

*****INFO PURPOSES ONLY*****
635 Upland Place
Subdivision

SUB #2024-00003

City Council
June 15, 2024



Subject Site and Context

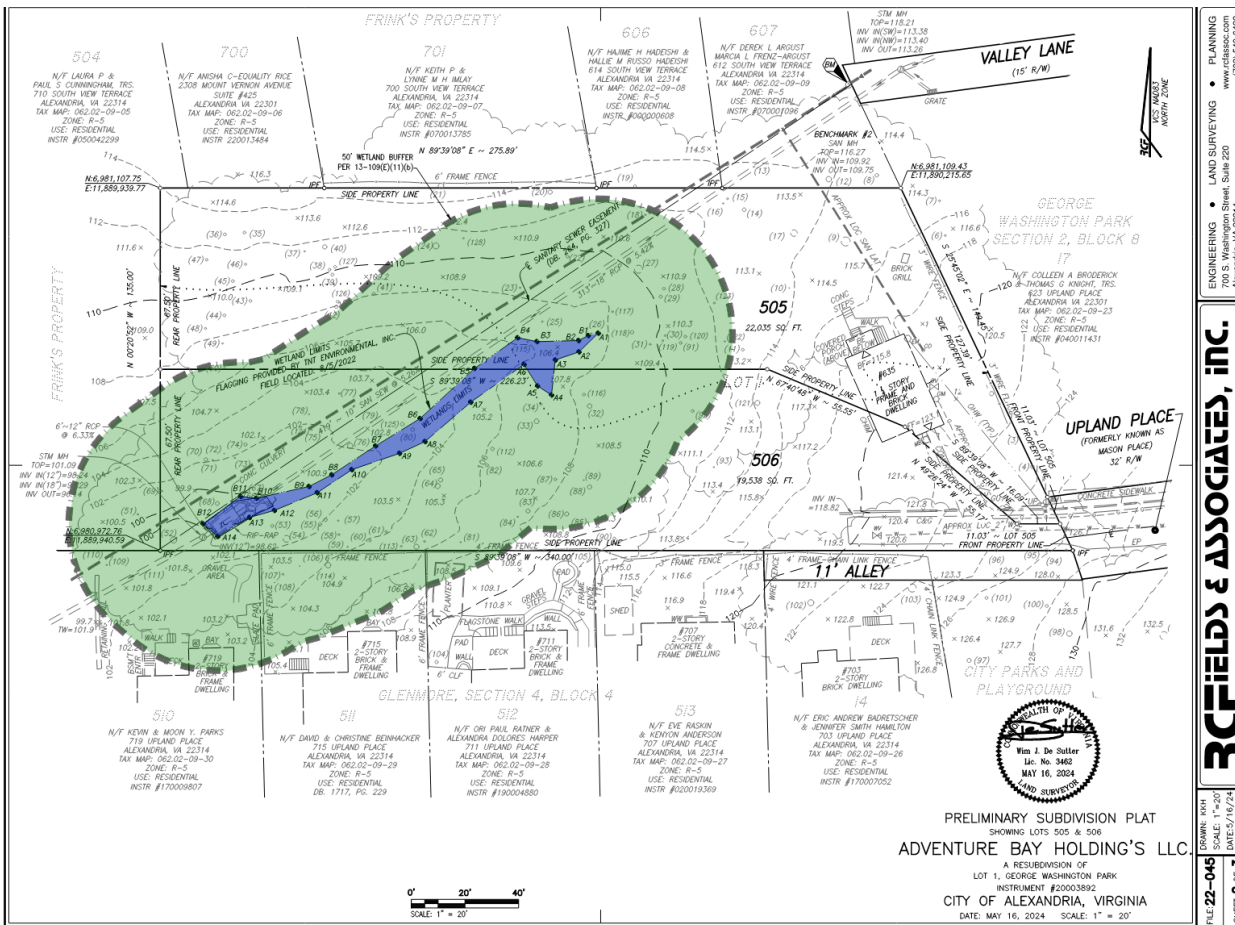
- 0.95 acre site with substandard frontage at the dead end of Upland Place "spur"
- Existing single-unit dwelling occupies eastern portion
- Zoned R-5
- Surrounded by single-unit dwellings and a "pocket" park



Subject property viewed from the east (left) and south (right)



Isolated wetland and buffer area occupies approximately 49% of the total site area



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 700 S. Washington Street, Suite 220
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 (703) 549-9422
RC FIELDS & ASSOCIATES, INC.
 LICENSE NO. 14276
 DATE: MAY 16, 2024
 PREPARED BY: JAMES W. RICE
 DATE: 07/16/24
 SHEET 2 OF 3

635 Upland Place | Subdivision #2024-00003

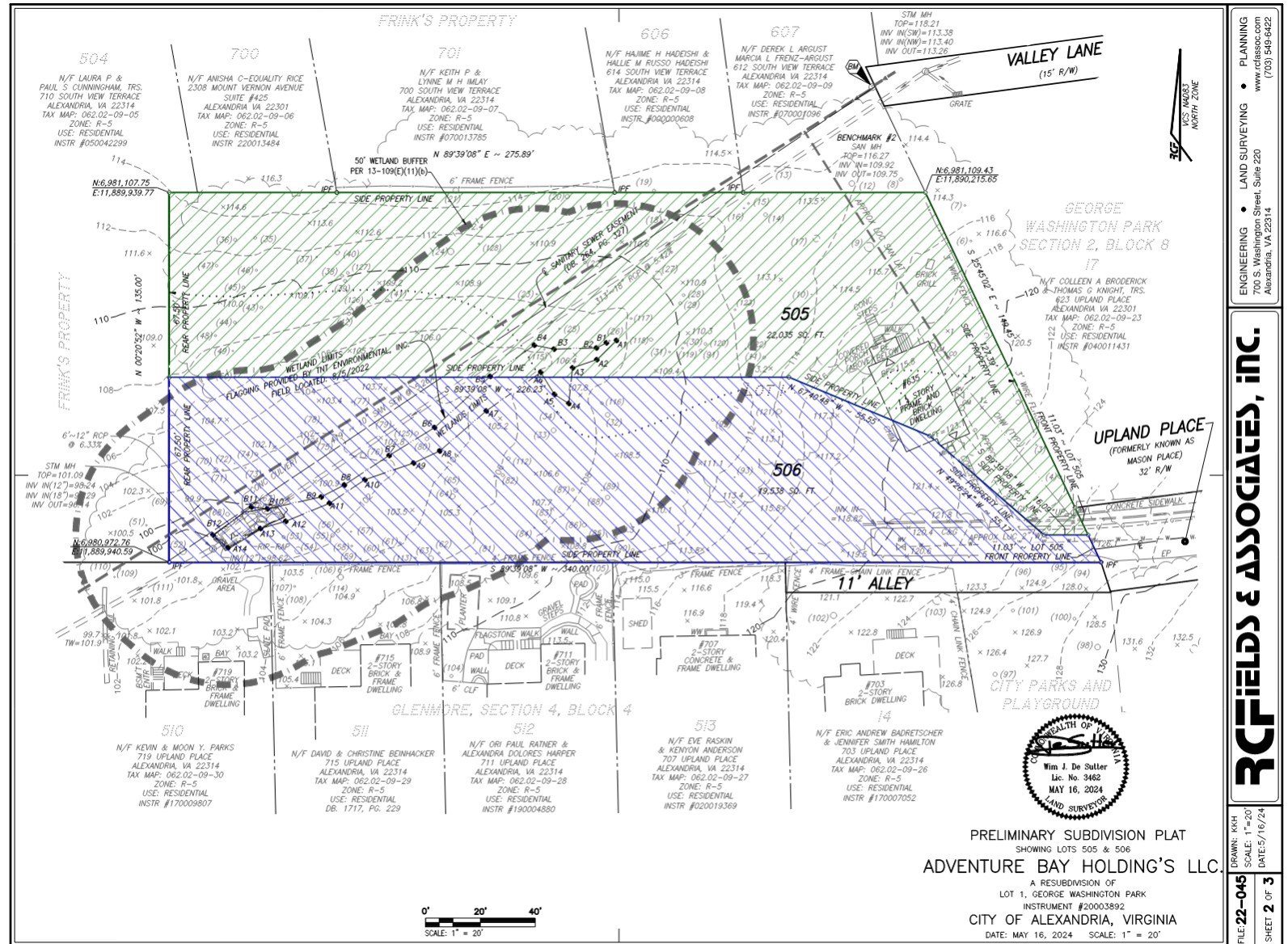
Proposal

Applicants request **re-subdivision with variations** to create two new lots (505 and 506)

Lots would not meet frontage requirement because of the existing lot's substandard frontage

Lots would be irregularly shaped so that both can provide some frontage on Upland Place

Lots would not meet technical lot width requirement



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DRAWN: KKH
SCALE: 1" = 20'
DATE: 5/16/24
SHEET 2 OF 3

635 Upland Place | Subdivision #2024-00003



Subdivision standards

Planning Commission reviews the following:

- Access for vehicles, utilities, emergency services
- Lot configuration (shape, size, orientation)
- Lot compatibility with other lots in original subdivision
- Suitability for residential uses and structures
- Conformance with zoning and Master Plan



Access: existing frontage is sufficient for emergency services, utilities, off-street parking and maneuvering

Master Plan: Taylor Run/Duke Street identifies subject property for low-density residential uses which is what the lots would be created for

Suitability for residential uses and structures: proposed lots would allow for dwellings with complying yards

Lot configuration/compatibility: ZO requires compatibility with lots within original subdivision

Proposed lots would be more in character in terms of lot size, allowing for residential structures closer in size to surrounding dwellings than would otherwise be permitted on the existing lot

Proposed lots would mirror lot orientations and general rectangular shapes of lots



Variation standards

- Strict application would result in substantial injustice by precluding any subdivision of the property
- Land use purposes of lot frontage and width upheld
- Consistency with R-5 zone use provisions
- Consistency with existing development
- Required "special circumstances" exist: extremely rugged topography and existing insufficient frontage on substandard street



Neighbor concerns

- Stormwater, flooding, wetland, ecological impacts
- Conceptual dwelling size too large
- Loss of on-street parking
- Lot compatibility



Planning Commission approved



	Width	Frontage	Size
Existing Lot	64.5 Ft.	22.06 Ft.	41,573 Sq. Ft.
Proposed Lot 505	27.1 Ft.	11.03 Ft.	22,035 Sq. Ft.
Proposed Lot 506	26.3 Ft.	11.03 Ft.	19,538 Sq. Ft.
612 South View Terrace	55.00 Ft.	55.00 Ft.	10,797 Sq. Ft.
614 South View Terrace	54.65 Ft.	54.65 Ft.	9,435 Sq. Ft.
700 South View Terrace	99.95 Ft.	99.95 Ft.	17,712 Sq. Ft.
708 South View Terrace	50.05 Ft.	50.05 Ft.	8,369 Sq. Ft.
710 South View Terrace	65.05 Ft.	65.05 Ft.	13,390 Sq. Ft.
712 South View Terrace	65.05 Ft.	65.05 Ft.	18,883 Sq. Ft.
716 South View Terrace	75.06 Ft.	75.06 Ft.	20,908 Sq. Ft.
720 South View Terrace	128.98 Ft.	128.98 Ft.	34,172 Sq. Ft.