



**CITY OF ALEXANDRIA**

# **Subdivision #2026-00003 6216 North Morgan Street**

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**City Council Public Hearing  
June 13, 2026**



# Agenda



- 1 Summary**
- 2 Background Information**
- 3 Subdivision Request**
- 4 Planning Commission Guidance**



# Summary

## Request:

- Re-subdivision of two existing lots to adjust the shared lot line.

## Planning Commission Action:

- Approve, deny, or defer.

## Key Elements of the Discussion:

- Proposed lots would be more consistent with surrounding lots than the existing lot



# Background Information

- ▶ **Zone:**
  - ▶ R-12/Residential
  - ▶ Single-unit dwelling
  
- ▶ **Small Area Plan:**
  - ▶ Alex West
  
- ▶ **Surrounding uses:**
  - ▶ Residential





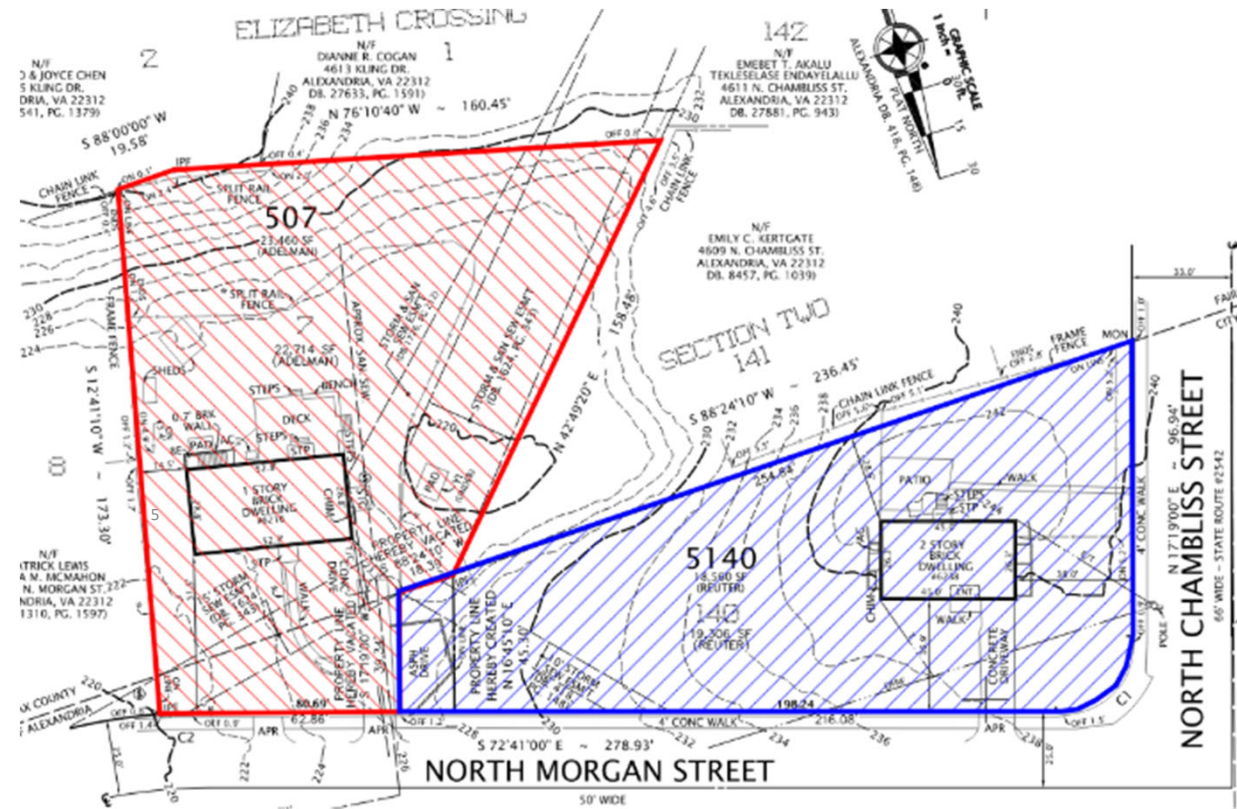
# Subdivision Request: Proposed Lots

## ▶ Lot 7:

- ▶ Lot size: 22,714 sq. ft.
- ▶ Lot width: 81.5 ft.
- ▶ Lot frontage: 79 ft.

## ▶ Lot 140:

- ▶ Lot size: 19,306 sq. ft.
- ▶ Lot width: 241 ft.
- ▶ Lot frontage:
  - ▶ 235.72 ft. (primary)
  - ▶ 116.58 ft. (secondary)



Subdivision Request



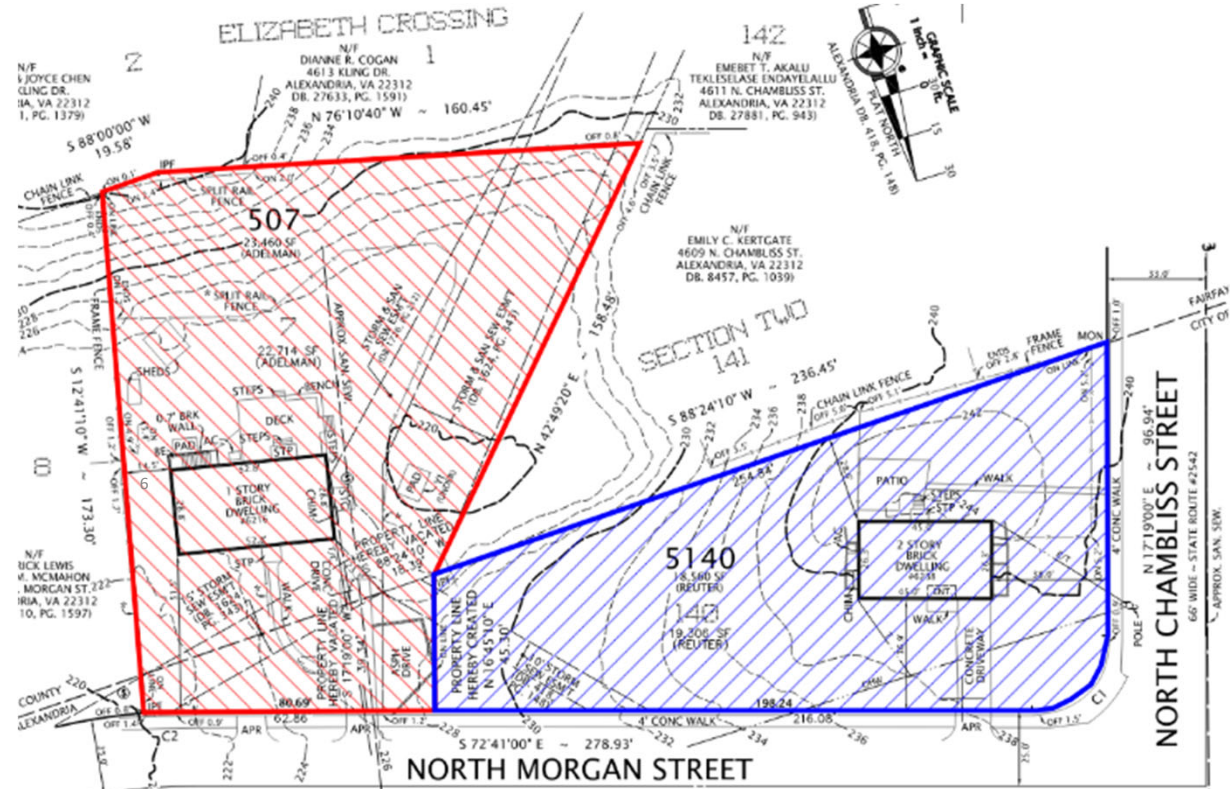
# Subdivision Request: Proposed Lots

## ▶ Lot 507:

- ▶ Lot size: 23,460 sq. ft.
- ▶ Lot width: 99.6 ft.
- ▶ Lot frontage: 96.9 ft.

## ▶ Lot 5140:

- ▶ Lot size: 18,560 sq. ft.
- ▶ Lot width: 223.66 ft.
- ▶ Lot frontage:
  - ▶ 217.88 ft. (primary)
  - ▶ 116.58 ft. (secondary)



Subdivision Request



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# Planning Commission

Staff recommends approval  
subject to conditions.

