



City of Alexandria

# Townhouses at 806 N. Columbus Street

**SUB2025-00006**

**DSP2025-00030**

**City Council Public Hearing**

March 14, 2026



# Agenda

1. Summary and Land Use Requests
2. Location
3. Subdivision
4. Site Plan and Architecture
5. Community
6. Highlights and Benefits
7. Recommendation





# Summary & Land Use Requests

## Land Use Requests

- SUB for re-subdivision with variations for lot size, lot width and lot frontage
- DSP for construction of more than two townhouses

## Action

Planning Commission recommendation of approval

## Key Elements

Redevelopment of a surface parking lot with three townhouses

**Townhouses at 806 N. Columbus  
DSP2025-00030 & SUB2025-00006**

DSP = Development Site Plan  
SUB = Subdivision



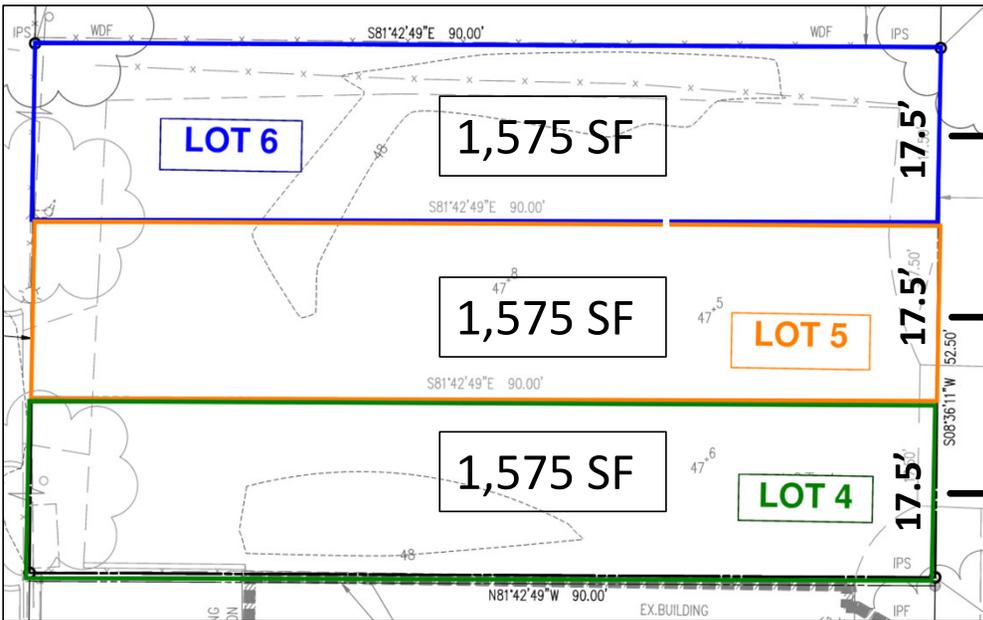
# Location



**Townhouses at 806 N. Columbus  
DSP2025-00030 & SUB2025-00006**



# Subdivision with variation



Existing lots

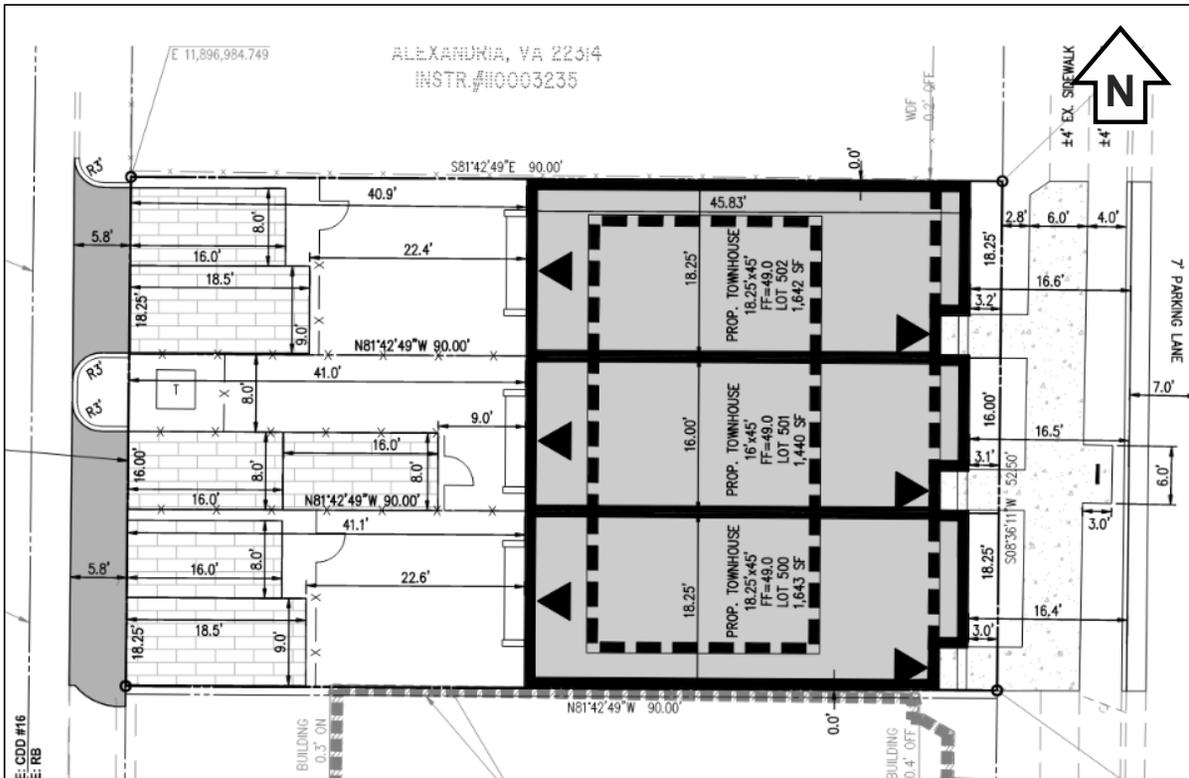


Proposed lots

**Townhouses at 806 N. Columbus  
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# Site Plan & Architecture



**Townhouses at 806 N. Columbus**  
**DSP2025-00030 & SUB2025-00006**



# Community

Meeting	Date	Attendees
BAR Concept Review #1	10.16.2025	4 community members spoke
Applicant-hosted community meeting	12.15.2025	10 community members (combined with community meeting for 732 N. Washington Street)
P&Z Virtual Meeting	1.8.2026	18 community members
BAR Concept Review #2	1.21.2026	3 community members spoke

**Townhouses at 806 N. Columbus  
DSP2025-00030 & SUB2025-0006**



# Highlights and Benefits

## Highlights

- **Schools:** potential to generate approximately one student
- **Transportation:** curb cut removal, off street parking and improved streetscape
- **Stormwater management:** exceeds the minimum treatment requirement and achieves a 100% reduction in phosphorus runoff compared to pre-development

## Benefits

- Removal of a surface parking lot for in-fill construction
- New housing in a transit-rich location

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DSP2025-00030 & SUB2025-00006**



**Staff recommends approval of  
SUB2025-00006 & DSP2025-00030**

