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ZONING COMMISSION

CASE No. 06-02

EXHIBIT No. 7

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District of Columbia

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**COMPLIANCE WITH THE FILING REQUIREMENTS FOR
A CONSOLIDATED PUD APPLICATION**

The proposed project complies with the requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. Because the Applicant seeks consolidated review of the proposed PUD, all of the materials required for review are being filed with this application. The PUD comprises Lot 40 in Square 2910.

1. **Area Requirement:** The project site encompasses the northern portion of Square 2910 which consists of approximately 13,149 square feet of land area. Although the project does not satisfy the minimum land area requirement of 15,000 square feet in the C-2-A Zone District under 11 DCMR Section 2401.1(c), the Commission may waive up to fifty percent (50%) of that 15,000 square foot minimum in this case under 11 DCMR Section 2401.2. The project is both of exceptional merit and in the best interest of the city and is at least eight percent (80%) devoted to dwelling units and uses accessory thereto.

2. **Notice:** A certificate of counsel was attached to the initial application package stating that a Notice of a Hearing regarding a PUD Application was mailed to Advisory Neighborhood Commission 4C and to the owners of all property within 200 feet of the perimeter of the project site on January 10, 2006, as required by the Zoning Regulations (11 DCMR §§ 2406.7 - 2406.10).

3. **Sections 2406.11(a) and 2406.12(a):** Completed application forms for the consolidated PUD and rezoning are attached as Exhibit A.

4. **Section 2406.11(b):** A map showing the location of the proposed project, the existing zoning for the subject site and the zoning of adjacent properties is included in Exhibit F.

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5. **Sections 2406.11(c) and 2406.12(b):** The attached detailed statement outlines the purposes and objectives of the project, and how this application meets the evaluation standards for PUDs enumerated in the Zoning Regulations.

6. **Sections 2406.11(d) and 2406.12(c):** A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, walkways, driveways, plaza, arcades and any other open spaces is included in Exhibit F.

7. **Section 2406.12(d):** A landscape and grading plan is provided in Exhibit F.

8. **Section 2406.12(e):** Typical floor plans and architectural elevations for each building, sections for each building and the project as a whole are included in Exhibit F.

9. **Section 2406.12(f):** A detailed circulation plan showing all driveways and walkways, including width, grades and curb cuts, as well as parking and loading plans is included in Exhibit F.

10. **Sections 2403.11 and 2406.11(e):** A tabulation of development data providing relevant information regarding the proposed project is included in the table on pages 6 and 7 of Exhibit F.

ENVIRONMENTAL ANALYSIS

A. Water Demand

The proposed project will contain approximately 57,995 square feet of gross floor area. The average daily water demand for this project can be met by the existing District water system. The proposed connection for fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works.

B. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works.

C. Stormwater Management

The site's stormwater run-off will be designed and constructed, in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority.

D. Solid Waste Services

Solid waste generated by the project will be collected bi-weekly by a private trash collector.

E. Electrical Services

Electricity for the building will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual general terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code.

F. Energy Conservation

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution and lighting systems contained in the building.

G. Erosion Control

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.