



CITY OF ALEXANDRIA

29 East Reed Avenue Subdivision

Planning Commission – March 4, 2025



Agenda



- 1 Summary**
- 2 Site Context**
- 3 Subdivision Request**
- 4 Staff Recommendation**



Summary

Request:

- Re-subdivide one existing lot into two lots

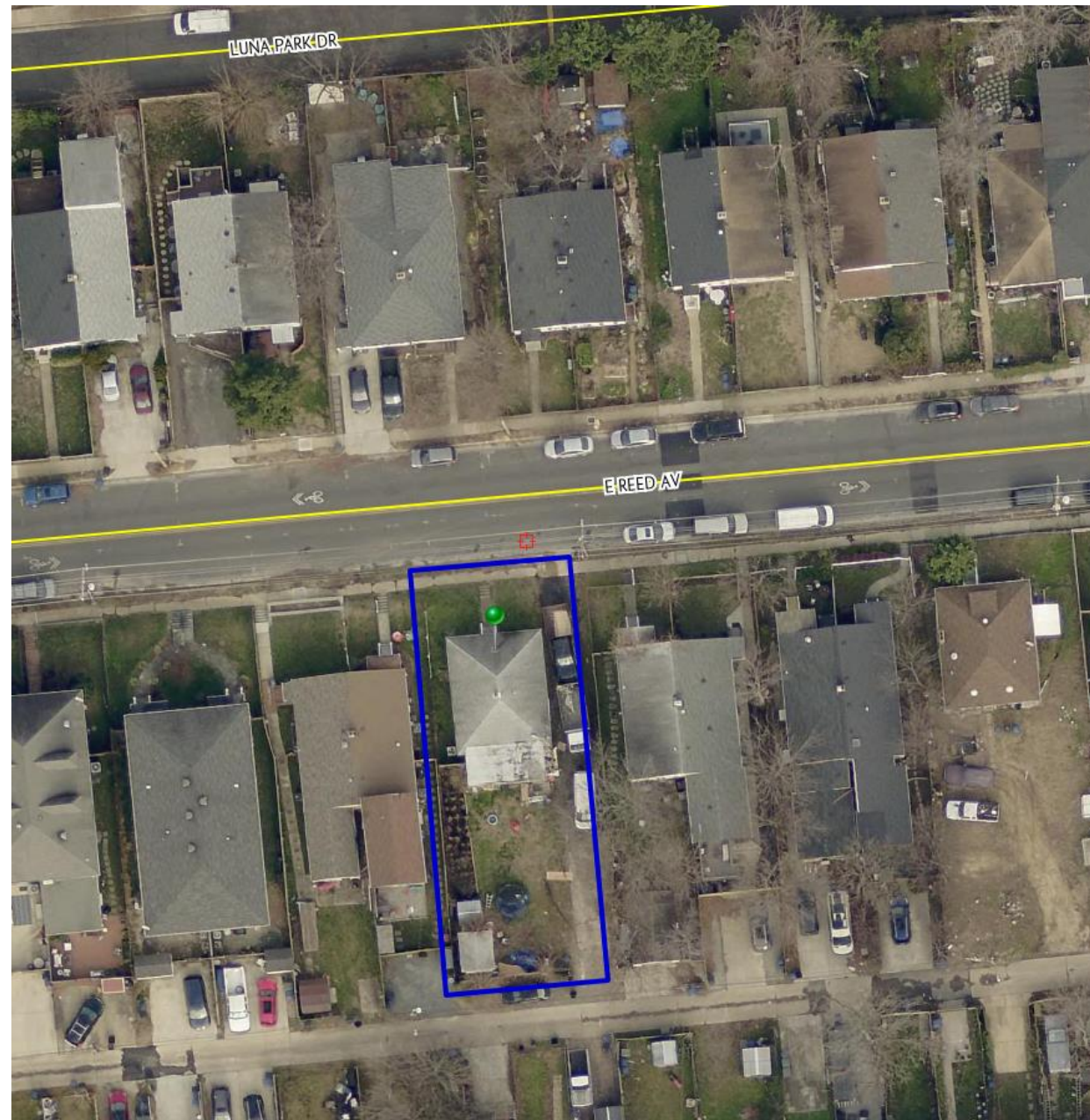
Key elements of the proposal:

- 2 new lots would be provided
- New lots would be suitable to be developed with a two-unit semi-detached dwelling



Subject Site and Context

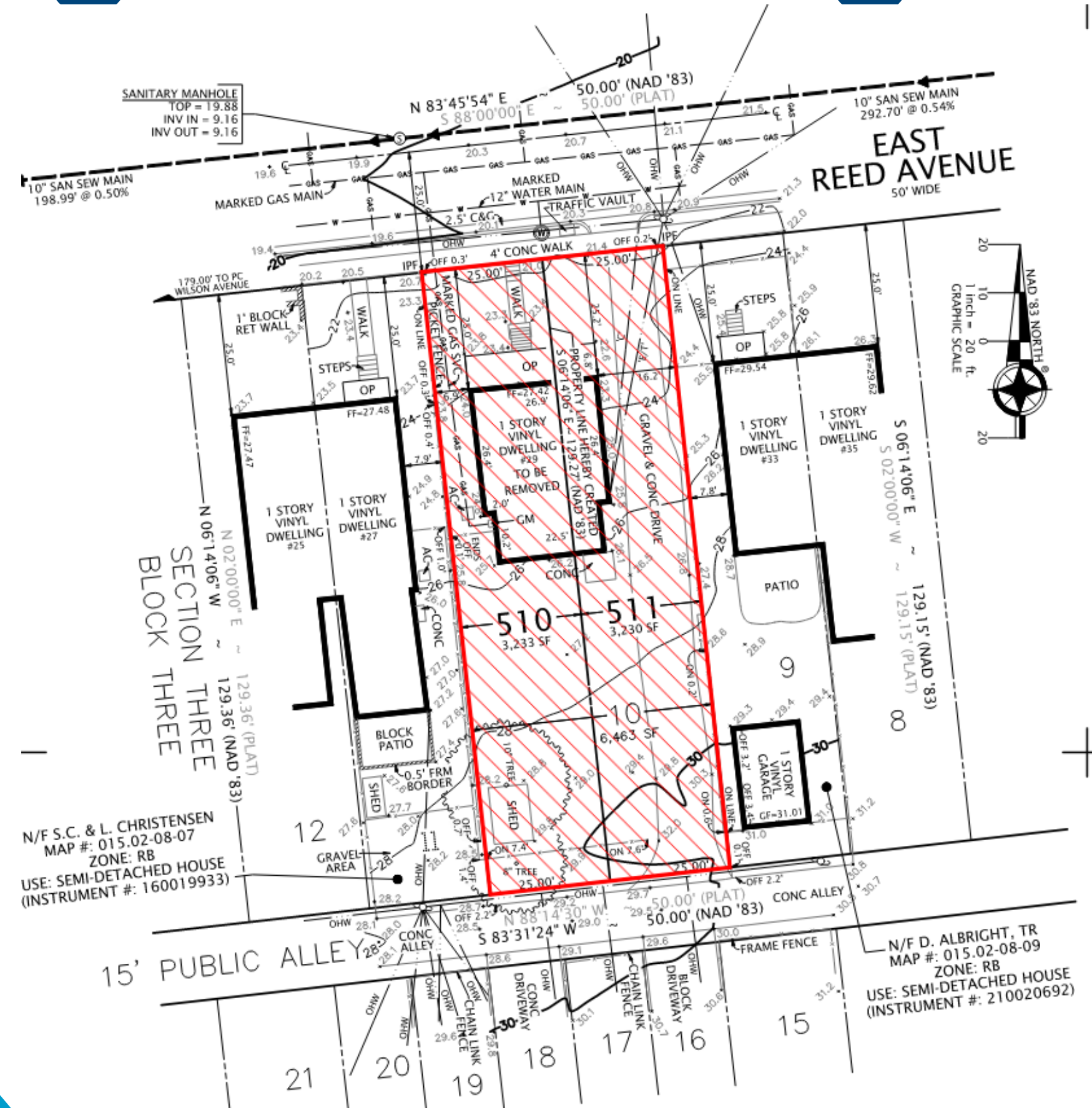
- ▶ Zoned RB and surrounded by townhouse, two-unit, and single-unit dwellings



29 E. REED AVE.



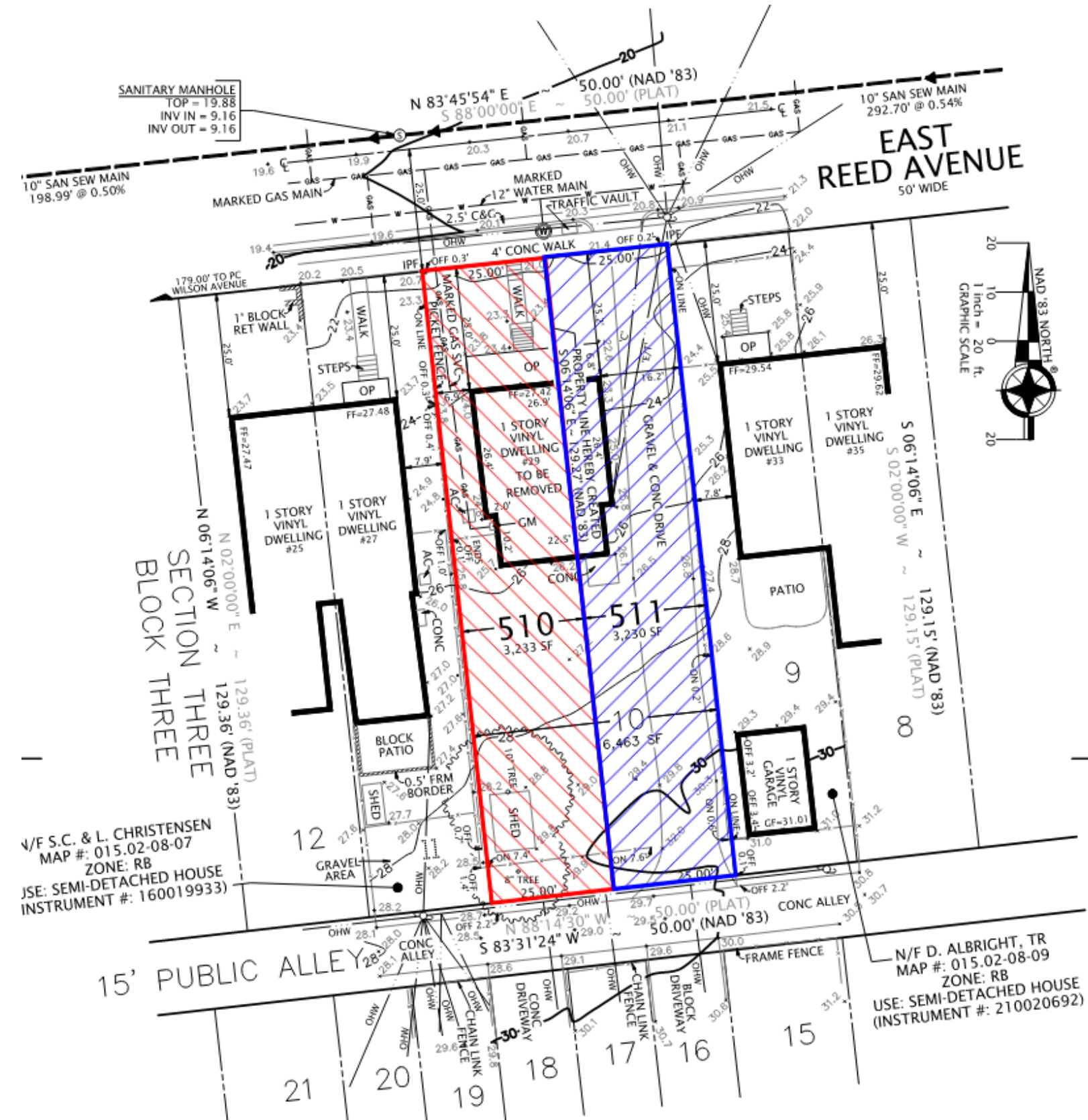
Existing Lot Configuration



29 E. REED AVE.



Proposed Lot Configuration



29 E. REED AVE.



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Staff recommends approval





Supplemental Information



	Required/ Permitted	Existing	Proposed	
		Lot 10	Lot 510	Lot 511
Lot Size	1,980 Sq. Ft.	6,463 Sq. Ft.	3,233 Sq. Ft.	3,230 Sq. Ft.
Width	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Frontage	25 Ft.	50 Ft.	25 Ft.	25 Ft.
Front Yard	17.2 - 26.8 Ft.	25.0 Ft.	N/A	N/A
Side Yard (East)	8 Ft.; 1:3 ratio	16.2 Ft.	N/A	N/A
Side Yard (West)	8 Ft.; 1:3 ratio	6.9 Ft.	N/A	N/A
Rear Yard	8 Ft.; 1:1 ratio	67.7 Ft.	N/A	N/A
Floor Area	0.75	~0.14	N/A	N/A