



City of Alexandria

Rezoning #2025-00003 3333 Helen Street

City Council Public Hearing
September 13, 2025



Agenda

1. Summary
2. Background Information
3. Proposal
4. Rezoning considerations
5. Planning Commission Guidance





Summary

Rezoning request

- Rezone subject property from R-2-5 to RB

Key Elements of the Discussion

- Proposal complies with master plan
- Makes existing lot and dwelling more complying than the current zoning

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Background Information

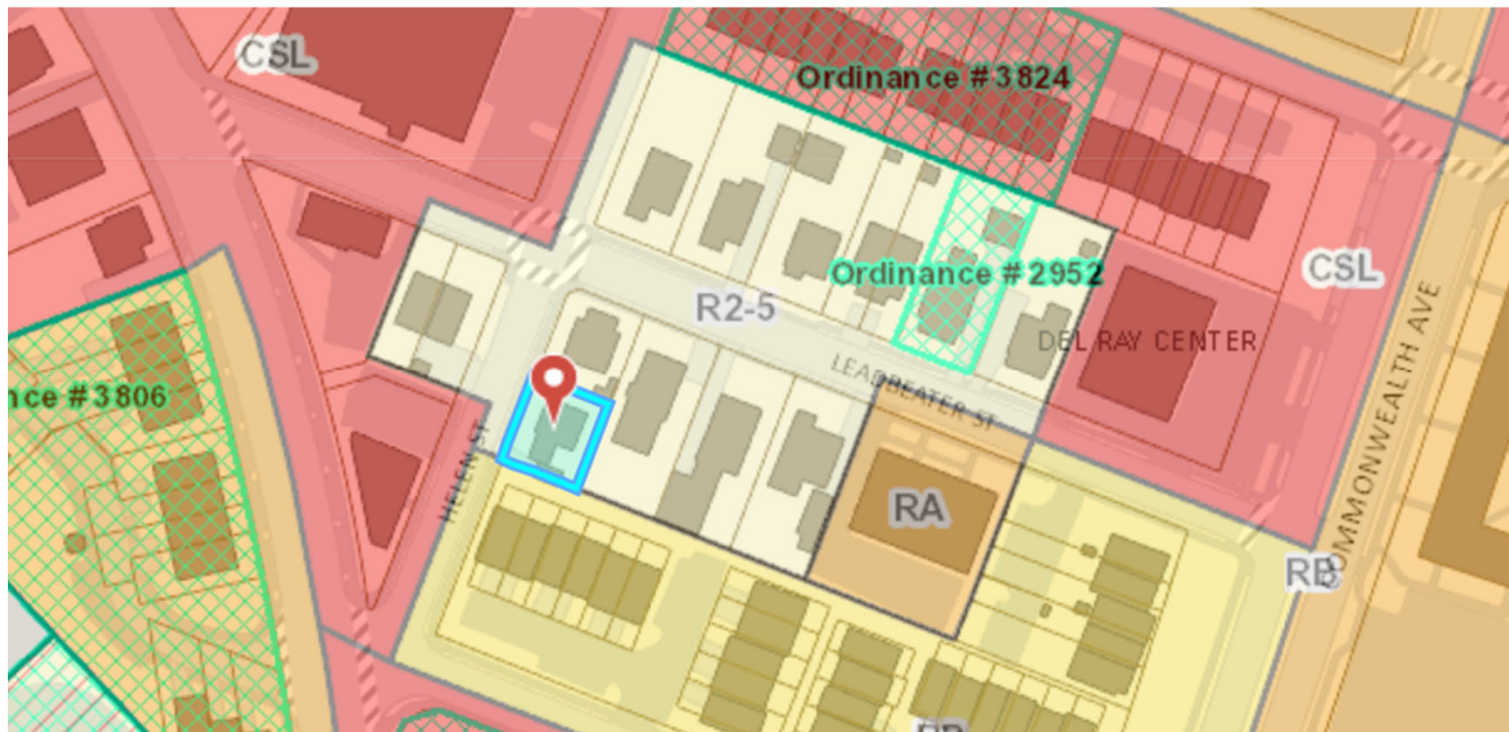
- Zone:
 - R-2-5/Residential
 - Single-unit dwelling
- Small Area Plan:
 - Potomac West
- Surrounding uses:
 - Residential and commercial



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Surrounding zoning



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Master Plan consistency

- The **Potomac West** small area plan designates the area as RM (residential medium). The RB zone is consistent with this designation.
- Supports Potomac West small area plan goal by allowing for residential improvements “consistent with scale and density of surrounding housing”
- No impact to density: RB zoning would not allow additional dwelling units on the subject property

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**Staff and the Planning Commission
recommended approval of Rezoning
#2025-00003.**

