GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

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MEMORANDUM

DATE: February 19, 2003

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

SUBJECT: Final Report for Zoning Commission **Case No. 02-29**;
A map amendment to zone Square N-1448, Lot 803 to the R-5-A zone district; filed by Lucy Webb Hayes Training School for Deaconesses and Missionaries, doing business as Sibley Memorial Hospital.

RECOMMENDATION

The Office of Planning supports and recommends **APPROVAL** of a proposed map amendment for the zoning of Square N-1448, Lot 803 to the R-5-A zone.

PROPOSAL

At the October 28th, 2002 Zoning Commission Meeting, the Office of Planning recommended and the Commission agreed to set down the application for a map amendment for the initial zoning for Lot 803, in Square N-1448. The 8.54-acre parcel of land was purchased by Sibley Memorial Hospital from the United States Government. The land adjoins the hospital property to the north and was formally a portion of the originally purchased lands for the Dalecarlia Reservoir of the Washington Aqueduct. The proposed zoning would extend the existing zoning of the adjacent hospital property.

The new Lot 803 consists of Lot 801 and tract 117E, which is a perpetual road easement reserved in the fee disposal of the overall 8.54 acre lot. The 8.54 acres also include 2.09 acres that are deed restricted for parking purposes. Both the easement and the parking area are indicated on Exhibit B, a plat survey provided by the applicant.

The Board of Zoning Adjustment approved a variance to allow the hospital to expand the oncology wing in case number 16654, on January 9, 2001. The new oncology wing

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encroaches into the subject land that has now been purchased. The intent of the hospital to purchase this property was part of the BZA record and the hospital had leased the subject property to ensure their right to use the property if the purchase could not be negotiated. Congress authorized the sale of the property to the hospital.

The Office of Planning has reviewed the proposed map amendment and concluded that the R-5-A zone is an appropriate designation for consideration and public hearing. The proposed uses and restrictions on the property are consistent with the R-5-A zone district and with the Comprehensive Plan.

AREA DESCRIPTION

The property is located in Lot 801, Square N-1448, adjoining the northern property line of Sibley Memorial Hospital, which is on the north side of Loughboro Road, NW. The neighborhood on the south side of Loughboro Road is predominantly single family residential.



EXISTING ZONING

The hospital property, lot 1445N, is zoned R-5-A residential and is located at the curve at Loughboro Road and Dalecarlia Road. The neighborhood south of Loughboro Road is zoned R-1-B and the areas to the east of Dalecarlia Parkway is zoned R-1-A. The reservoir property is federal land.

R-5-A Residential District

The R-5 zone district is designed to permit "all types of urban residential development if they conform to the height, density and area requirements established for those districts…"(§350.1) The zone also permits "the construction of those institutional and semi-public buildings that would be compatible with adjoining residential uses and which are excluded from the more restrictive Residence districts."(§350.1) "The R-5 districts are subdivided into R-5-A, R-5-B, R-5-C, R-5-D and R-5-E districts. In R-5-A districts only a low height and density shall be permitted;" (§350.2)

The following table highlights the general uses and area requirements for the R-5-A zone district and for comparison the R-1 zone district.

ZONE	Matter of Right Uses	BZA Approved Uses	Height	Density
R-1	Detached SF dwellings, churches, embassies, public schools, youth/community care homes (≤6), day care, antennas,	Child/elderly development centers, private schools, universities, private community centers, health cares, rehab. homes, emergency shelters utilities, broadcast antennas	3 stories and 40 feet max	40% Lot Occupancy maximum
R-5-A	Detached, attached and row dwellings, flats, churches, embassies public schools, youth care homes (≤15), day care, antennas greenhouses, museums, health clinics, hospitals	Multi-unit residential developments, group homes, private stables, community centers, emergency facilities, parking lots, rehab homes, universities, commercial antennas, health care facilities	3 stories and 40 feet max	40% Lot Occupancy maximum and 0.9 FAR

COMPREHENSIVE PLAN

In evaluating the proposed R-5-A zone for consistency with the Comprehensive Plan, the Office of Planning considered consistency with themes, objectives and policies of the Comprehensive Plan, and the Generalized Land Use Map.

The R-5-A zone is generally mapped in low-density residential areas as may be identified in the Comprehensive Plan General Land Use Map. The Sibley Memorial Hospital site is designated as Institutional on the General Land Use Map. The prominent uses of the institutional designation are "[L] ands and facilities occupied by colleges, universities, hospitals, religious institutions and similar facilities." The subject lot is adjacent to the hospital site and is identified as Parks, Recreation and Open Space. The surrounding residential areas are identified as low density residential.

The Ward 3 Plan identifies the reservoir property as a public facility and the hospital as an established institutional use (§1405.1 and 1401.2 c). No specific language is provided regarding expansion of the hospital within the Ward 3 Plan. However, there is general language regarding sensitive development and minimizing impacts on residential neighborhoods. OP believes this application does not contradict either of these objectives.

The use of the property by the hospital for parking and the new oncology wing, and continued use of the perpetual easement for Little Falls Road fit into the character of the

community and are not inconsistent with the Generalized Land Use Map or Comprehensive Plan.

COMMUNITY COMMENTS

The ANC informed OP that there was no objection to rezoning of the property to R-5-A However, there was concern that the rezoning would preclude public use of Little Falls Road.

OP reviewed the submitted plat and notes that the Little falls Road is identified as a "perpetual road easement".

RECOMMENDATION

The Office of Planning **recommends approval** of the proposed zoning of Square N-1448, Lot 803 to R-5-A, which extends the zoning of the existing adjacent hospital property.

AA/kmt