

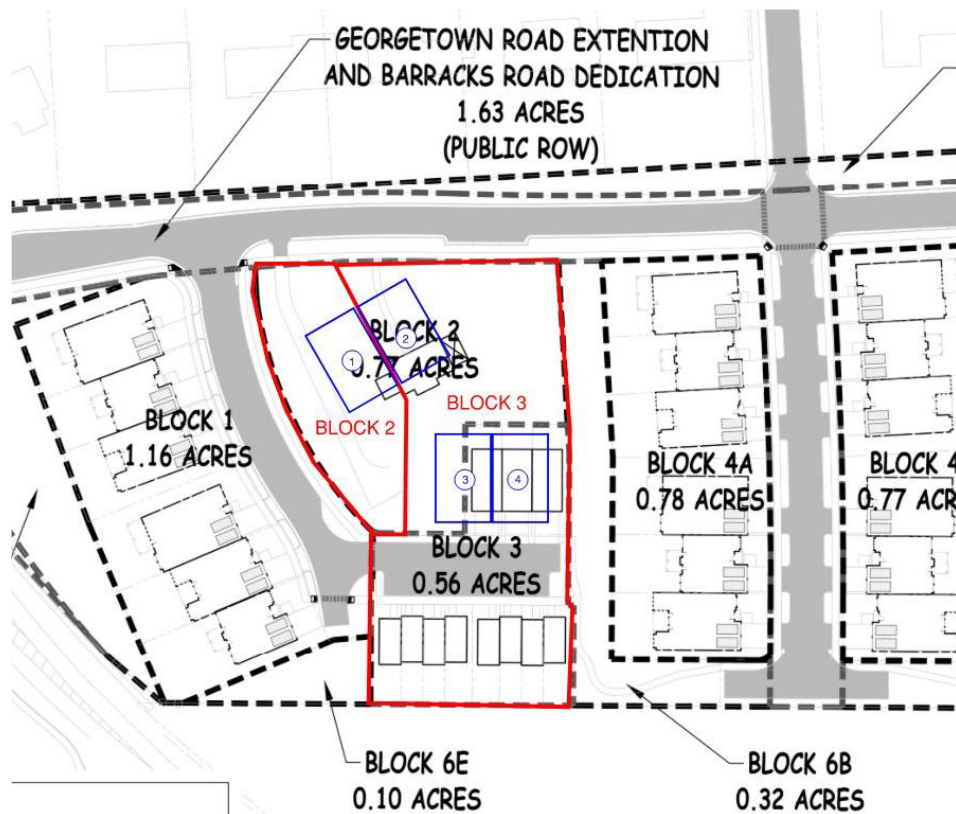
**STAFF ANALYSIS**

**STAFF PERSON:** Cameron Langille, Principal Planner  
**BOARD OF SUPERVISORS:** June 3, 2026  
**PROJECT:** SE-2026-10 Out of Bounds Special Exception  
**TAX MAP PARCELS:** 060L0-00-02-05200

**PROPOSAL**

The subject property is located at the intersection of Georgetown Road and Out of Bounds Court within the Out of Bounds development. Out of Bounds is zoned NMD Neighborhood Model District and is currently subject to the application plan and Code of Development of ZMA201500005, which was approved by the Board of Supervisors on September 2, 2015.

The Code of Development and application plan establish regulations by block, including unit types and maximum number of units. The proposed variation is illustrated below and proposes a shift in block lines to allow flexibility in unit types and where they are located between Blocks 2 and 3. Proposed units are shown in a blue below and new block lines in red.



Block 2 was originally approved to allow the existing single family detached residence to remain and Block 3 was approved with attached unit types. This variation allows a shift of one unit from Block 3 to Block 2, and to also allows the units to be built as single family attached type. Overall, the building footprints remain in the general location approved with the original Code of Development and this will not increase the number of driveways on Georgetown Road. The proposed yards and landscaping will be comparable to those intended in the Code of Development’s block description for Block 2.

**ANALYSIS OF SPECIAL EXCEPTION REQUEST**

Findings per County Code §18-8.5.5.3(c):	
(i)	<i>is consistent with the goals and objectives of the comprehensive plan;</i>

	<p>The intent of planned districts such as NMD is to “establish a planned development district in which traditional neighborhood development, as established in the county’s Neighborhood Model, will occur.” The Ordinance also states that the “NMD is intended to provide for compact, mixed-use developments with an urban scale, massing, density, and an infrastructure configuration that integrates diversified uses within close proximity to each other within the development areas identified in the comprehensive plan.”</p> <p>The variation request is consistent with the NMD district, because the proposed layout of buildings within Blocks 2 and 3 further complement the compact, mixed-use, urban form established by the previous rezoning and construction in surrounding blocks. This request is harmonious given the context of surrounding streets and other dwelling types that have already been constructed within Out of Bounds.</p> <p><b><u>Evaluation criteria is met.</u></b></p>
(ii)	<p><i>does not increase the approved development density or intensity of development;</i></p> <p>The special exception request does not increase the overall density of the approved development. The maximum density permitted in Out of Bounds would remain 56 units.</p> <p><b><u>Evaluation criteria is met.</u></b></p>
(iii)	<p><i>does not adversely affect the timing and phasing of development of any other development in the zoning district;</i></p> <p>The variation would not affect the timing and phasing of development of any other development in the zoning district.</p> <p><b><u>Evaluation criteria is met.</u></b></p>
(iv)	<p><i>does not require a special use permit;</i></p> <p><b><u>Not applicable.</u></b></p>
(v)	<p><i>is in general accord with the purpose and intent of the approved application.</i></p> <p>As stated in the applicant’s narrative, the purpose and intent of ZMA201500005 was to support infill development efforts encouraged by the Comprehensive Plan, and consistent with the Neighborhood Model Principles which were in effect at the time and the proposed changes are compatible with adjacent blocks within Out of Bounds.</p> <p><b><u>Evaluation criteria is met.</u></b></p>

**RECOMMENDATION**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve

SE-2026-10.