



City of Alexandria

SUP #2025-00007

4001 Mount Vernon Ave

City Council

April 26, 2025



Agenda



- 1. Summary**
- 2. Background Information**
- 3. SUP Request**
- 4. Key Findings and Recommended Conditions**
- 5. City Council Guidance**



Summary

Request

- SUP request for a 10-year review for a nonconforming automobile service station to assess compatibility of use with other uses in the area and with area redevelopment

City Council Action

- Recommend approval or denial

Key Elements of the Discussion

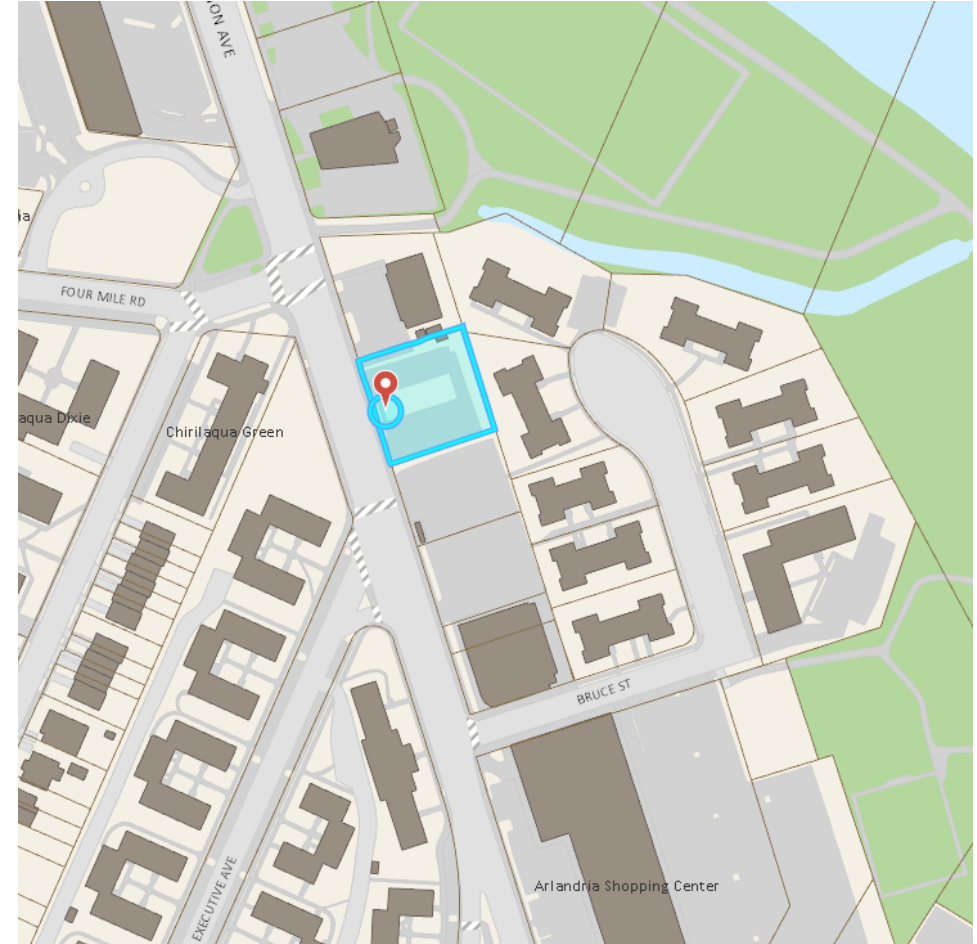
- Use Description
- Impact Analysis
- Planning Commission Recommendation

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Background Information

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





SUP Request



- Existing nonconforming gas station with 120 square foot kiosk for retail sales
- Canopy with eight gasoline pumps
- Well maintained

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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

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City Council Guidance

**Staff and the Planning Commission
Recommend Approval**

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