

Subdivision and Neighborhood Character Discussion

- 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.



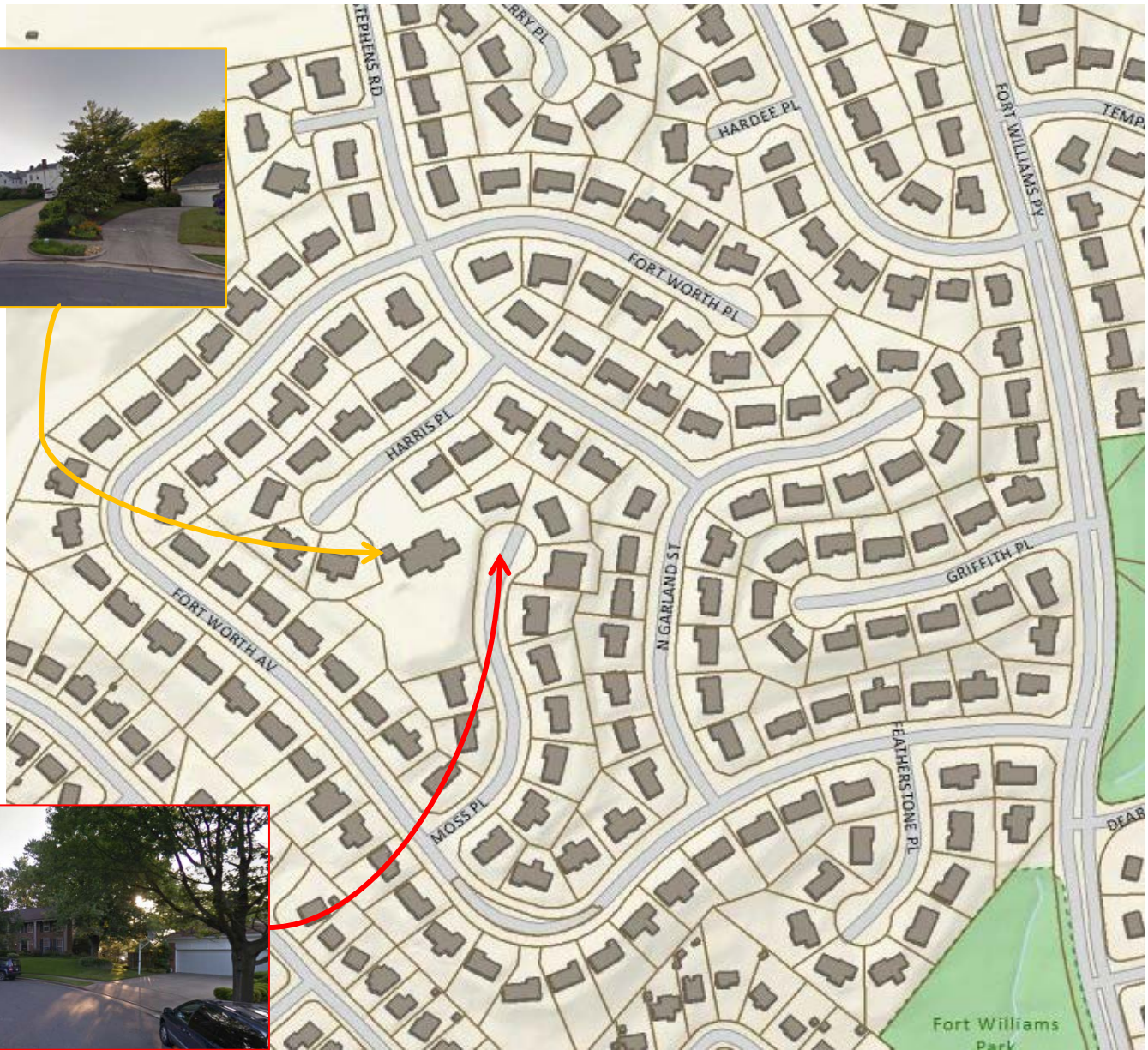
Character Substantially The Same



Character Not Substantially the Same



Should it Always be the Same?



Option 1 - Similarly-Situated Lots: Interior Lots



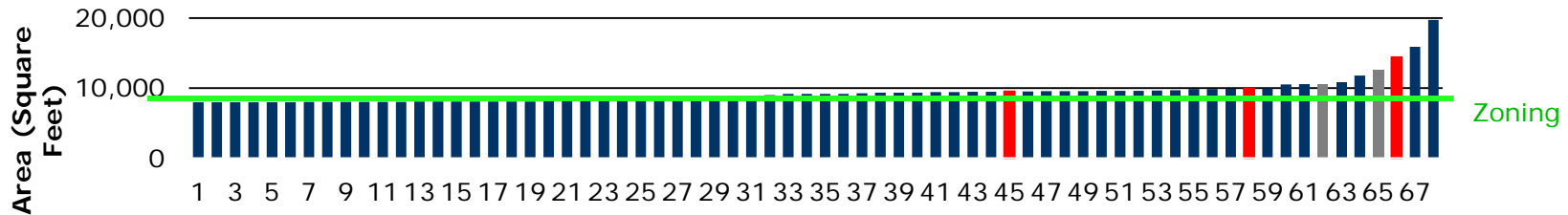
65 interior
lots

Analysis of Lot Area

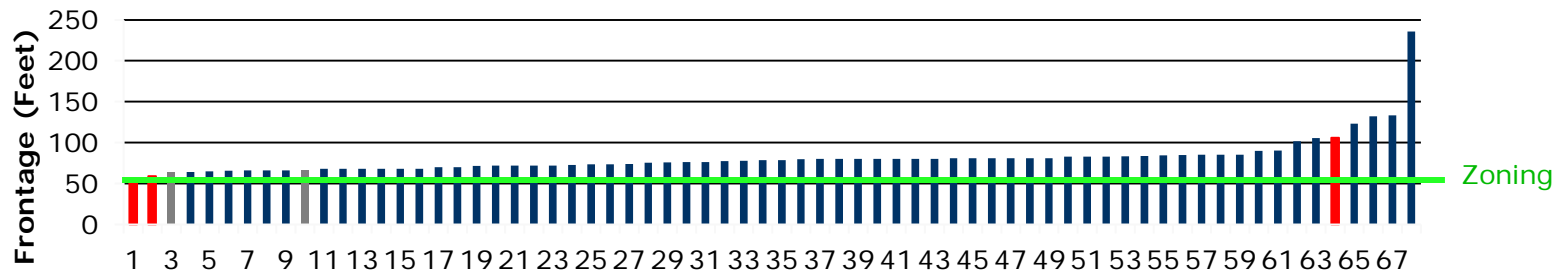
Legend

- Proposed Subdivision
- Comparison Lots
- Crown View Lots

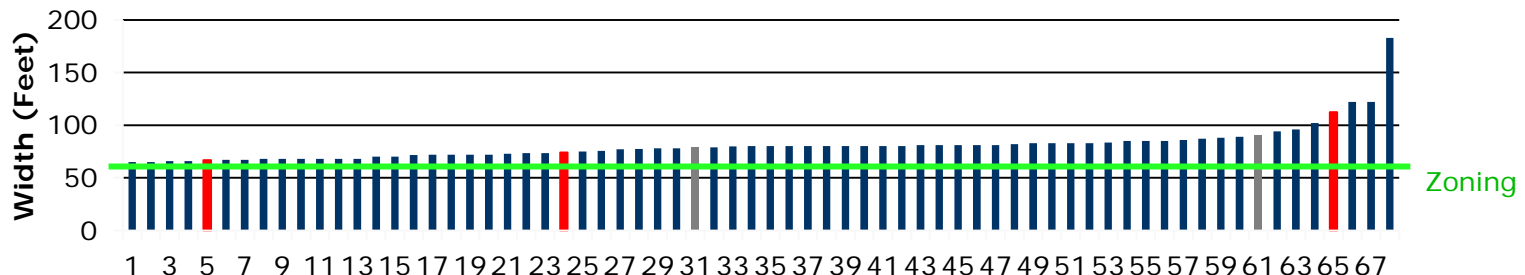
Lot Area (Option 1 - Interior Lots)



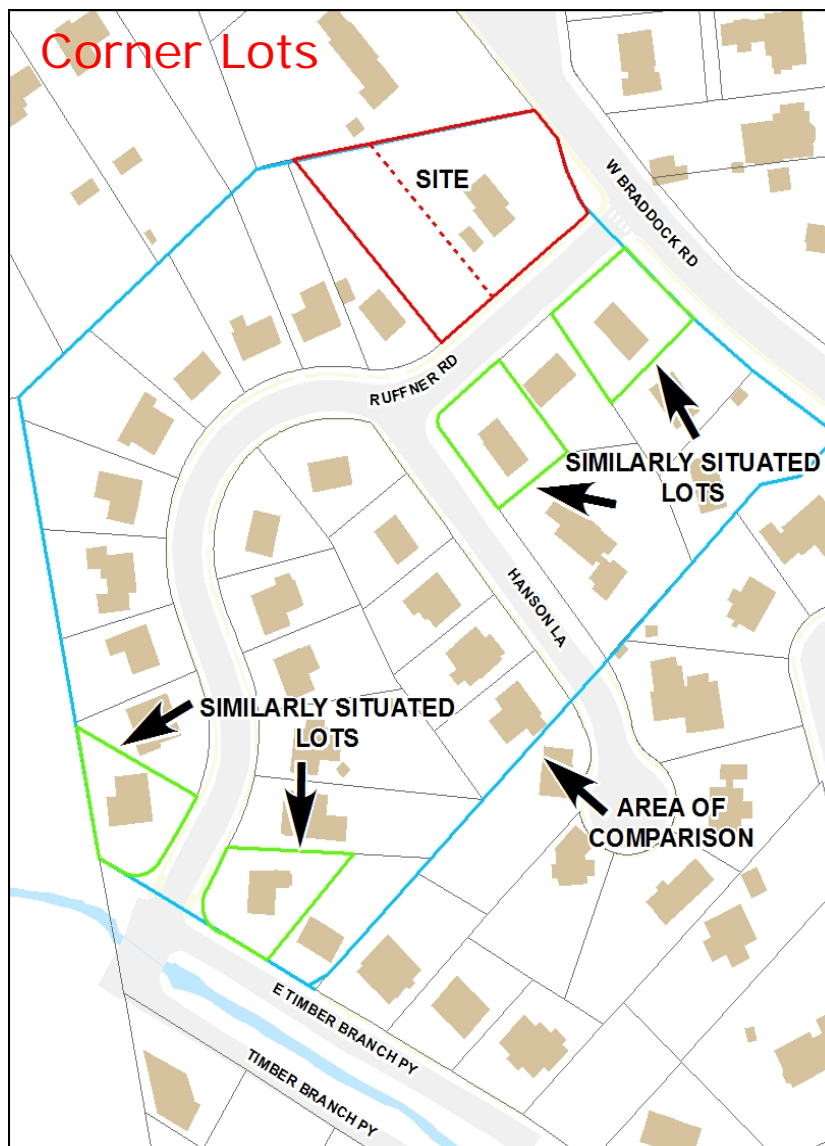
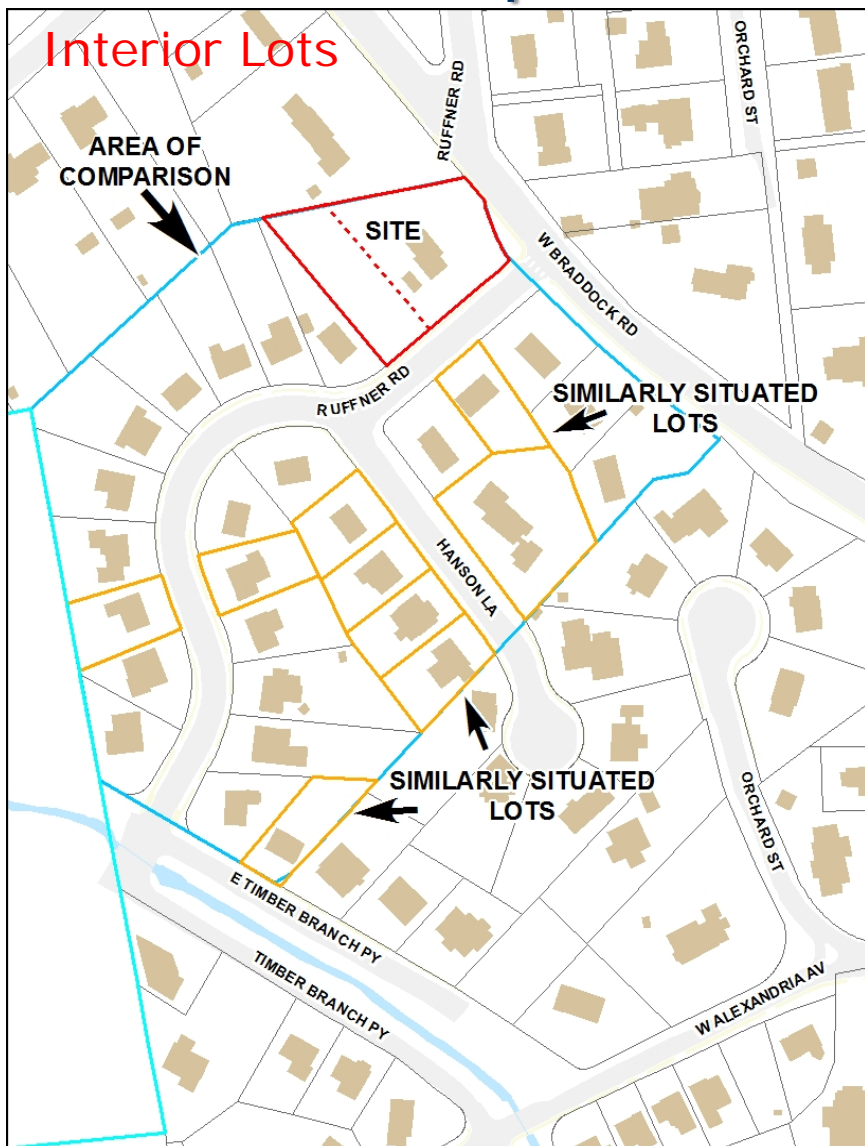
Lot Frontage (Option 1 - Interior Lots)



Lot Width (Option 1 - Interior Lots)



Area of Comparison



Analysis: Proposed Lot 621

Address	Lot Area (in sq. ft.)
410 Hanson Lane	8,000
1409 Ruffner Road	8,001
412 Hanson Lane	8,002
1503 Ruffner Road	8,002
1404 Ruffner Road	8,009
408 Hanson Lane	8,060
406 Hanson Lane	8,707
425 Timber Branch Parkway	9,632
Proposed Lot 621	13,080
409 Hanson Lane	21,951

89%

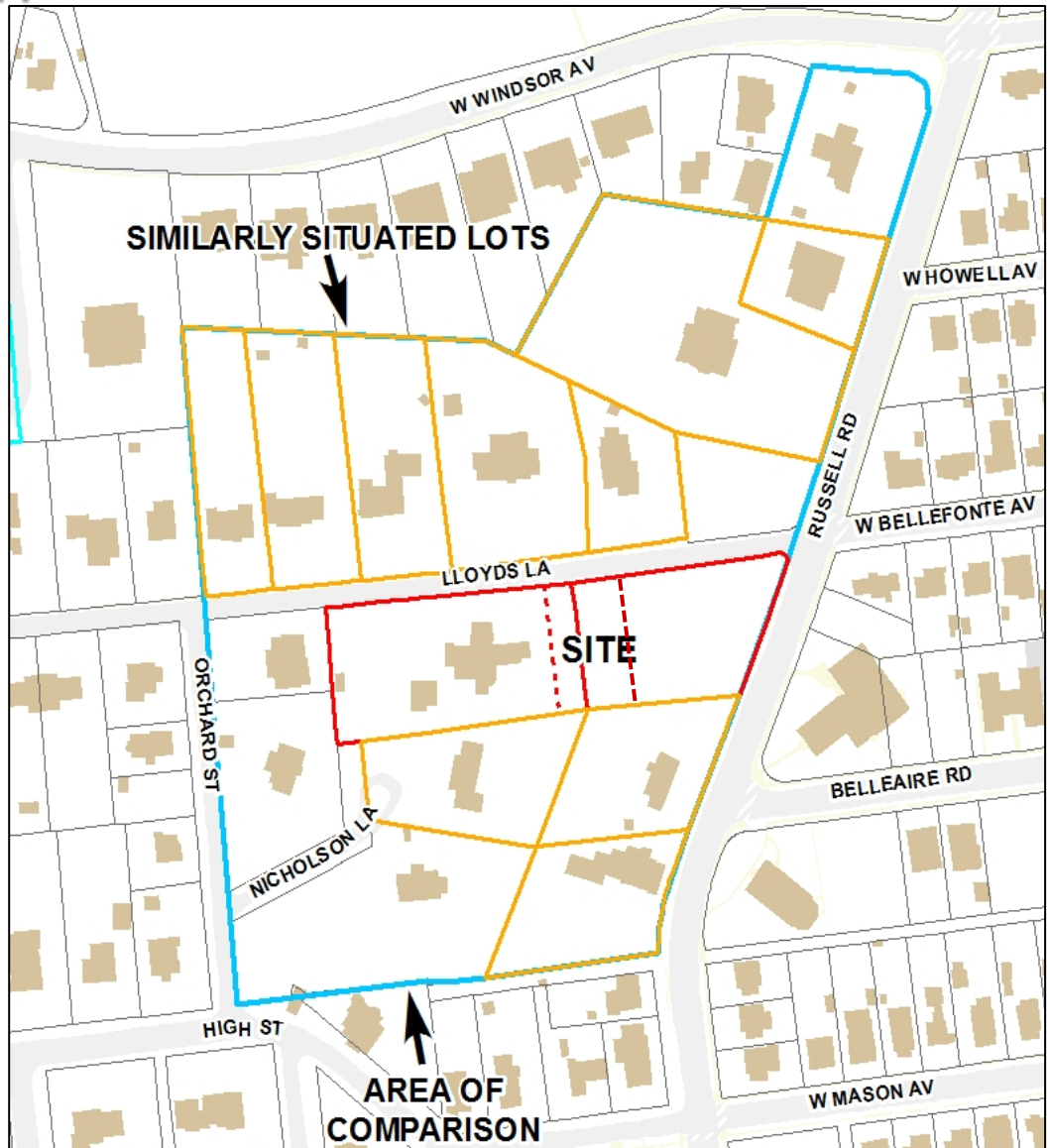
Address	Lot Frontage (in feet)
406 Hanson Lane	60.1
408 Hanson Lane	65
425 Timber Branch Parkway	65
Proposed Lot 621	65
1404 Ruffner Road	66.9
410 Hanson Lane	68.1
1503 Ruffner Road	68.4
1409 Ruffner Road	73.4
412 Hanson Lane	77
409 Hanson Lane	175.6

67%

Address	Lot Width (in feet)
1503 Ruffner Road	65
425 Timber Branch Parkway	65
Proposed Lot 621	65
406 Hanson Lane	66
408 Hanson Lane	66
410 Hanson Lane	68
1404 Ruffner Road	70
1409 Ruffner Road	73
412 Hanson Lane	77
409 Hanson Lane	171

67%

Area of Comparison



Neighborhood Character

- 13% of lots within area of comparison are smaller than 16,000 square feet (Proposed Lot 602 = 15,750)
- 33% of lots within area of comparison are smaller than 24,000 square feet (Proposed Lot 603 = 23,143)
- 26% of lots within area of comparison have frontage close to the 105 feet of frontage proposed for Lot 602
- Dominant “lot character” in area of comparison is of larger lots (above 24,000 square feet) and wider lots





Neighborhood Character

- 65% of lots, as developed, within area of comparison are larger, wider “double lots”
- 35% of lots within area of comparison are smaller, narrower “single lots”
- Nine of 11 lots as developed on Commonwealth are larger, wider “double lots”
- Only two of 11 lots on Commonwealth are smaller, narrower lots like current proposal
- Dominant “lot character” is larger, wider developed “double lots” in larger area of comparison and for most similarly-situated lots on Commonwealth



- What was the goal? Is it still relevant?
- Does the current criteria have the intended result?
- Should this provision be more predictable?
- Should there be hard thresholds for deviation?
- Mitigating Factors (Roads or Site Features)?
- Is the 'original subdivision' the correct area?
- Is similarity always a desirable goal?

