

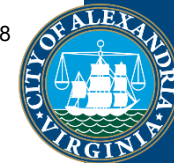
635 Upland Place Subdivision

SUB #2024-00003

Planning Commission

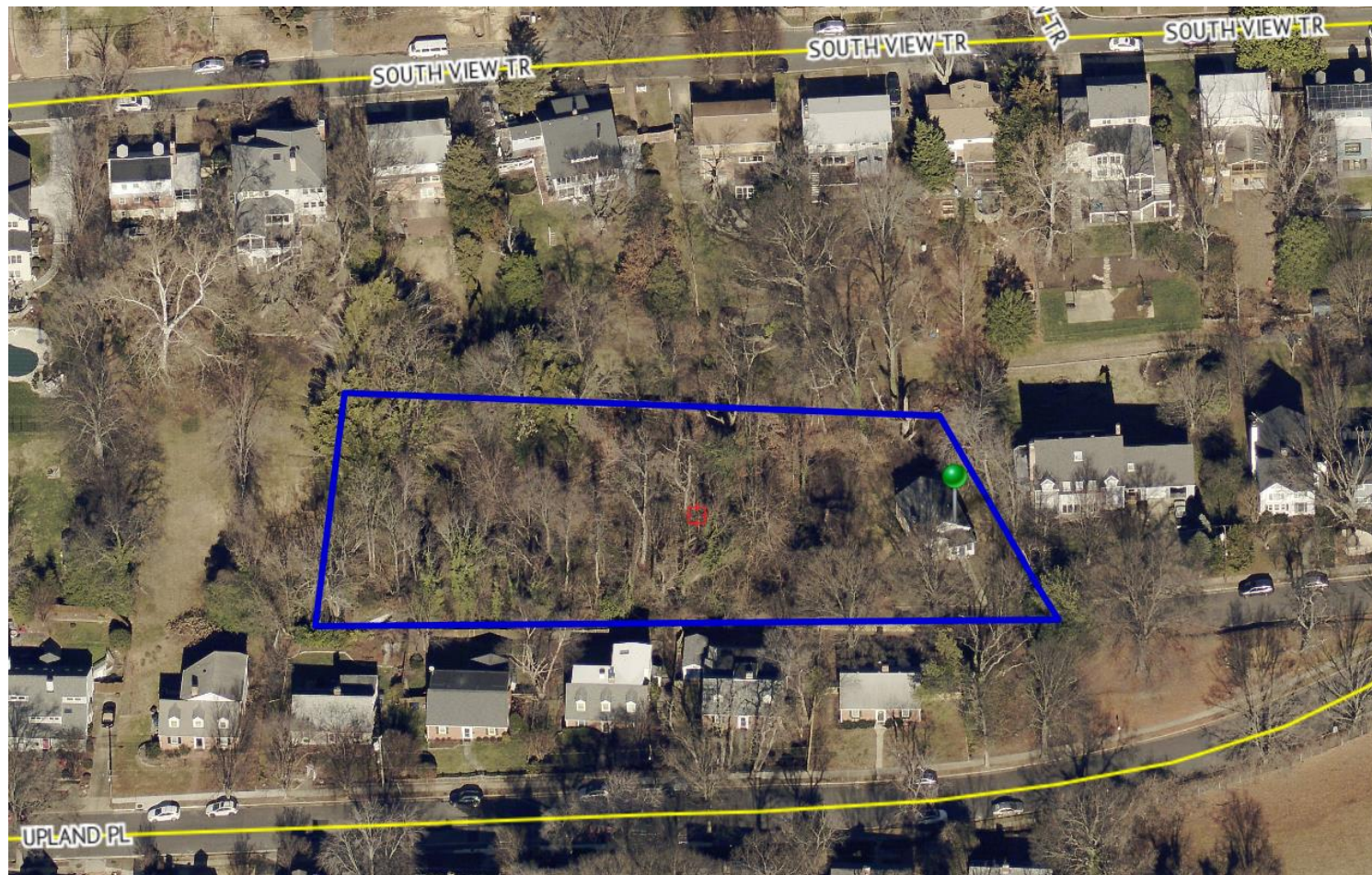
June 4, 2024





Subject Site and Context

Zoned R-5 and surrounded by single-unit dwellings

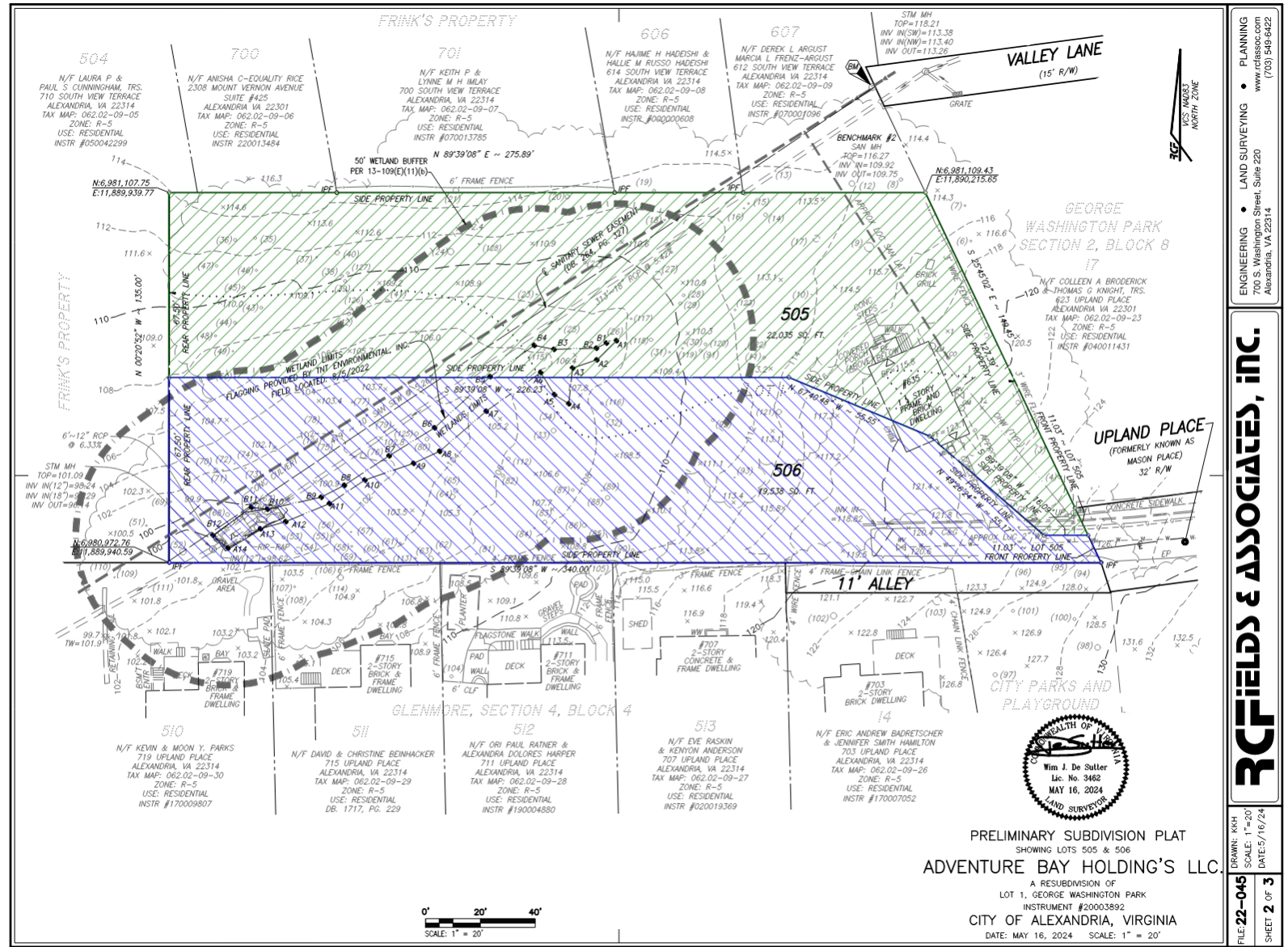


Proposal

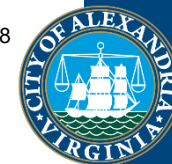


Applicants request **re-subdivision with variations** to create two new lots.

New lots would not meet R-5 zone lot frontage and width requirements



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Subdivision standards

- Access for vehicles, utilities, emergency services
- Lot configuration
- Neighborhood character
- Suitability for residential uses and structures
- Conformance with Master Plan

	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.



Variation standards

- Strict application would result in substantial injustice
- Consistency with R-5 zone use provisions
- Consistency with existing development
- Extremely rugged topography
- Existing insufficient frontage and substandard street



Staff recommends approval