



City of Alexandria

# **Subdivision #2025-00011**

## **413 East Nelson Avenue**

**Planning Commission**

January 6, 2026



# Agenda



1. Summary
2. Background Information
3. Subdivision Review
  - ▶ Existing Lot Configuration
  - ▶ Proposed Lot Configuration
4. Staff Recommendation



# Summary

## Request:

- Re-subdivide one lot into two lots

## Key Elements:

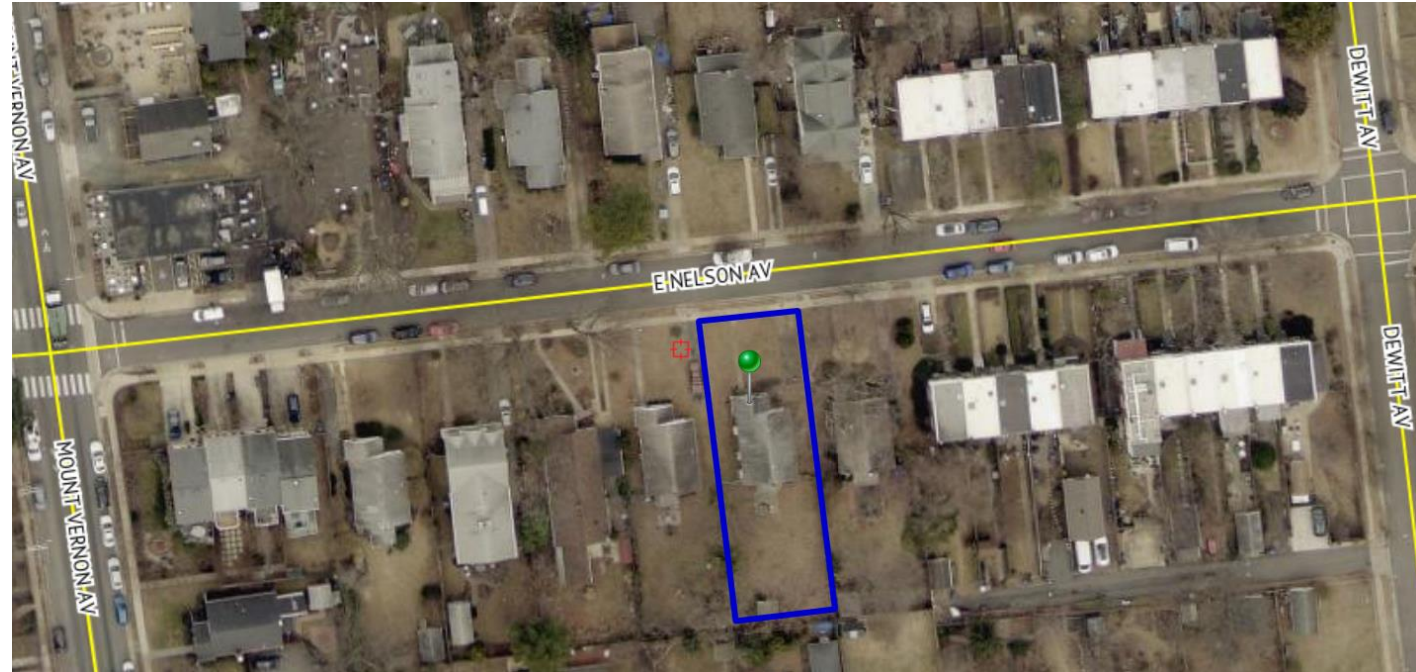
- Proposed lots comply with all subdivision and zoning requirements

**SUB#2025-00011**



# Background Information

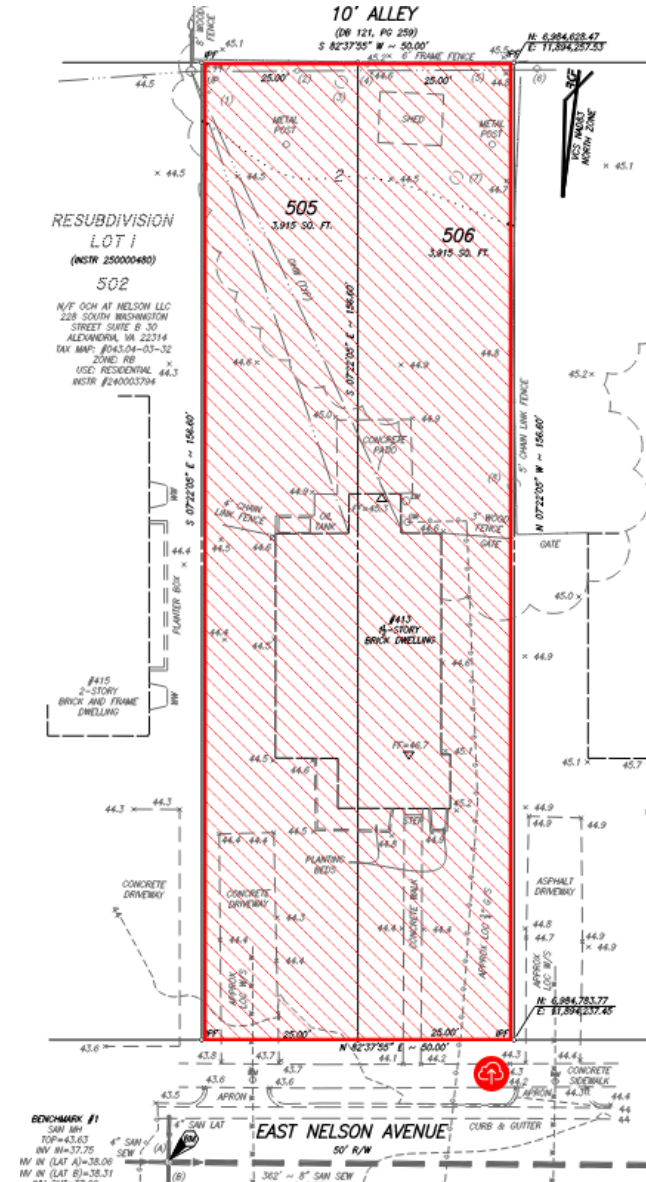
- **Zone:**
  - RB/Townhouse
  - Single-unit dwelling
- **Small Area Plan:**
  - Potomac West
- **Surrounding uses:**
  - Residential



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# SUB Review - Existing Lot Configuration



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**Staff recommends approval of  
Subdivision #2025-00011.**

