



CITY OF ALEXANDRIA
Planning & Zoning

Clarens Estates

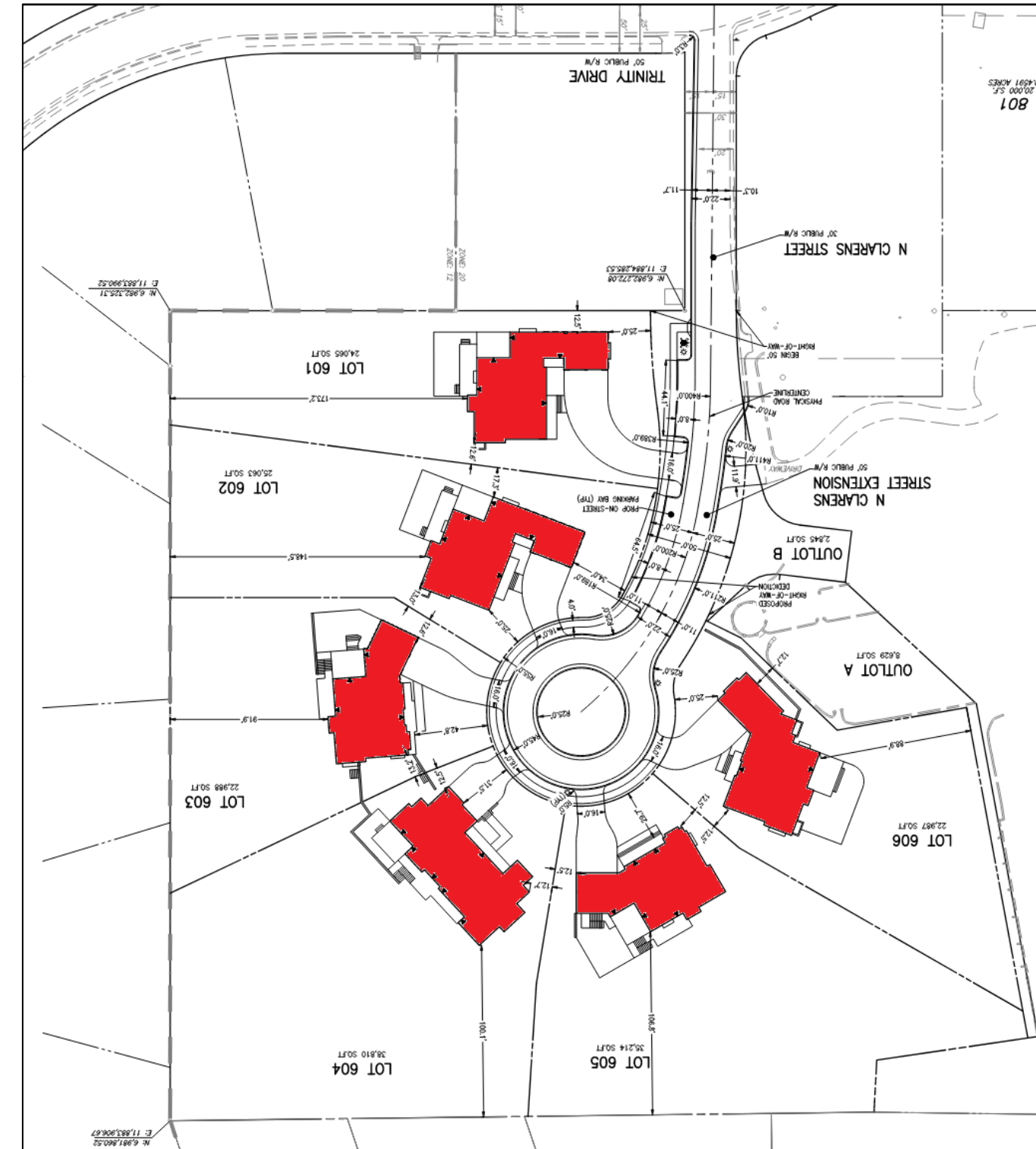
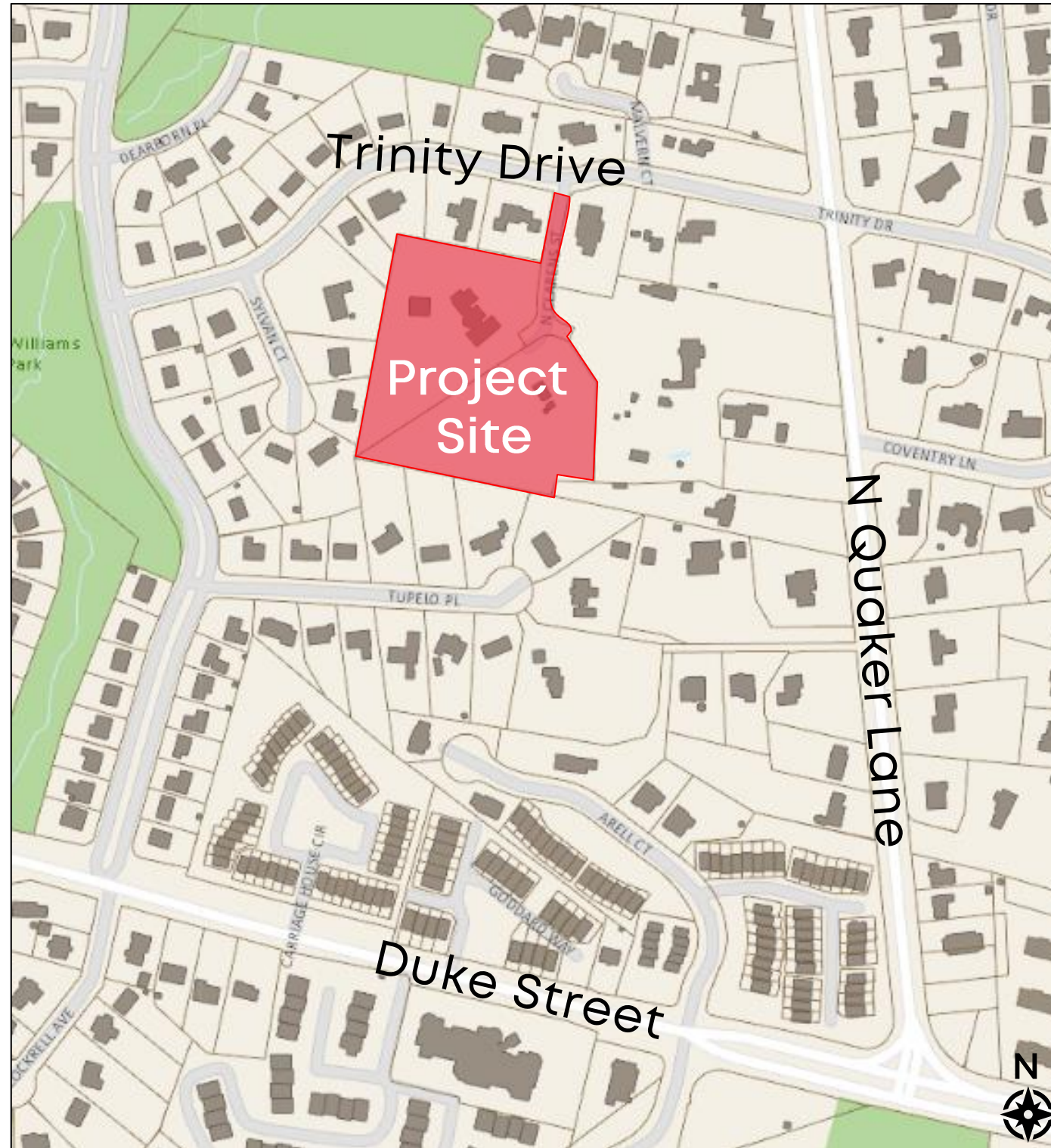
1 & 2 N Clarens Street

Planning Commission | February 4, 2025





Location & Site Plan





Land Use Requests

DSP

- ▶ **DSP for six new detached homes**
 - ▶ Modifications for reduced front and side yard setbacks, location of attached garages, lot frontage, and lot widths

Other

- ▶ **Subdivision** to create six lots, two outlots, and extend N Clarens
- ▶ **Vacation** of a portion of N Clarens Street



Architecture



Front



Rear

Lot 601 Elevations



Front



Rear

Lot 603 Elevations



Community

- ▶ **Seminary Hill Association**
 - ▷ May 9, 2024
- ▶ **Virtual community meeting**
 - ▷ June 3, 2024
 - ▷ October 30, 2024
- ▶ **Community site visit**
 - ▷ July 8, 2024





Benefits & Highlights

Benefits

- ▶ **Six new homes** that meet Green Building Policy
- ▶ **\$117,177 affordable housing contribution**
- ▶ Invasive species removed sitewide

Highlights

- ▶ **Stormwater management:** 0.74 lbs. of phosphorous removed
- ▶ **Transportation:** N Clarens ROW extension with sidewalk
- ▶ **Schools:** two net new students anticipated



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Staff recommend
approval

