



CITY OF ALEXANDRIA

Subdivision #2026-00003 6216 North Morgan Street

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Planning Commission Public Hearing
June 2, 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





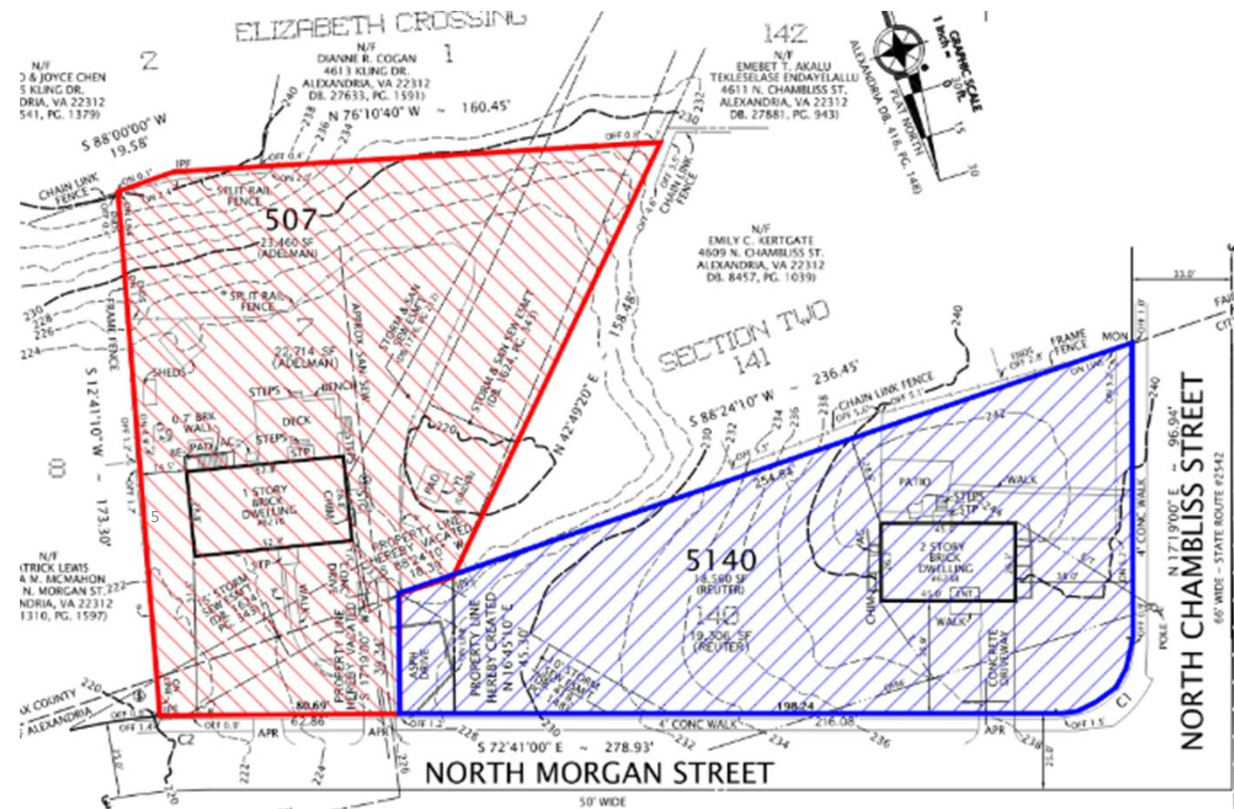
Subdivision Request: Proposed Lots

▶ 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



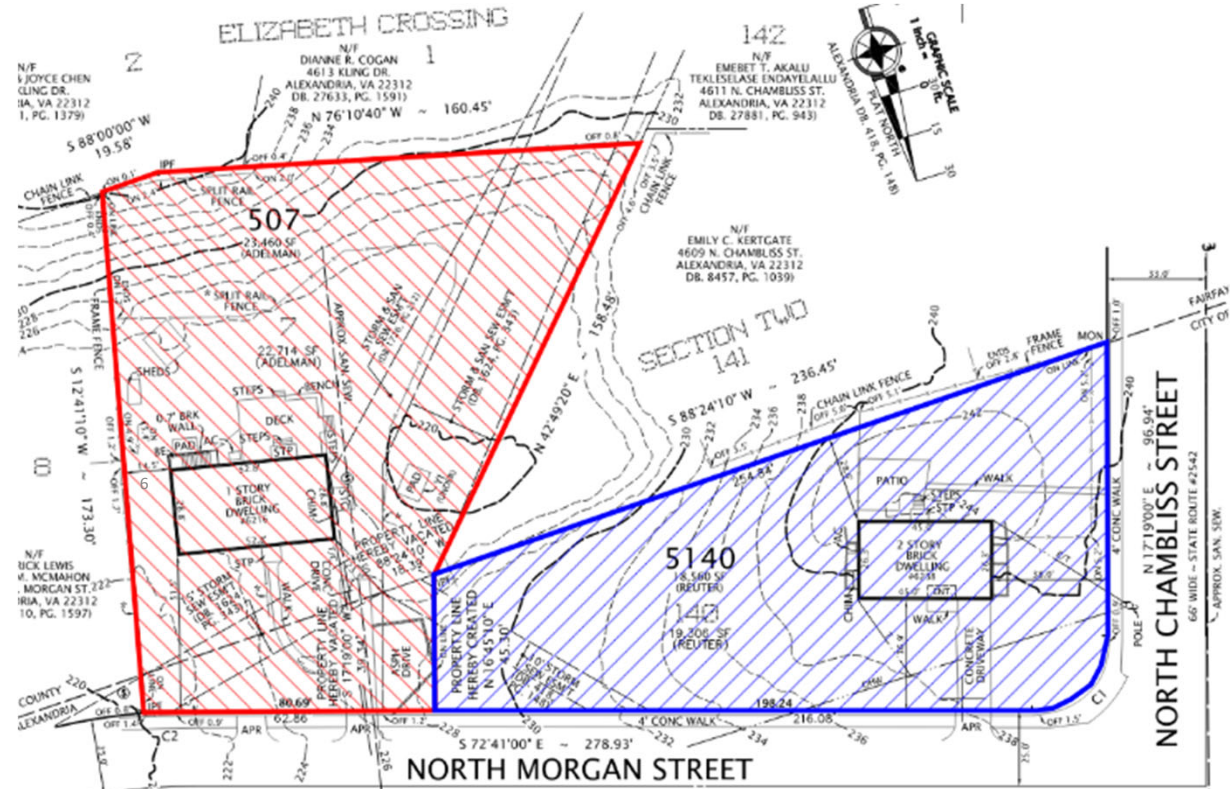
Subdivision Request: Proposed Lots

▶ 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



CITY OF ALEXANDRIA

Planning Commission Guidance

Staff recommends approval
subject to conditions.

