



**CITY OF ALEXANDRIA**  
**Department of Planning & Zoning**

## City Charter Section 9.06

Case #2024-00006: Change in Use of a  
Public Street

Location: 3800 Block of Mt. Vernon Avenue<sup>1</sup>

City Council | January 25, 2025



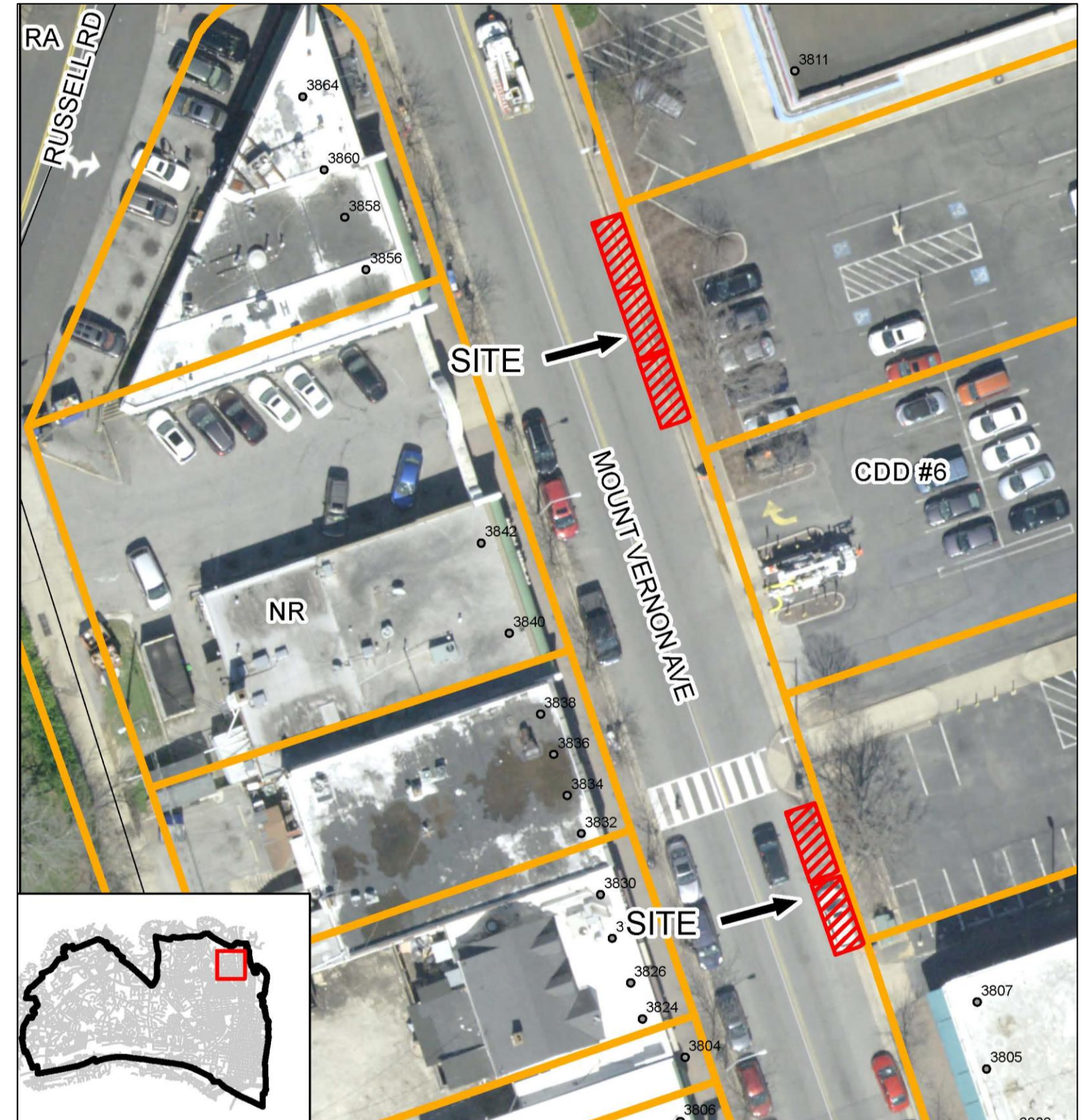


# Background

Area under consideration is located within the **Arlandria-Chirilagua Small Area Plan** boundary.

Section 9.06 of the City's Charter requires that the Planning Commission **approve any changes to the use of a public street.**

Planning Commission is charged with ensuring that any change is **consistent with the City's Master Plan.**



Aerial View of the 3800 block of Mount Vernon Avenue



# Proposed Change in Use

- ▶ Proposed 1-year pilot program allows on-street vending in designated spaces along the 3800 block of Mt. Vernon Avenue
  - On-street spaces minimize sidewalk obstructions and maintain access to nearby brick-and-mortar businesses
  - Vending is limited to whole produce and certain small scale non-food items
- ▶ Vendors must obtain necessary permits and comply with health and safety requirements
- ▶ Pilot includes dedicated program manager as a resource to vendors and surrounding business community; ensures compliance



# Consistency with Master Plan

## Arlandria-Chirilagua Small Area Plan Recommendations

### Entrepreneurship + Street Vendors

- Amend the Zoning Ordinance to allow small scale street vendors to sell items such as food, arts, crafts, and other items subject to all Health Department and City requirements.
- Work with community stakeholders to develop the parameters of the new street program to be implemented in Arlandria-Chirilagua consistent with the intent of the Plan to provide economic opportunity for neighborhood entrepreneurs, affordable products to residents, and preservation of the culture and diversity of the neighborhood.



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The Planning Commission voted 3-2 to approve the change in use of a public street in the 3800 block of Mt. Vernon Avenue, finding that it is **consistent** with Section 9.06 of the City Chart and the City's Master Plan

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# Requirements for review according to Section 9.06 of the City Charter

- ▶ **Zoning Ordinance Section 11-1505: Miscellaneous actions requiring planning commission approval.**

(B) No widening, extension, narrowing, enlargement, vacation or **change in the use of any street**, square, park and other public way, ground or open space place within the city, and no sale of any land held by the city, shall be authorized to take place unless and until such transaction has been submitted to and approved by the commission as being substantially in accord with the master plan