



Department of Planning & Zoning

Subdivision #2026-00008 311 Clifford Ave

City Council Public Hearing
July 1, 2026



Agenda



- 1 Summary**
- 2 Background Information**
- 3 Subdivision Request**
- 4 Staff Recommendation**



Summary

Request

- ▶ Re-subdivision of three existing lots into two new lots

Findings

- ▶ New lots comply with zone regulations
- ▶ New lots are consistent with surrounding lot shapes and sizes



Background Information

Zone

- R-2-5/Residential
- Single-unit dwelling

Small Area Plan

- Potomac West

Surrounding Uses

- Residential



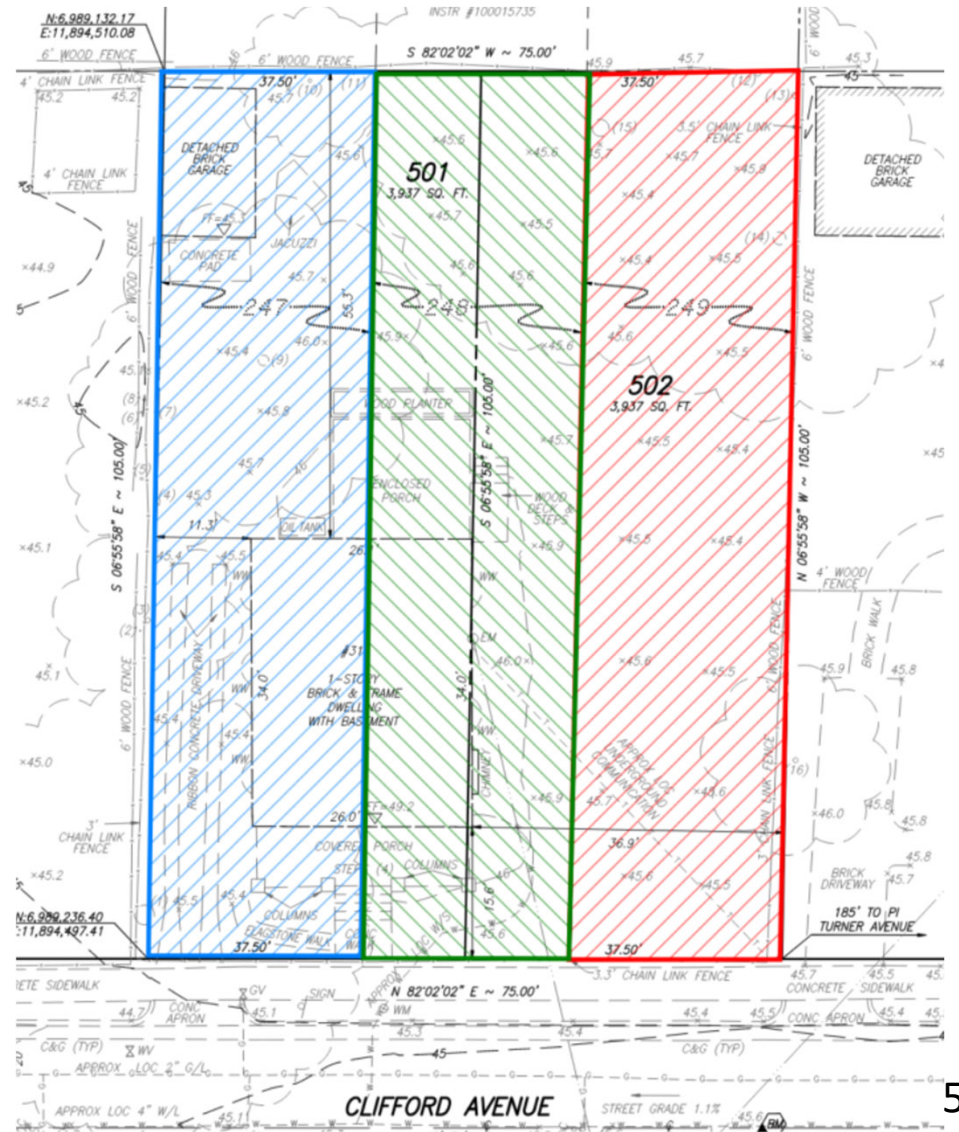
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Existing Lots

Existing Lots 247, 248, & 249

Size (combined)	7,874 sq. ft.
Width (combined)	75 Ft.
Frontage (combined)	75 Ft.

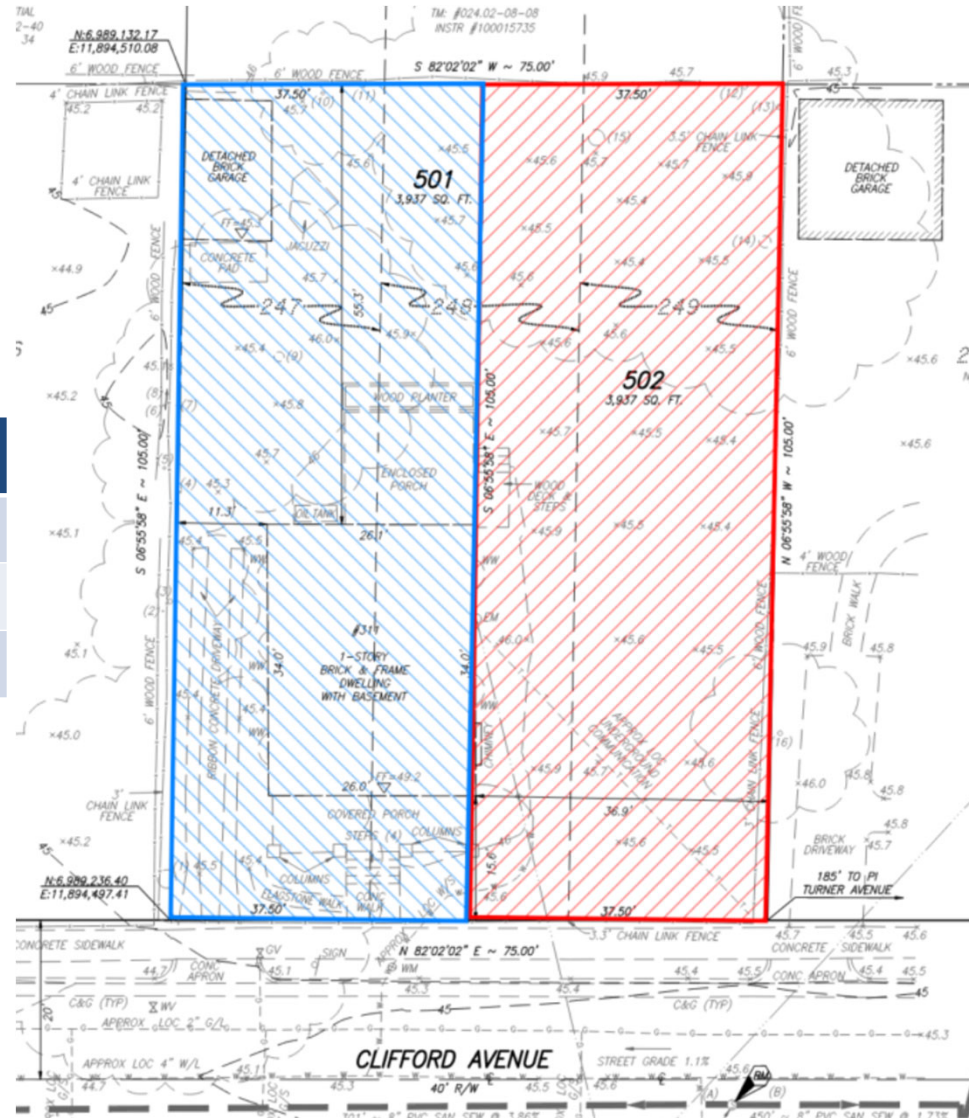


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Proposed Lots

Proposed Lots 501 and 502		Zone Req.
Size (each lot)	3,937 sq. ft.	2,500 sq. ft.
Width (each lot)	37.5 Ft.	25 ft.
Frontage (each lot)	37.5 Ft.	25 ft.



SUB2026-00008



**Staff recommend approval
subject to conditions**

