

# SHIMP ENGINEERING, P.C.

Design Focused Engineering

**Project Narrative For:** Out of Bounds 2  
**Parcel Description:** Tax Map Parcel 60L-02-52  
**Pre-App Meeting Date:** February 23, 2026

	ACREAGE	EXISTING ZONING	PROPOSED ZONING	COMP PLAN DESIGNATION
TMP 60L-02-52	0.904	Neighborhood Model District	Neighborhood Model District	Neighborhood Residential

**Additional Zoning Considerations:** Airport Impact Area, Entrance Corridor

**Location:** Georgetown Road, approximately 300 feet southwest of the intersection with Barracks Rd.

**Project Proposal:** This is a request for a minor variation from the approved Planned Unit Development, Out of Bounds - ZMA201500005. Chapter 18 - Sec. 8.5.5.3 of the Albemarle County Code states that *“The Board of Supervisors may allow a site plan or subdivision plat for a planned development to vary from an approved application plan, standard of development and, also, in the case of a neighborhood model district, a code of development.”*

The provision for which we are seeking variation is *“Changes to the arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same.”* Figure 1 below shows the relevant block layout approved with ZMA201500005. This layout included preservation of one detached single family dwelling unit in Block 2, and eleven units in Block 3. As shown in the new layout (Figure 2), with this variance request, one single family attached unit is proposed in Block 2, and eleven units are still proposed in Block 3. Figure 4 shows a minor change in the Block boundaries to accommodate the update in unit types.

In your review of this request, please consider the following factors about this proposed variation.

***(1) is consistent with the goals and objectives of the comprehensive plan***

Objective 1 of Albemarle County’s Development Areas is to increase the use of infill, higher density development, adaptive reuse, and redevelopment in the Development Areas. The Property is designated as Neighborhood Residential in the Comprehensive Plan. This land use designation encourages townhomes, single-family attached, single-family, detached, and accessory units. These goals and unit types are consistent with the previously approved ZMA and the requested variance. Additionally, Objective 4 of the Development Areas is to increase access to nature, green infrastructure, and tree coverage. The proposed development will provide additional open space available to the community. The greenspace in Block 2 was previously only available to the single family detached residence but now will be available for the entire Out of Bounds community.

***(2) does not increase the approved development density or intensity of development***

There is no increase in approved density. One single family detached unit will be replaced with one single family attached unit.

***(3) does not adversely affect the timing and phasing of development of any other development in the zoning district;***

There is no impact on the timing and phasing of development. All development other than the highlighted units in Figure 2 below have already been constructed.

**(4) does not require a special use permit**

This variance does not require a special use permit.

**(5) is in general accord with the purpose and intent of the approved application.**

The overall purpose of the approved ZMA201500005 was to support infill development efforts encouraged by the Comprehensive Plan within the principles of the Neighborhood Model District. This proposed variance does not fundamentally change any of these goals, but rather furthers the development of housing options.

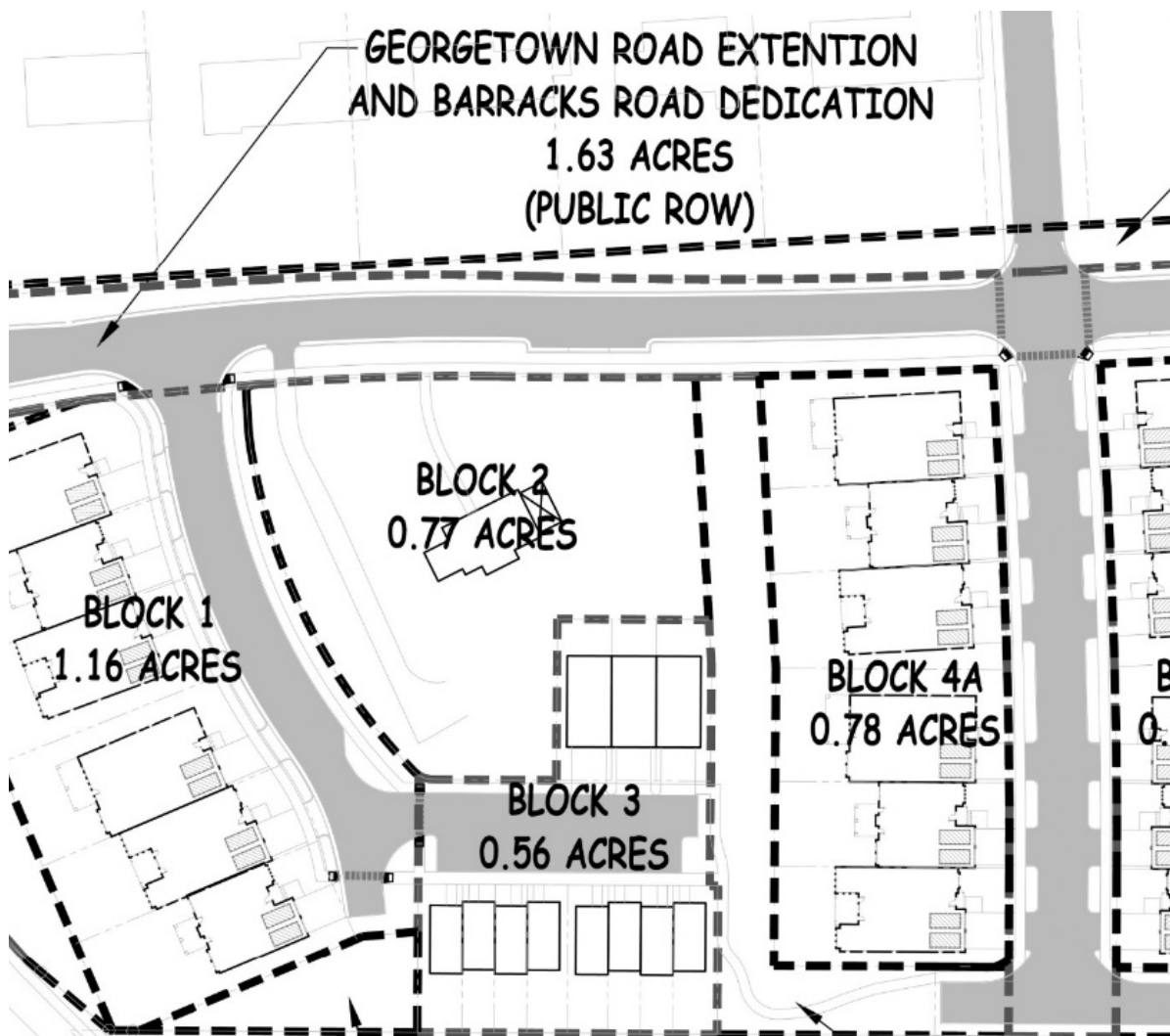


Figure 1: Block Layout approved with ZMA201500005



Figure 2: Site layout proposed with this variance.

DEVELOPMENT BLOCK SUMMARY						
BLOCK	ACREAGE	PERMITTED USE	MAXIMUM RESIDENTIAL DENSITY	MIN. RES. LOT SIZE	MIN. LOT WIDTH	FRONT BUILD-TO LINE
BLOCK 1	1.16	RESIDENTIAL	6 UNITS	3200 SF	32 FT	18FT - 36FT
BLOCK 2	0.77	RESIDENTIAL	1 <del>SFD</del> UNIT	21,780 SF	N/A	N/A
BLOCK 3	0.56	RESIDENTIAL	11 UNITS	1150 SF	16 FT	6FT - 18FT

Figure 3: Proposed change to ZMA20150005 Development Block Summary

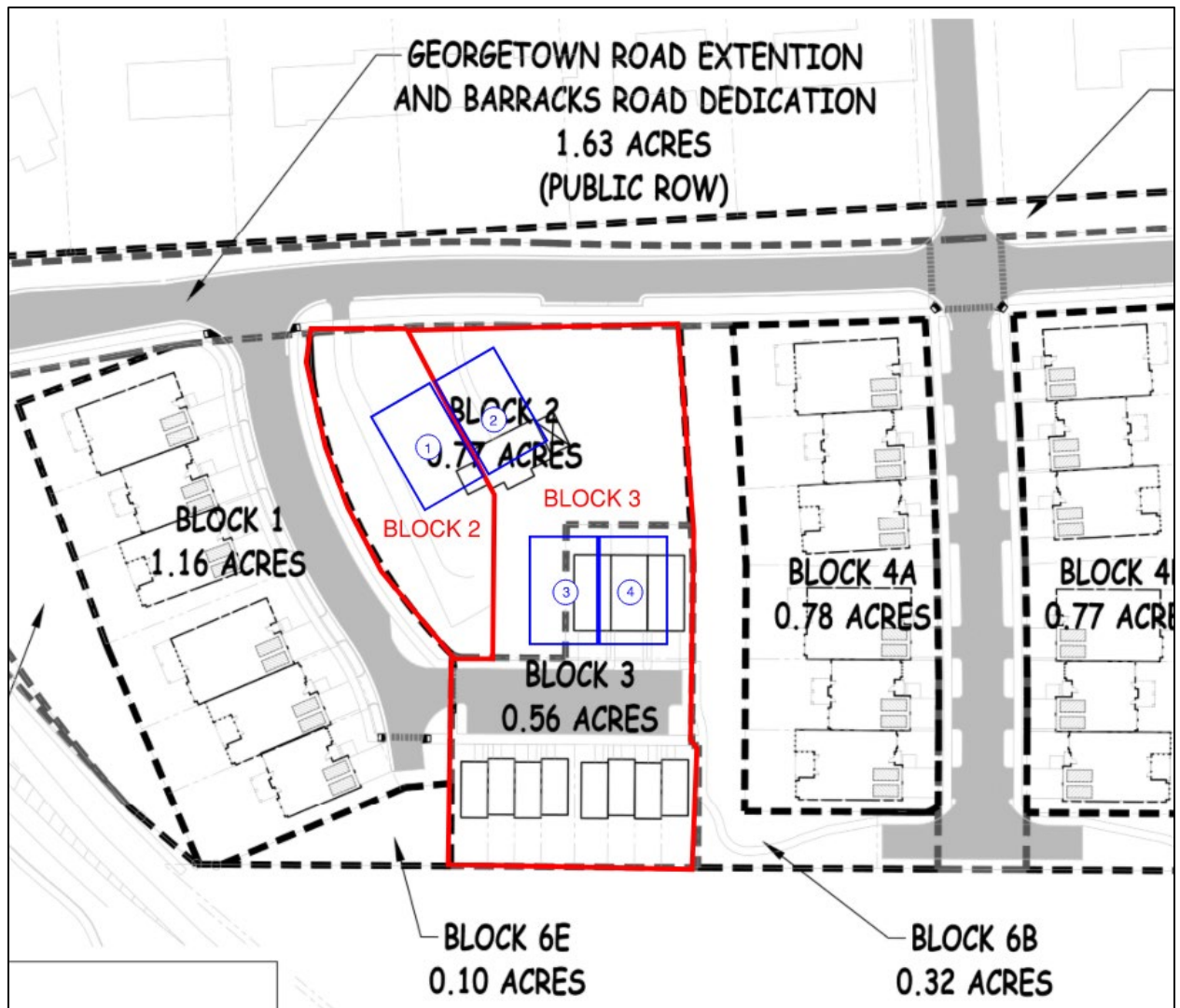


Figure 4: Proposed change to ZMA201500005 Block Layout

RESIDENTIAL BUILDING TYPES:	
1.	BLOCK 1 SHALL BE TOWNHOMES, ATTACHED, OR OR DETACHED UNITS.
2.	BLOCK 2 SHALL BE A <del>SINGLE FAMILY DETACHED HOME</del> TOWNHOMES, ATTACHED, OR DETACHED UNITS
3.	BLOCK 3 SHALL BE TOWNHOMES, ATTACHED, OR MULTI-FAMILY UNITS.
4.	BLOCKS 4 AND 5 SHALL BE TOWNHOMES, ATTACHED, OR OR DETACHED UNITS.
5.	BLOCK 6 SHALL HAVE NO RESIDENTIAL UNITS.

Figure 5: Proposed change to ZMA201500005 Residential Building Types

## **VII. Block Characteristics:**

### **Block 1**

Block 1 shall consist of 1-3 story residential buildings that front on Internal "Road A". Parking shall be relegated to the front of the buildings (away from Barracks Road. A streetscape with planting strips, sidewalks, and parallel parking (one side) shall be provided in Block 1.

### **Block 2**

~~Block 2 shall consist of the existing single-family residence on a separate parcel fronting on the extension of Georgetown Road. Existing yard and landscaping around the existing house shall be preserved within the lot.~~

one single family residence, comparable to the units in Blocks 1 and 4A.

### **Block 3**

Block 3 shall consist of 11 residential units (attached and/or multi-family) accessed from Internal Private "Road A". The eight residences shown on the south side of the block shall be provided as affordable residential units (according to Albemarle County Affordable Housing Policy) and shall have a minimum of 1.5 parking spaces per unit.

### **Block 4A**

Block 4A shall consist of 6 single family attached residences, 1-3 stories, with front-loaded garages on a landscaped public street extension of S. Bennington Road. Off-street parking shall be provided on site and additional parking is provided on-street along the extension of Georgetown Road.

*Figure 6: Proposed change to ZMA201500005 Block Characteristics*

In summary, this variance requests proposes a minor change to ZMA201500005. One single family detached unit in Block 2 will be replaced with one single family detached unit. A minor realignment to the boundary between Blocks 2 and 3 is proposed to accommodate the change in unit types. This variance is consistent with the goals and objectives of the comprehensive plan, does not increase the approved development density or intensity of development, does not adversely affect the timing and phasing of development of any other development in the zoning district, and is in general accord with the purpose and intent of the approved application. The same total number of units will be provided, and additional green space will be available to the Out of Bounds community.