



City of Alexandria

Townhouses at 806 N. Columbus Street

SUB2025-00006

DSP2025-00030

Planning Commission Hearing

March 3, 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 & SUB2025-0006**

DSP = Development Site Plan
SUB = Subdivision



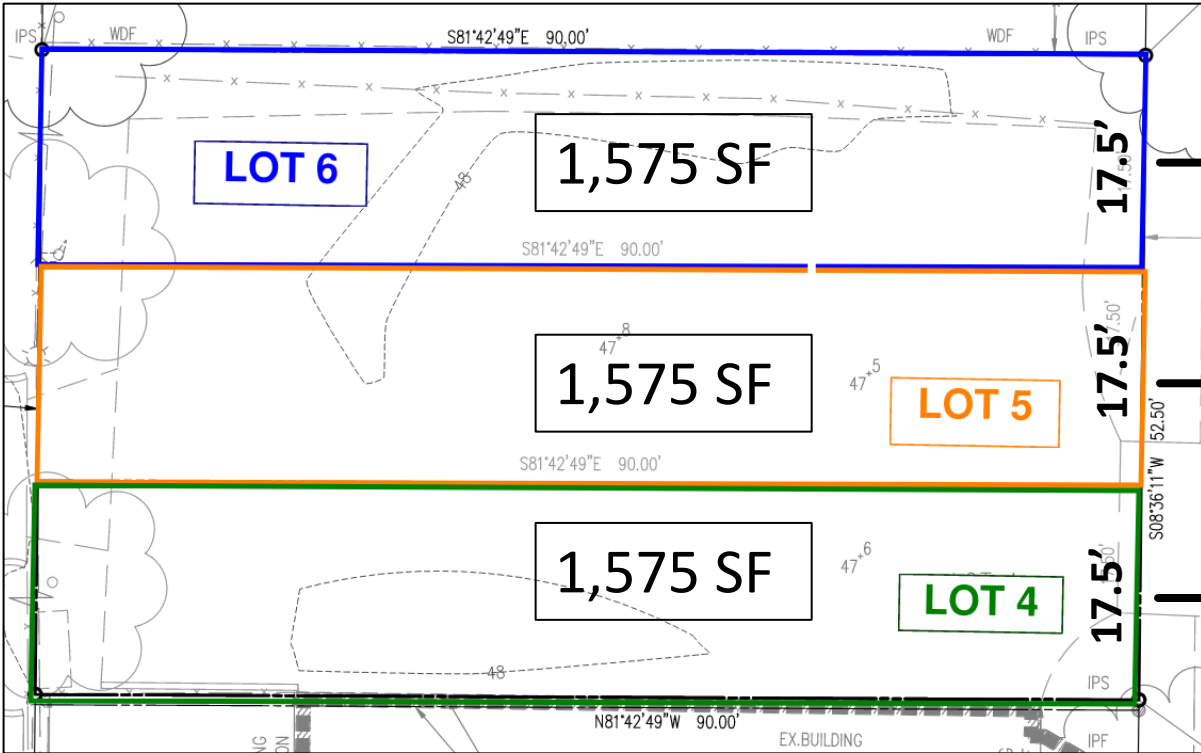
Location



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



Subdivision with variation



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



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



**Staff recommends approval of
SUB2025-00006 & DSP202-00030**

