



City of Alexandria

Subdivision #2025-00010

412 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

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Background Information

Zone:

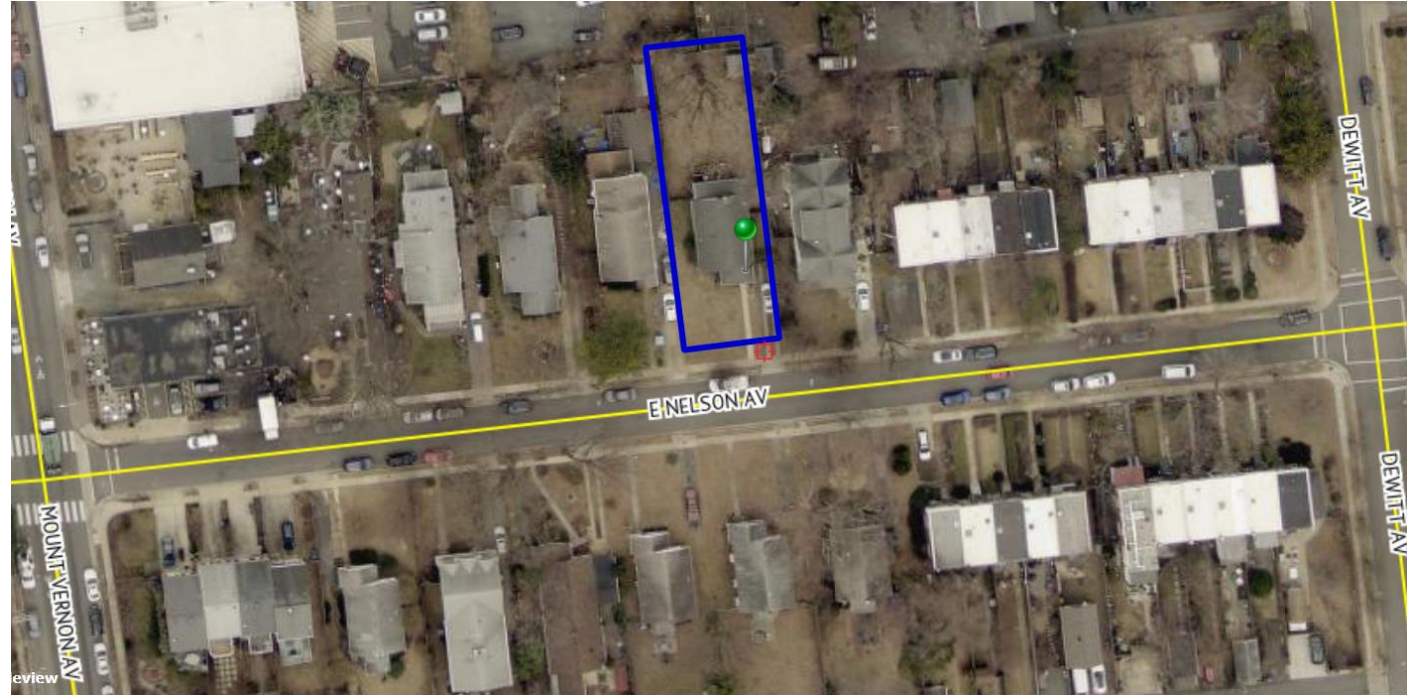
- R-2-5/Residential
- Single-unit dwelling

Small Area Plan:

- Potomac West

Surrounding uses:

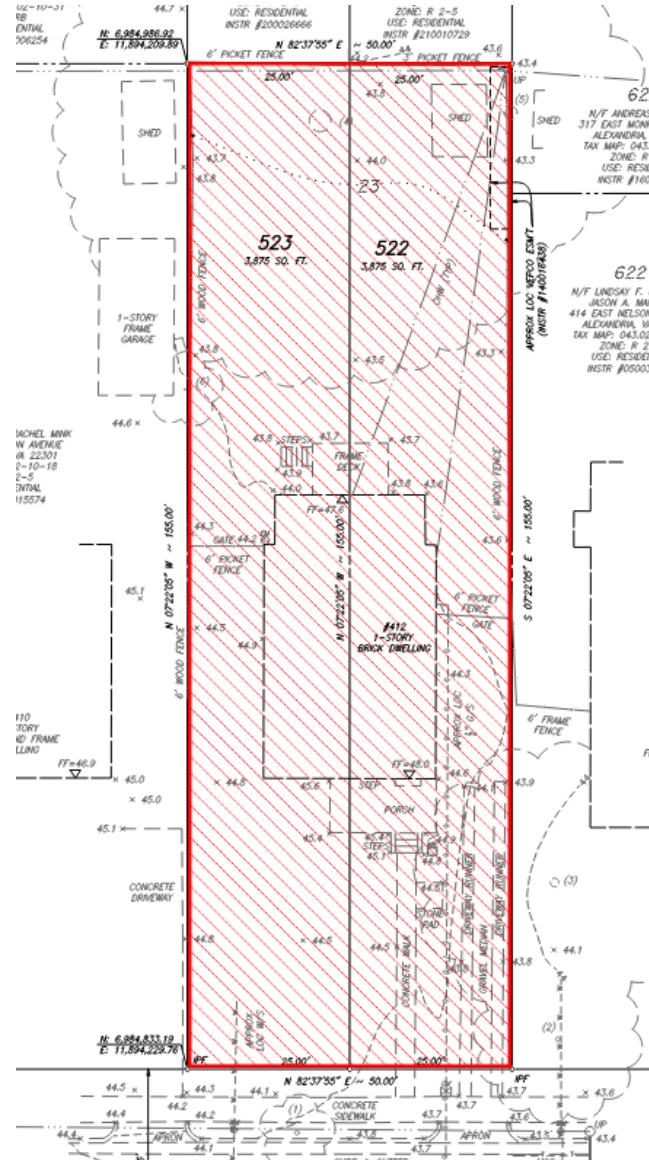
- Residential



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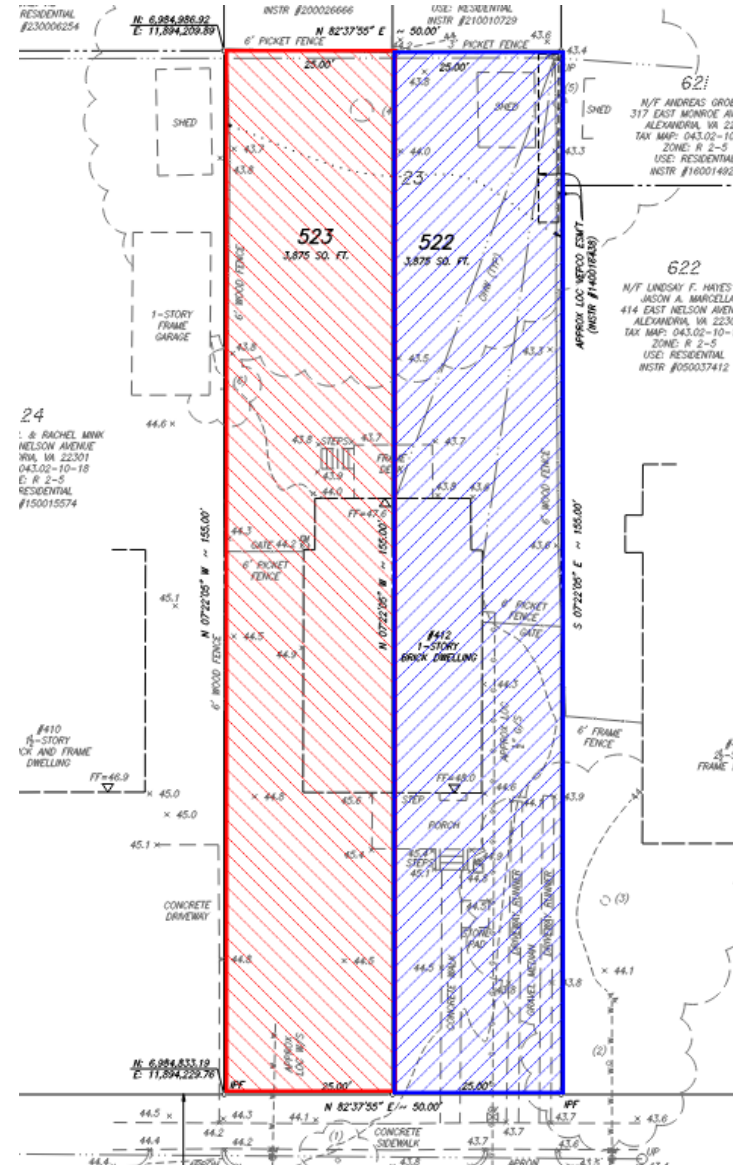
SUB Review - Existing Lot Configuration



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SUB Review - Proposed Lot Configuration



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**Staff recommends approval of
Subdivision #2025-00010.**

