.S.  
**Zoning:** R-1 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 parcel (zoned R-1 Residential) with a total of 14 single-family detached residential units on approximately 14.01 acres. This parcel is 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 the 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 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Staff Analysis](#)
- Attach 2 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Location Map](#)
- Attach 3 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Zoning Map](#)
- Attach 4 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Master Plan Land Use Designation Map](#)
- Attach 5 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Applicant Request and Justification, dated December 27, 2022](#)
- Attach 6 – [SUB2022-178 Montgomery Ridge Phase 4 – AIA Determination - Conceptual Site Plan and Subdivision Exhibit, dated December 27, 2022](#)