



City of Alexandria

# Rezoning #2025-00003 3333 Helen Street

**Planning Commission**

September 4, 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

**REZ #2025-00003**



# Background Information

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

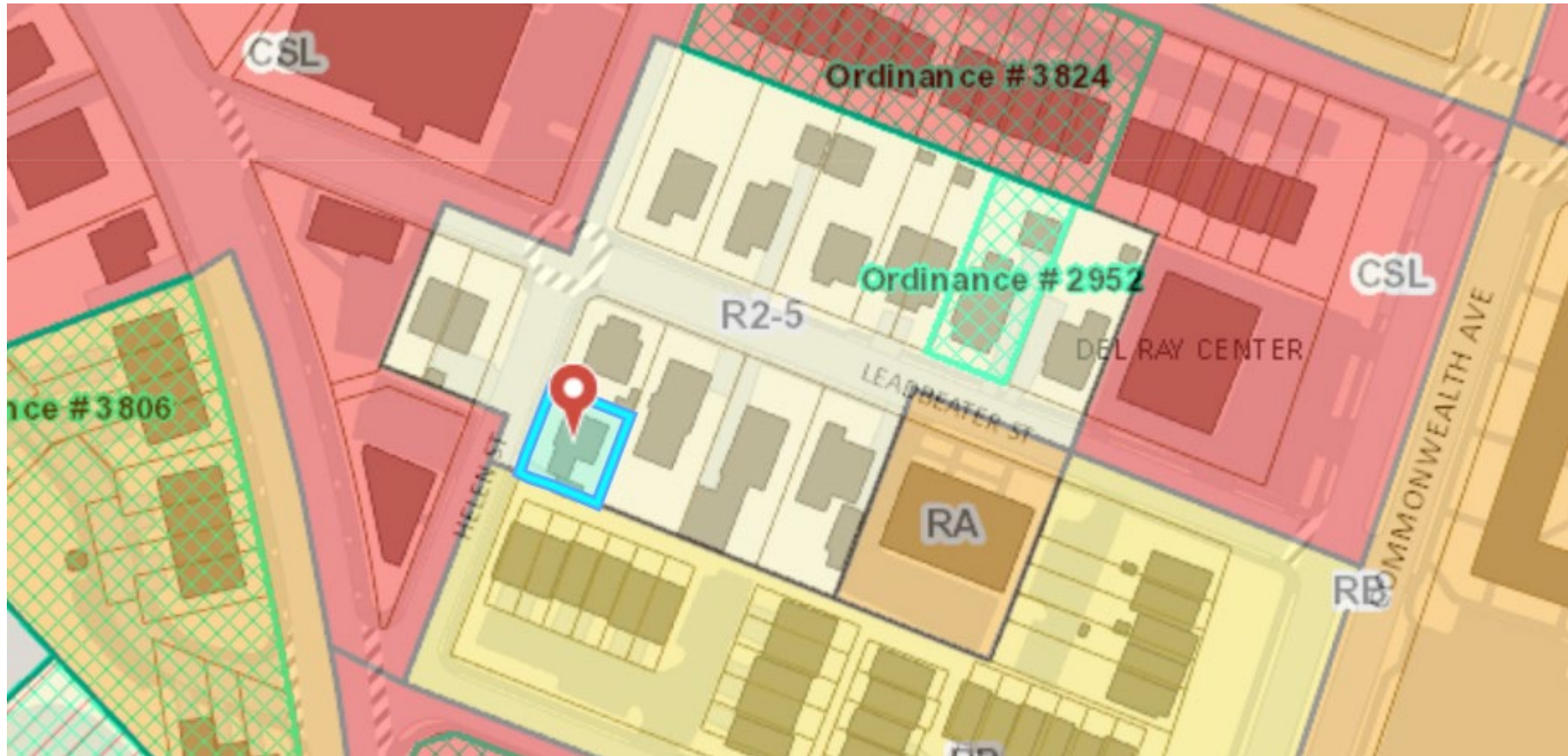


REZ#2025-00003





# Surrounding zoning



**REZ #2025-00003**



# 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



# **Staff recommends approval of Rezoning #2025-00003**

