



City of Alexandria

# **SUP #2025-00007**

## **4001 Mount Vernon Ave**

**Planning Commission**

**April 1, 2025**



# Agenda



1. Summary
2. Background Information
3. SUP Review
4. Key Findings and Recommended Conditions
5. Planning Commission Guidance



# Summary

## SUP Review

- Review for use compatibility and redevelopment potential

## Key Elements of the Discussion

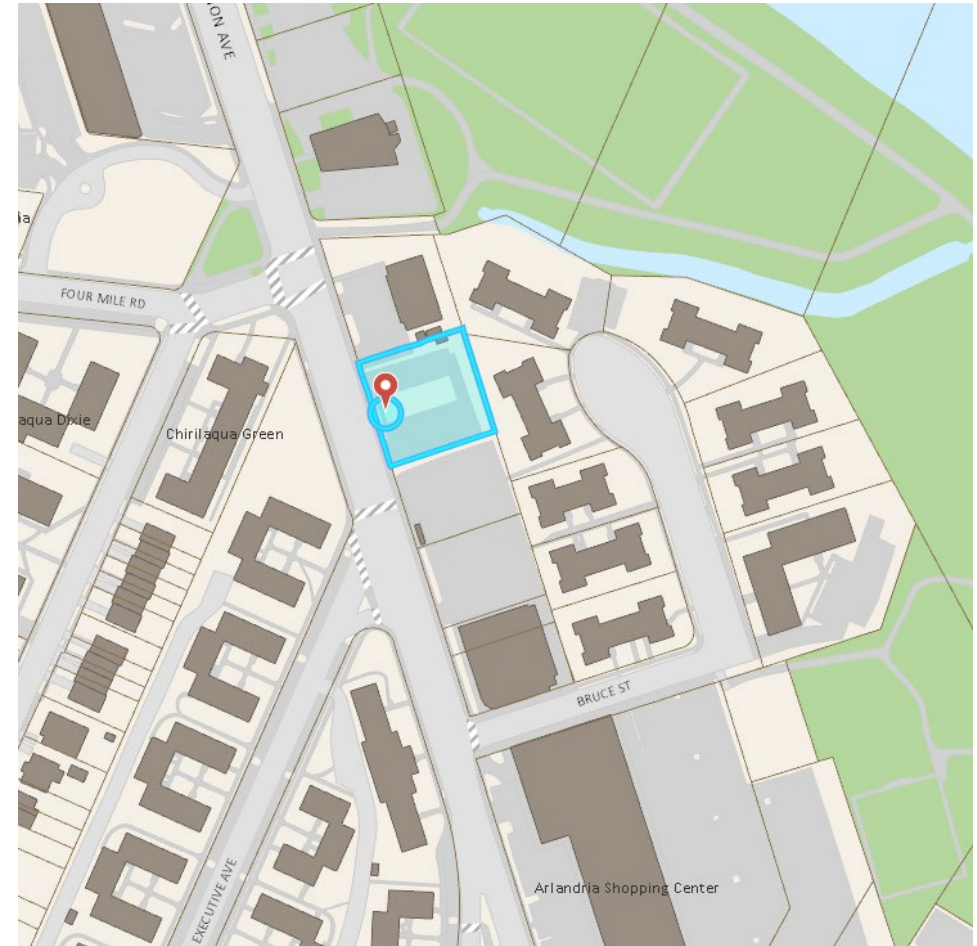
- Use Description
- Impact Analysis

**SUP#2025-00007**



# Background Information

- **Zone:**
  - NR/Neighborhood Retail (Arlandria)
  - Nonconforming use
- **Small Area Plan:**
  - Arlandria-Chirilagua
- **Surrounding uses:**
  - Commercial and Residential







# SUP Review



SUP#2025-00007

# Key Findings and Recommended Conditions



- Automobile service station use is compatible with surrounding commercial and residential uses, where properties are not immediately slated for redevelopment
- No complaints or violations in past five years
- Automobile service station provides access to gasoline services for the local community
- Condition #15 amended for 10-year use compatibility and redevelopment review in 2035

**SUP#2025-00007**



**Staff recommends approval subject to conditions of SUP#2025-00007.**

