

Subdivision #2014-0014

809 & 811 Vassar Road

- Subdivision request to divide two existing lots into three new lots
- Existing dwellings would remain on proposed Lot 625 (809 Vassar) and Lot 627 (811 Vassar)
- Proposed Lot 626, between the dwellings, is undeveloped
- Proposal meets R-8 zone and subdivision requirements
- Planning Commission granted approval





Subdivision #2014-0014

809 & 811 Vassar Road



811 Vassar Rd Dwelling



809 Vassar Rd Dwelling



**Area of Proposed Lot 626
(Undeveloped Lot between Dwellings)**

Subdivision #2014-0014

809 & 811 Vassar Road

Case History

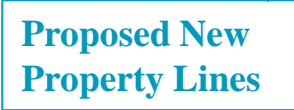
- Planning Commission approved application by a vote of 5 to 0 with 1 abstention on May 5, 2015
- Neighboring property owners appealed to City Council
- City Council remanded application back to Planning Commission for reconsideration by a vote of 4 to 3 on June 13, 2015
- Planning Commission deferred application from October 7, 2015 to November 5, 2015
- Planning Commission approved subdivision by a 5 to 1 vote
- Approval appealed to City Council for December 12, 2015 hearing

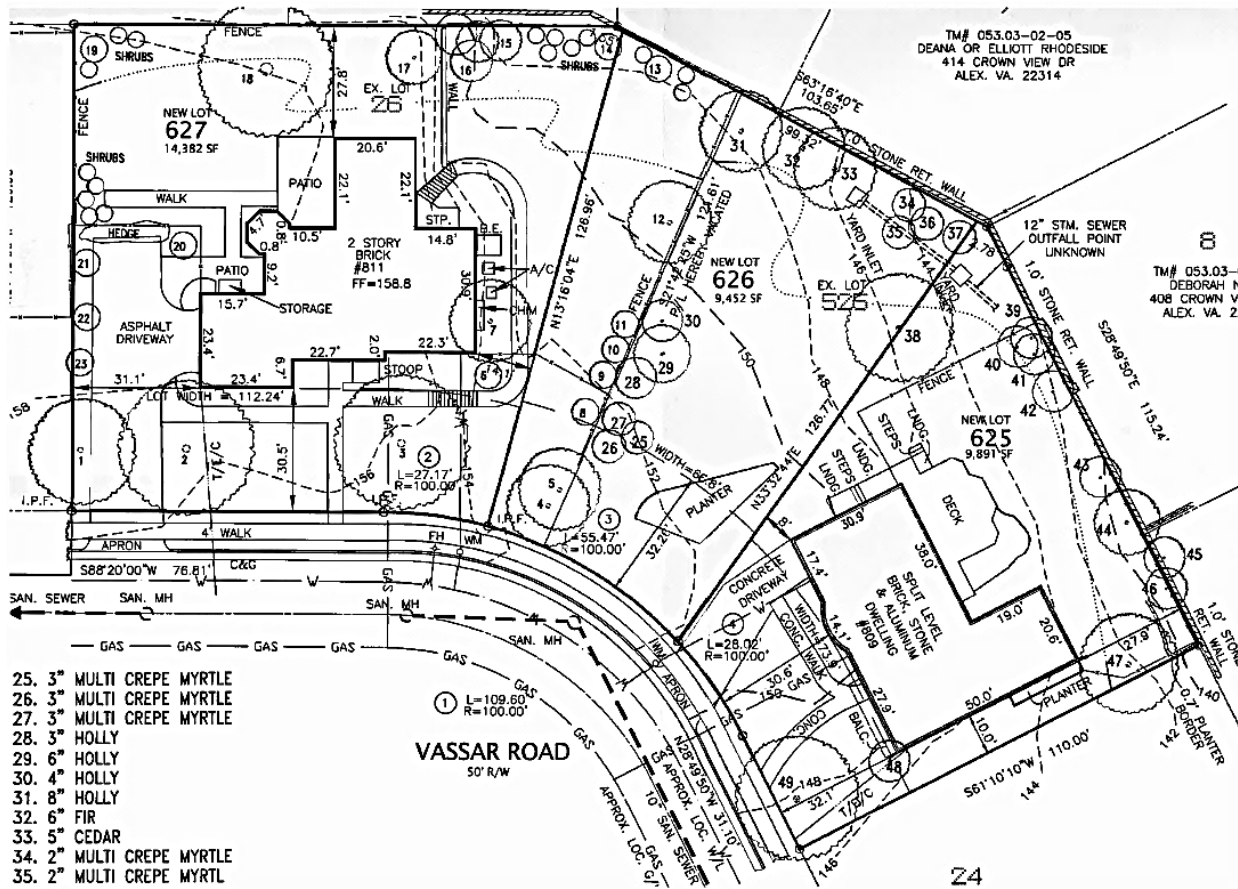


Instructions to Planning Commission

- The area of comparison should be a smaller area that includes properties in closer proximity to the subject properties.
- Consider comparable lots on streets with similar characteristics to the street with the subject properties.
- Do not include the lots fronting on Vassar Place.







R-8 Zone Requirements

	Minimum Required	Existing Lots		Proposed Lots		
		809 Vassar	811 Vassar	Lot 625	Lot 626	Lot 627
Lot Size	8,000 sq. ft.	16,409 sq. ft.	17,316 sq. ft.	9,891 sq. ft.	9,452 sq. ft.	14,382 sq. ft.
Lot Frontage	40 feet	99.97 feet	117.61 feet	59.12 feet	55.47 feet	103.98 feet
Lot Width	65 feet	121.5 feet	131.24 feet	73.9 feet	66.8 feet	112.24 feet
Side Yards	1:2 ratio, 8' min	54.5 feet	34.5 feet	8 feet		14.1 feet
		10 feet	31.1 feet	10 feet		31.1 feet
FAR	0.35	0.20	0.27	0.33		0.33

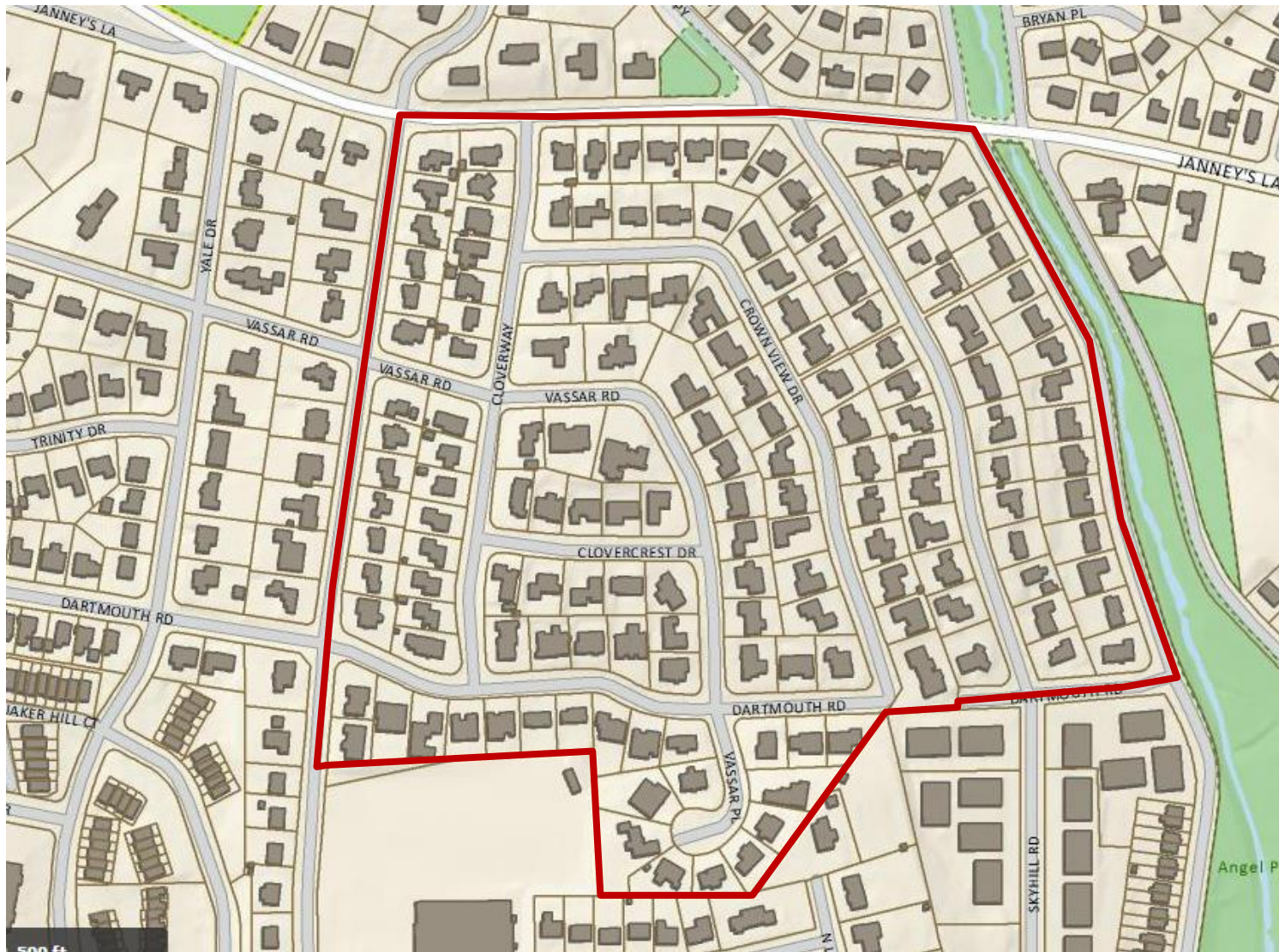


Lot Character

- Section 11-1710(B) requires that every subdivided lot be “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”
- Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to those existing lots located within the original subdivision area, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.



Original Analysis – Entire Clover Subdivision



Revised Analysis - Smaller Area of Comparison



Three Levels of Analysis

Staff evaluated three options for selecting “similarly situated lots.” They are:

- Option 1: All of the interior lots within the area of comparison (65 lots)
- Option 2: Interior lots that have frontage only along the outside curve of Vassar Road and Crown View Drive, which are the two similarly curved streets in the study area (25 lots)
- Option 3: Two lots on the outside curve of Crown View Drive. This option was requested by neighbors opposing the subdivision.



Option 1 - Similarly-Situated Lots: Interior Lots



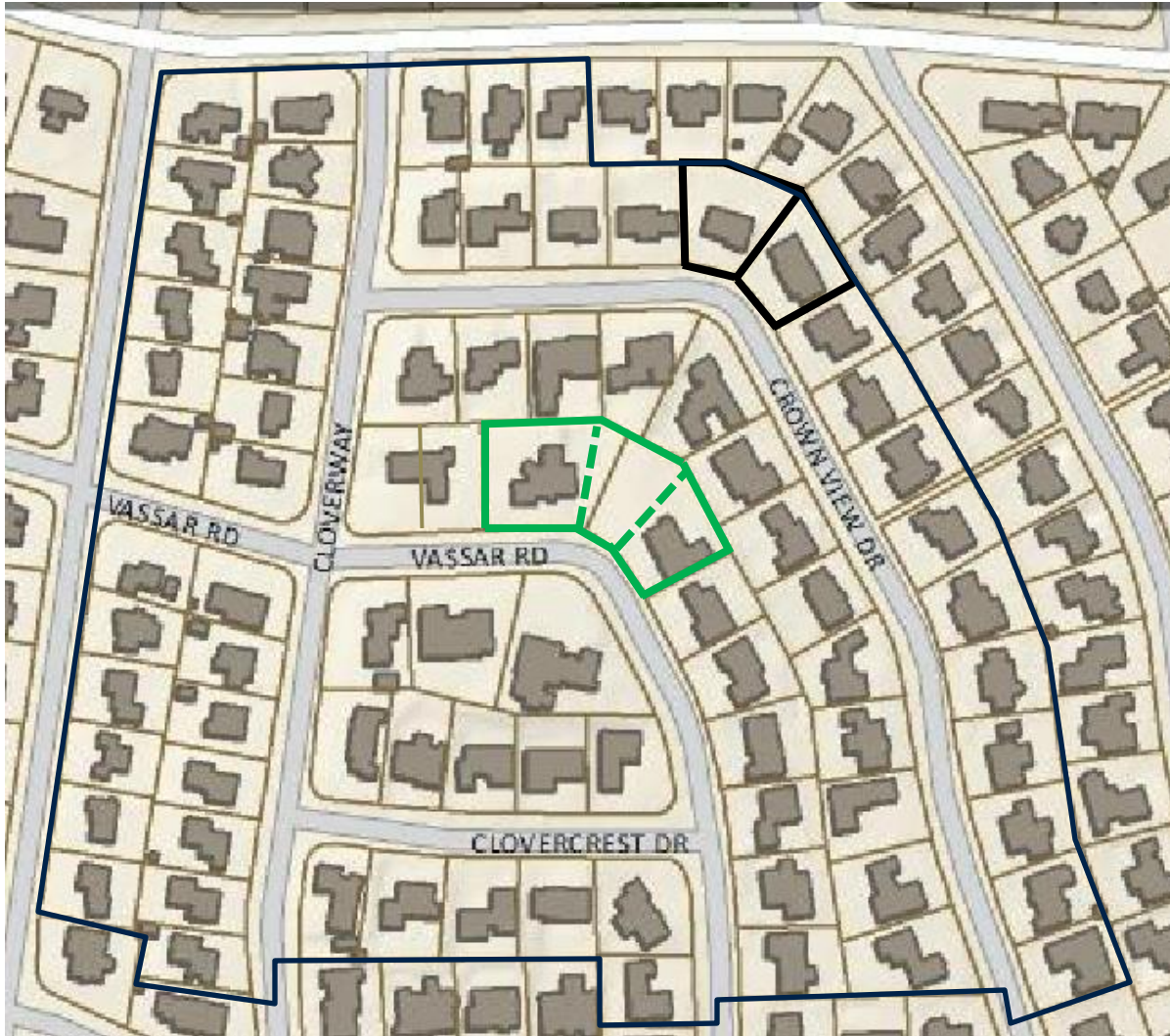
65 interior
lots

Option 2 - Similarly-Situated Lots: Outside Curve



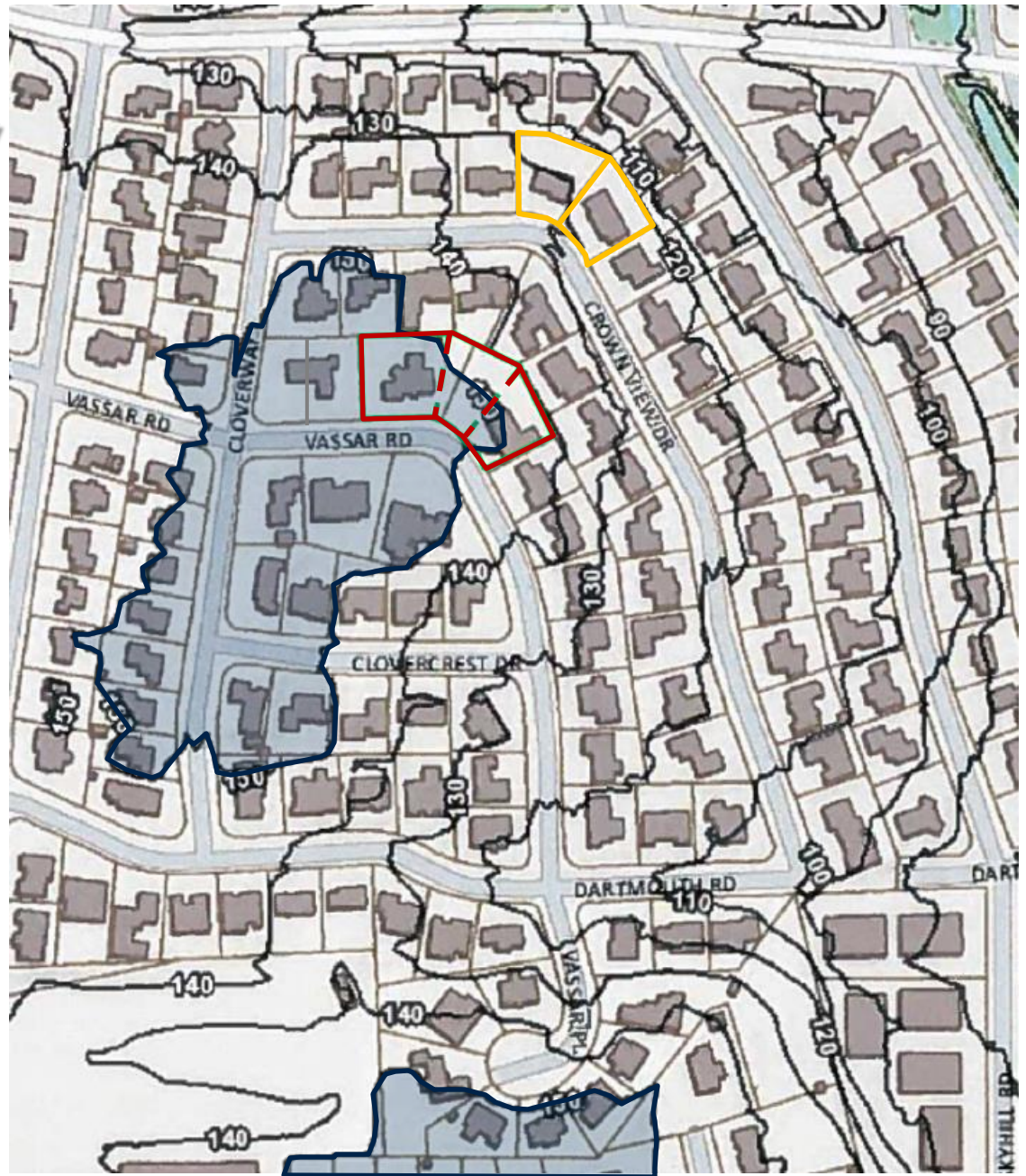
- 25 lots that front on the outside edge of the curve of Vassar Road and of Crown View Drive

Option 3 - Similarly-Situated Lots: Crown View Lots



- Two lots on the outside curve of Crown View Drive

Topography



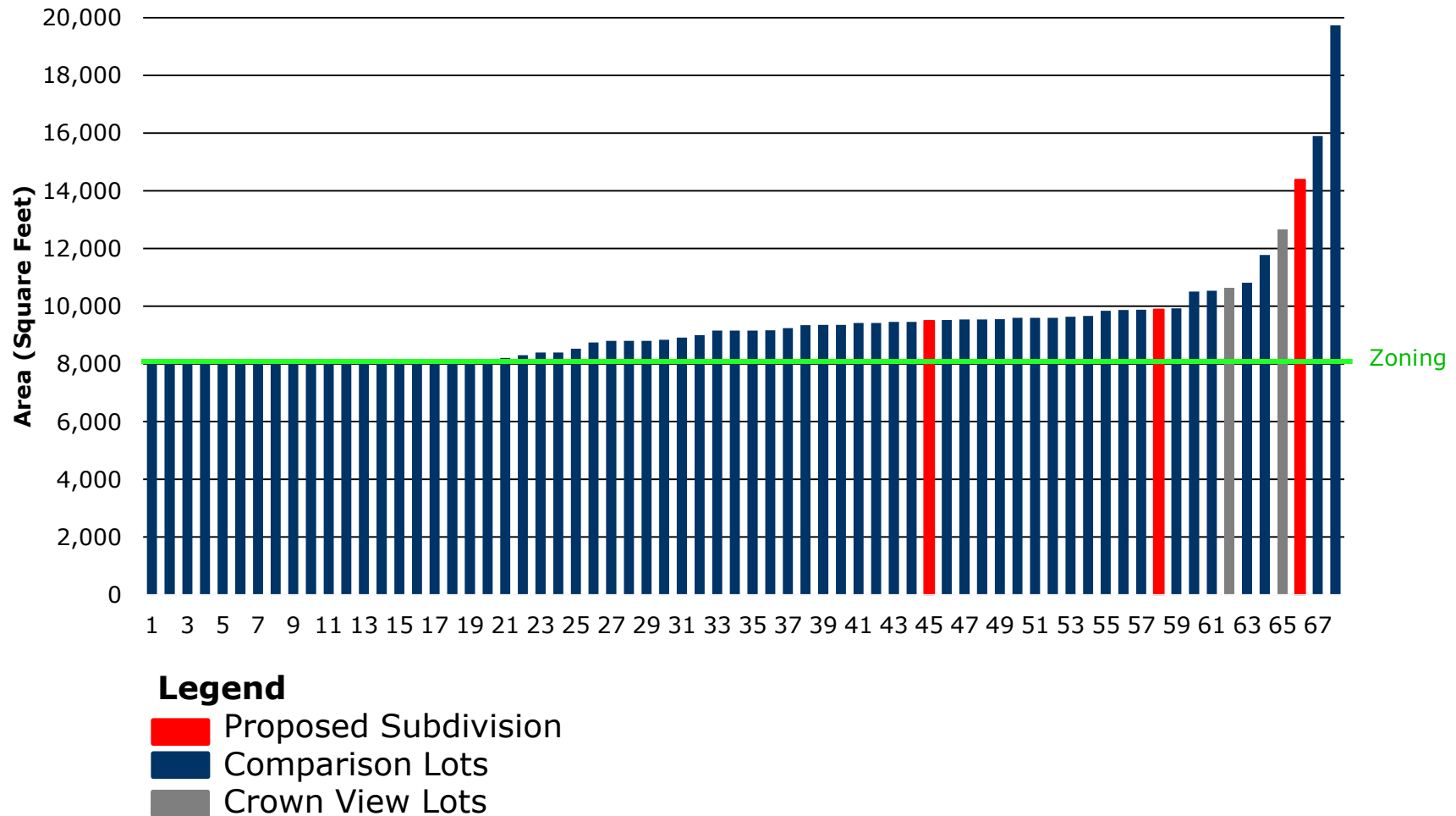
Analysis

- Comparison of proposed lot character to neighborhood's character
- Character is generally a qualitative measure
- Quantitative information is presented to help in evaluating this qualitative measure



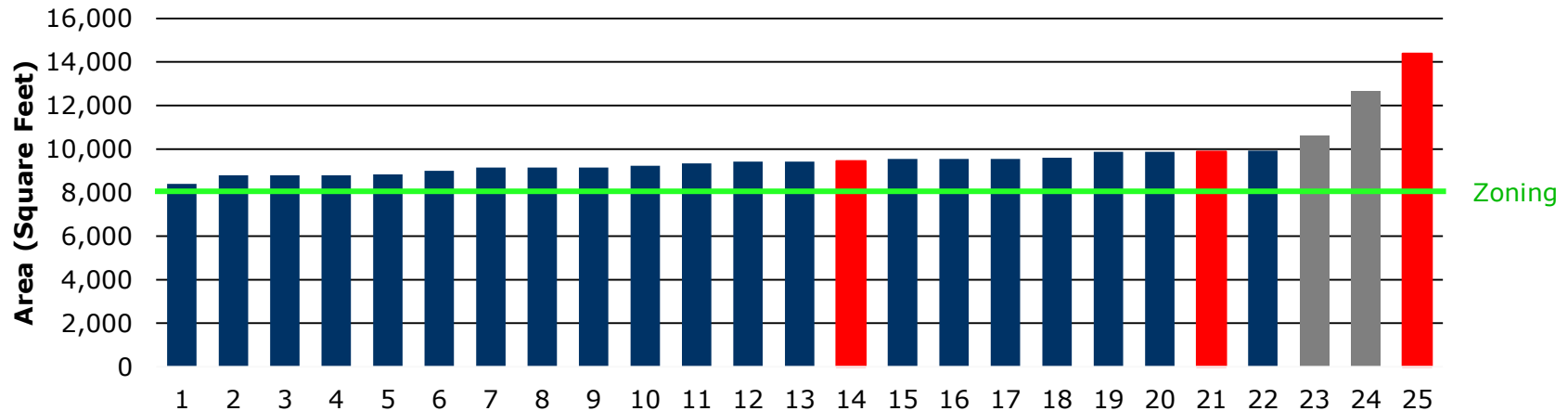
Analysis of Lot Area

Lot Area (Option 1 - Interior Lots)

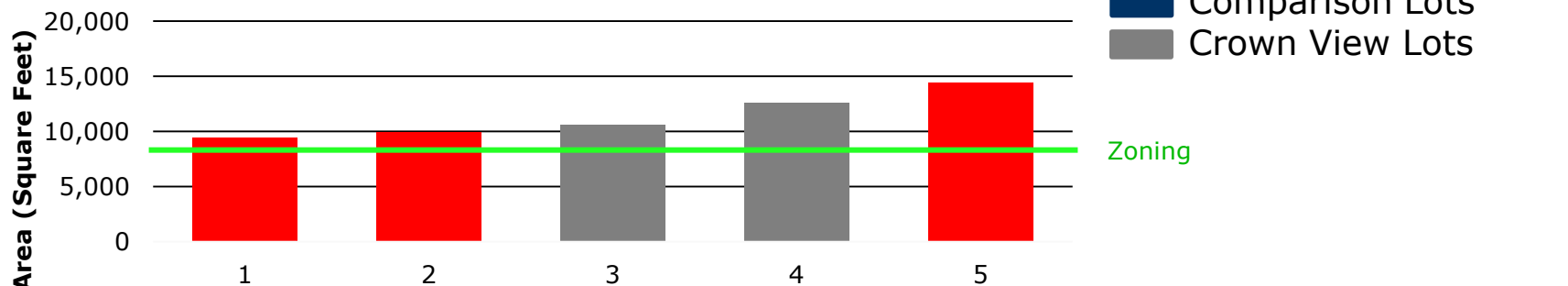


Analysis of Lot Area

Lot Area (Option 2 - Outside Curve)



Lot Area (Option 3 - Crown View Lots)



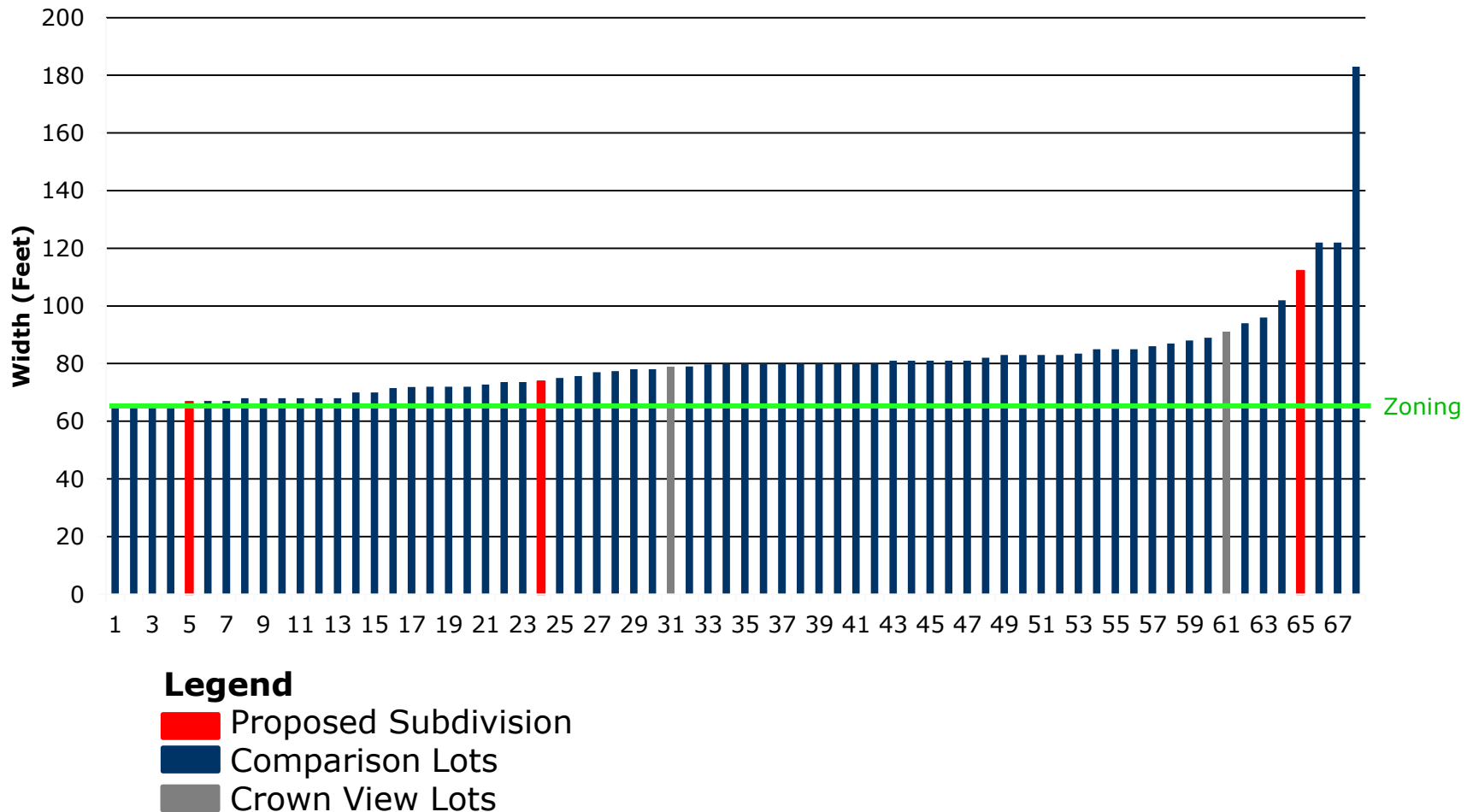
Legend

- Proposed Subdivision
- Comparison Lots
- Crown View Lots

Zoning

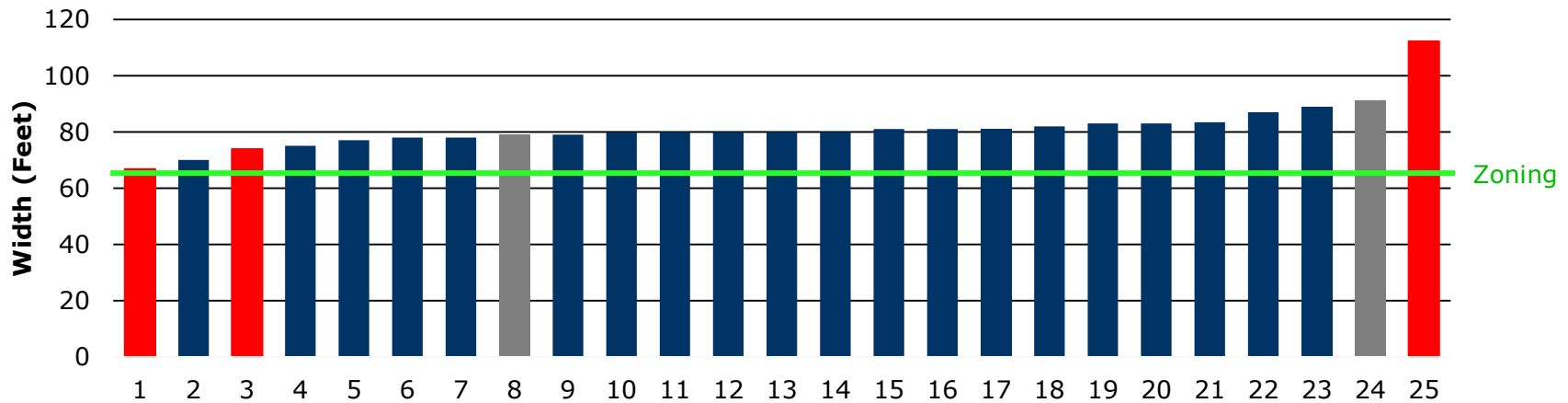
Analysis of Lot Width

Lot Width (Option 1 - Interior Lots)

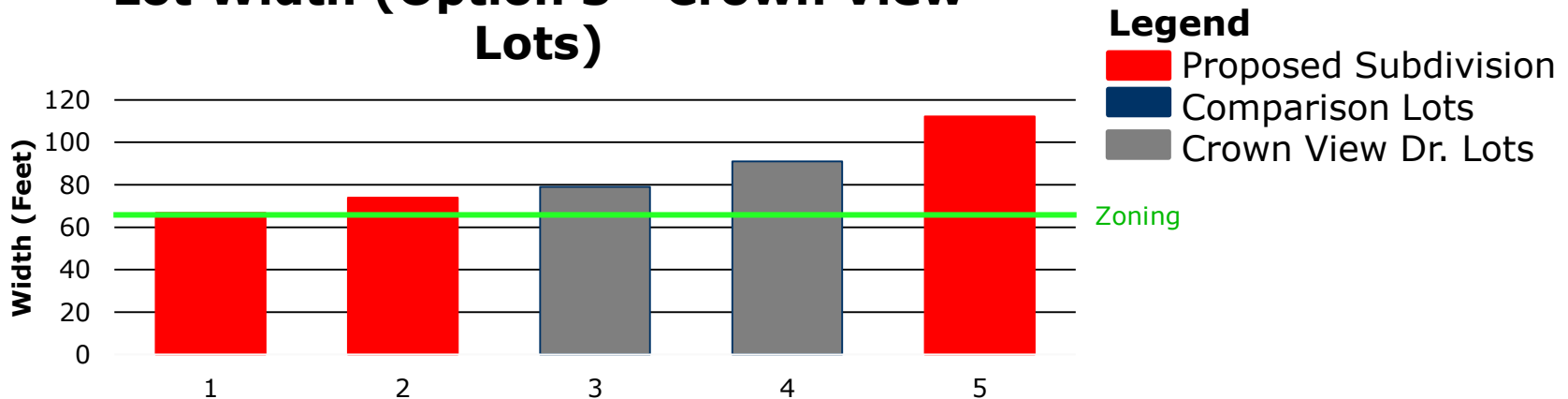


Analysis of Lot Width

Lot Width (Option 2 - Outside Curve)

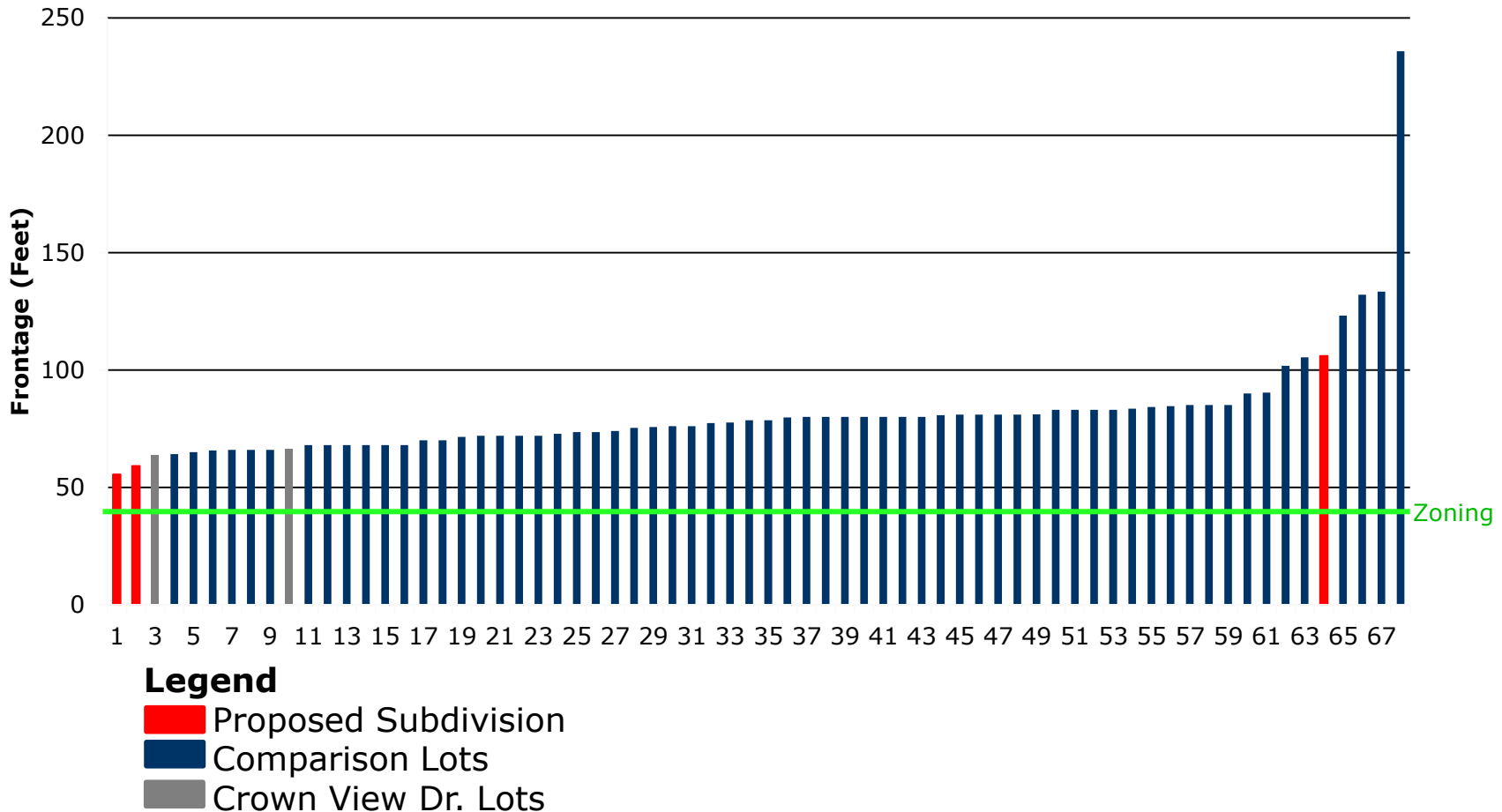


Lot Width (Option 3 - Crown View Lots)



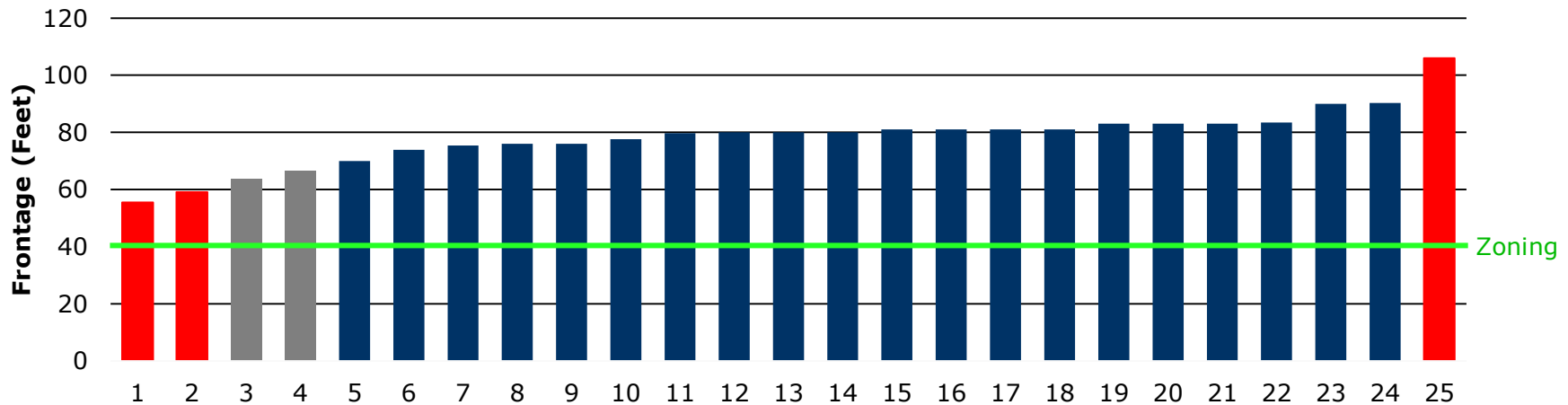
Analysis of Lot Frontage

Lot Frontage (Option 1 - Interior Lots)

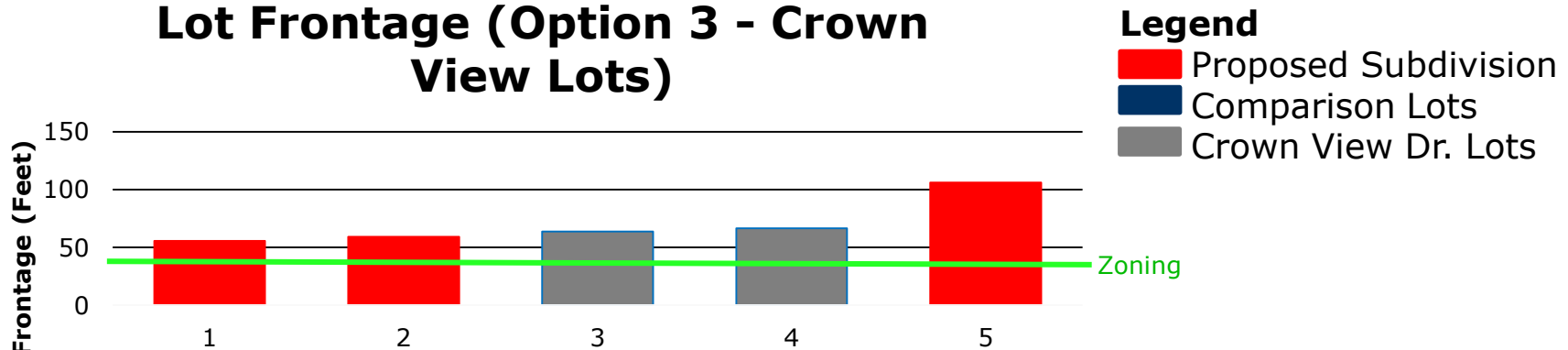


Analysis by Lot Frontage

Lot Frontage (Option 2 - Outside Curve)



Lot Frontage (Option 3 - Crown View Lots)



Drainage and Slopes Analysis

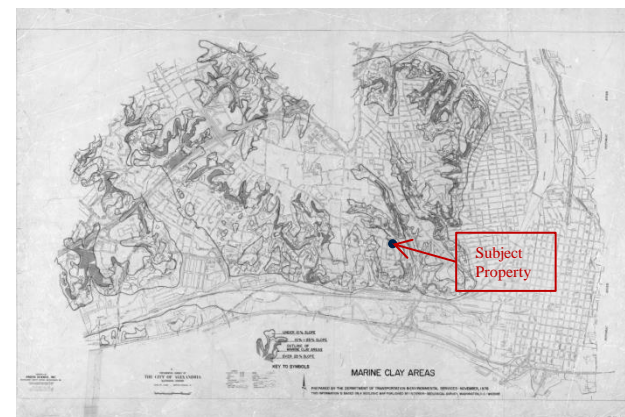
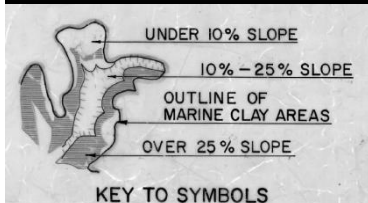
- Site has moderate slopes and normal stormwater runoff conditions
- No drainage or slope issues found that affect suitability for residential use



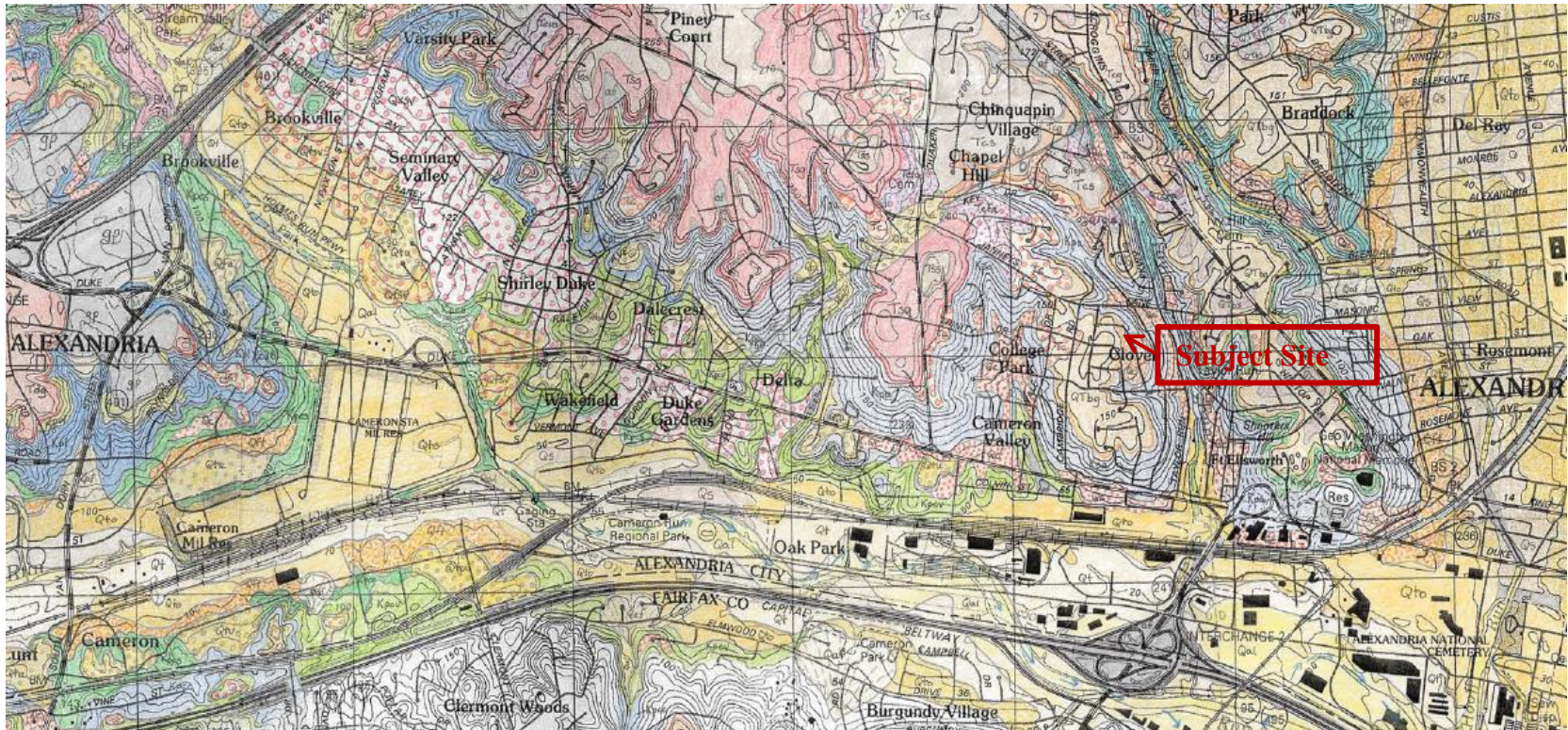
Drainage Issues

- Type of Soils
- Steep Slopes
- Storm Water Drainage
- Sub Surface /Groundwater Drainage
- Retaining Walls
- Storm Water Management Laws and Ordinances



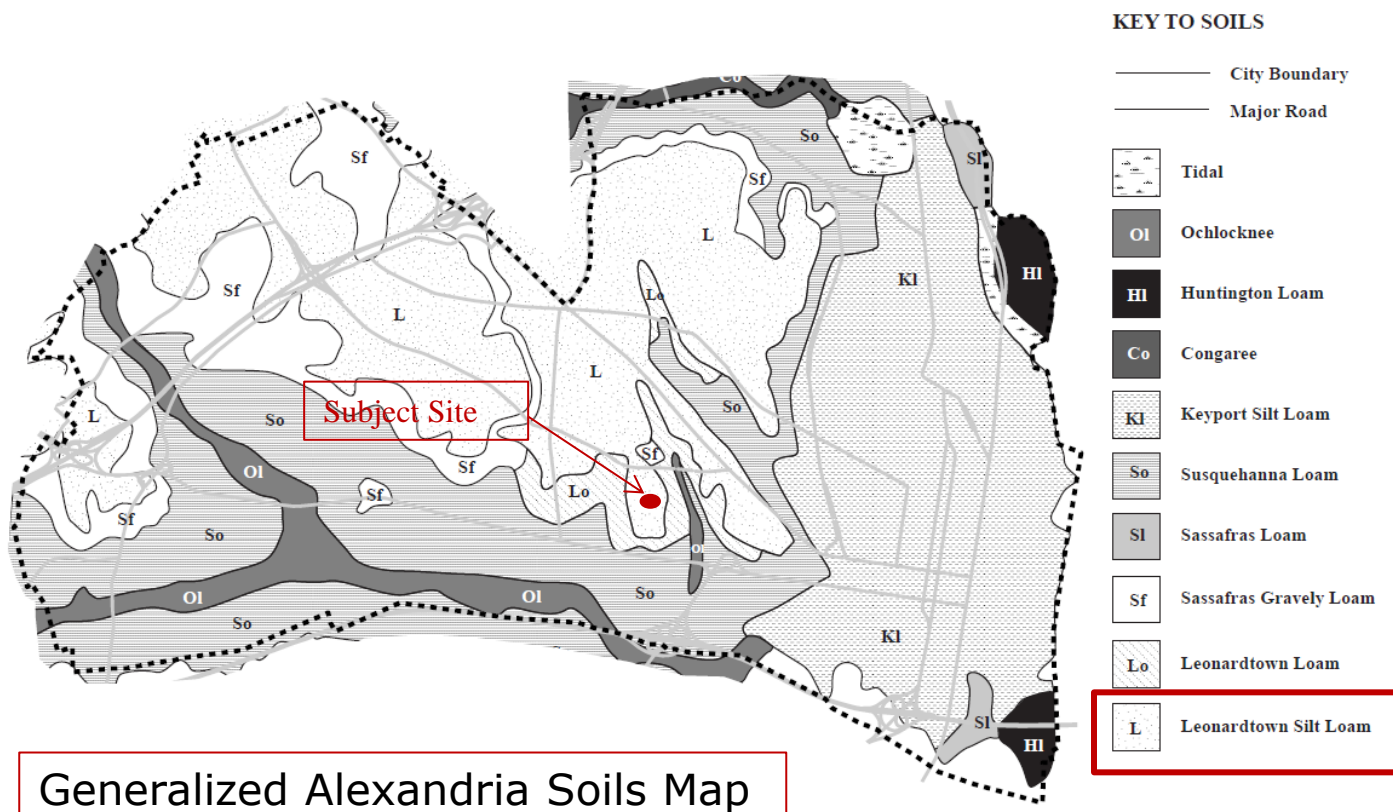


**City of Alexandria
Slope and Marine Clay
Map**



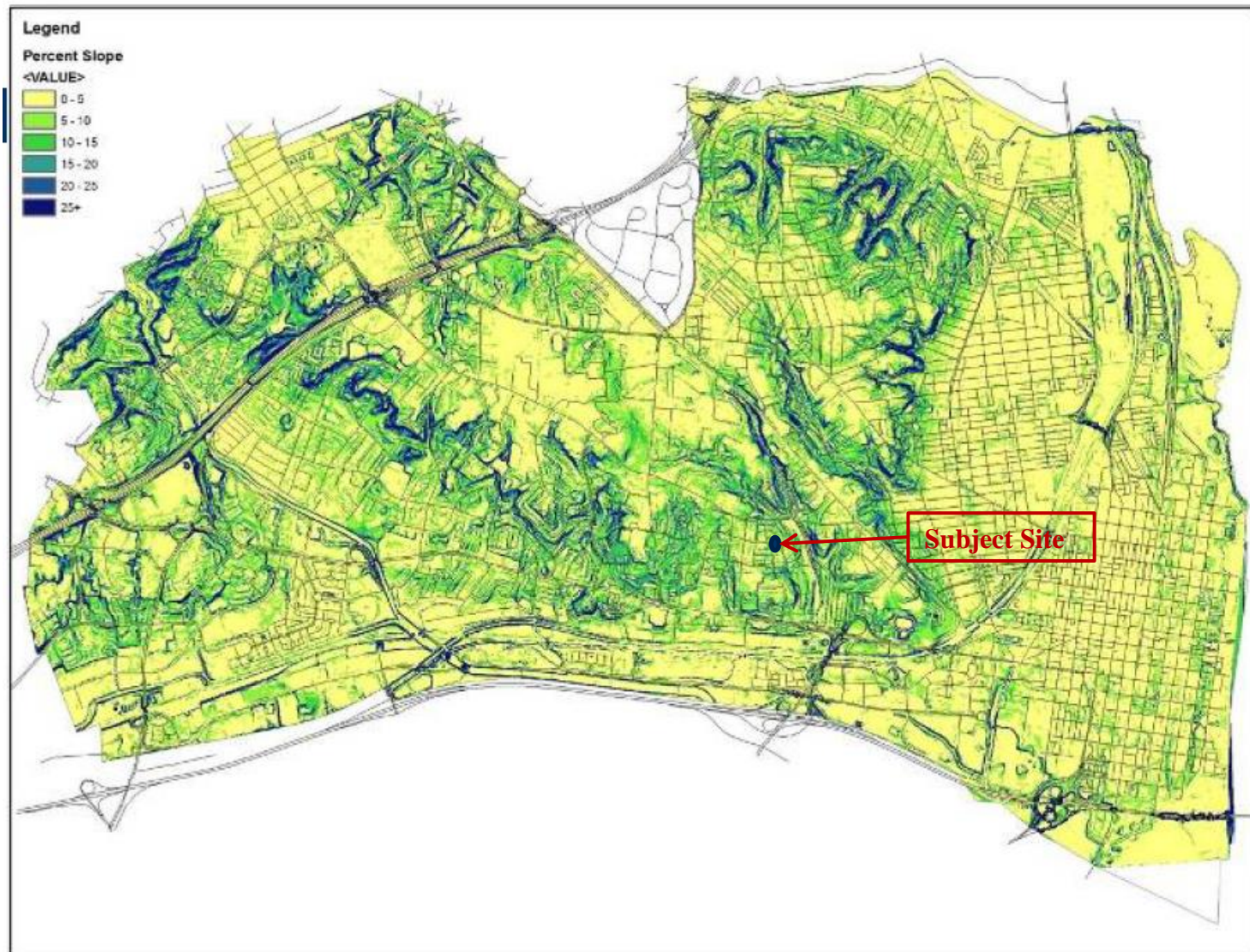
Pleistocene-age Colluvium and fine-grained sediments

(Source: Geology Map of Alexandria by Tony Fleming, 2008)



Source: Digitized by NVPDC from U.S. Department of Agriculture. Soil Survey of Fairfax and Alexandria Counties, Virginia. 1915.

STEEP SLOPES





Slope from 811 Vassar Road to 307 Vassar Road
 $= (158-114) \times 100' / 1273' = 3.5\%$



Slope from 811 Vassar Road to 809 Vassar Road
 $= (158-142) \times 100'/288' = 5.6\%$

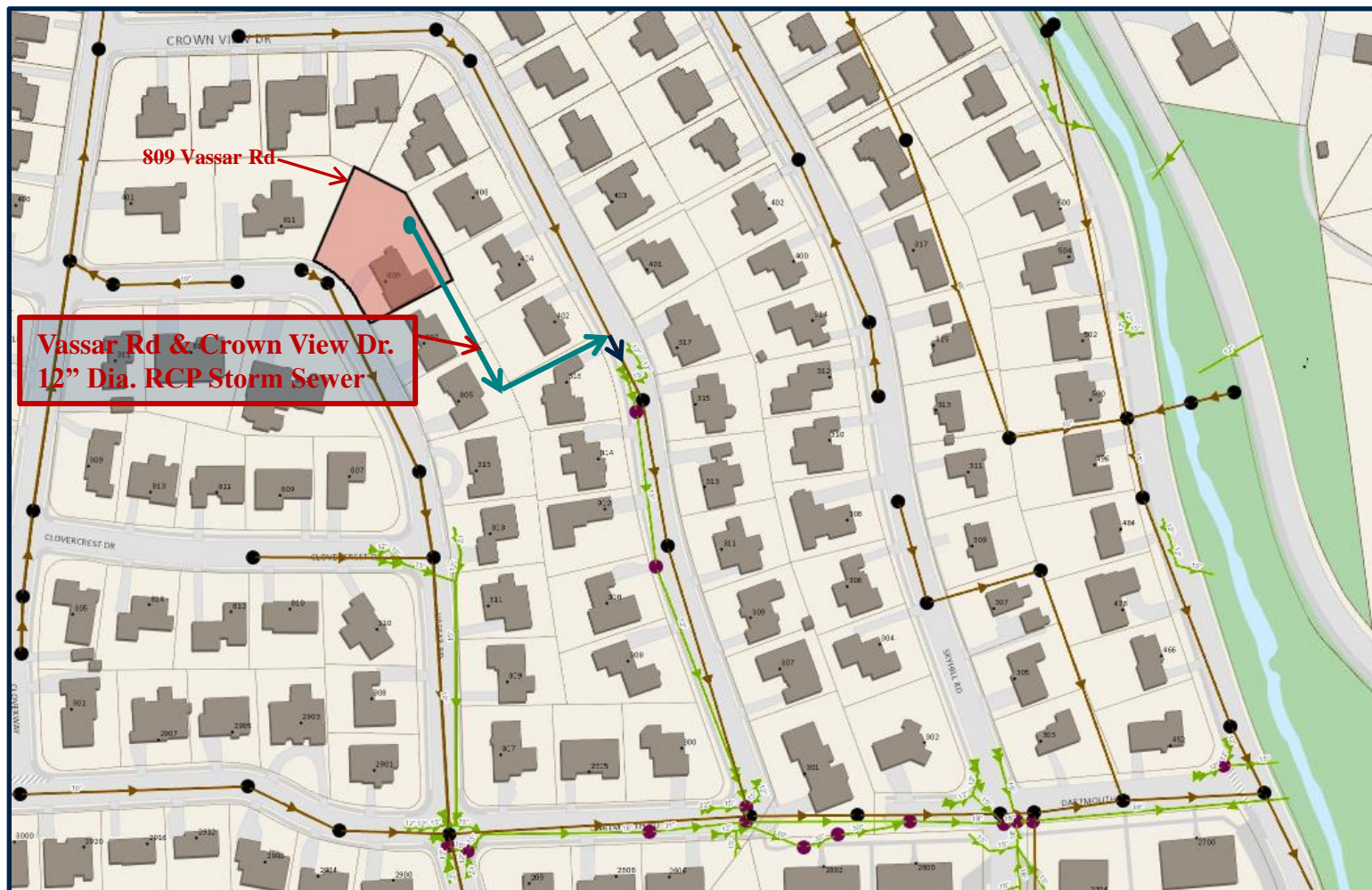
Slope from 811 Vassar Road to 311 Vassar Road

$$= (158-122) \times 100'/715' = 5\%$$

Storm Water Drainage

- Overland Flow – Follows Natural Drainage Divides
- Storm Drainage System – 12" Diameter RCP, Good to Excellent Condition,
- Storm Sewer Adequate Outfall – Taylor Run
- Sub Surface / Groundwater Drainage – Underground Drainage Installed





City of Alexandria Storm Sewer Map

Retaining Walls

- Retaining Walls are Installed at the Back of the Houses and Between the Houses Located on Crown View Dr.
- Retaining Walls are Reasonably in Good Conditions Considering the Age of the Walls



Conclusion

- All proposed Lots 626 are substantially consistent with the character of other similarly-situated lots in area of comparison
- Planning Commission granted approval



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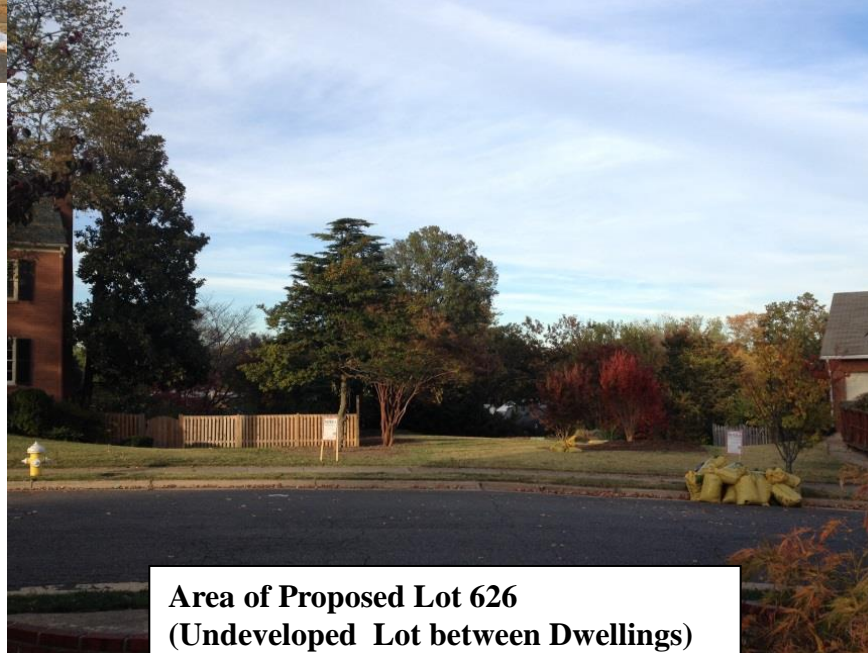
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811 Vassar Rd Dwelling



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