GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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Office of the Director

MEMORANDUM

DATE: January 2, 2003

TO: District of Columbia Zoning Commission

THROUGH: Andrew Altman, Director OP
Ellen McCarthy, Deputy Director OP

FROM: David J. McGettigan, AICP

SUBJECT: Zoning Commission Case No. 02-39
Mt. Pleasant Street, NW at Irving Street
Map Amendment for Square 2595, Lots 1049-1053

Summary

The applicants, Andrew Reece, Ramona Arias, Rafael Rodriquez, Caridad Pichardo, and Nicole Lindsey, owners of the subject properties (collectively, the "Applicant"), seek a Zoning Map Amendment from R-5-D to C-2-A. The lots occupy the southwest corner of Square 2595 at the northeast corner of Mt. Pleasant Street, NW and Irving Street, NW. The five lots addressed as 3101, 3103, 3105, 3107, and 3109 Mt. Pleasant Street, NW and identified as lot number 1049, 1050, 1051, 1052, and 1053, respectively.

Three of the applicants propose to expand existing home occupations to better participate in the adjacent business community. The five lots are occupied by row houses and sit on Mt. Pleasant Street, NW. With approval of the map amendment the applicants hope to contribute to the reviving Mt. Pleasant commercial area.

Recommended Action:
The Comprehensive Plan Generalized Land Use Map designates the subject lots as Low Density Commercial and the map amendment would not be inconsistent with the goals of the Comprehensive Plan for the area. The lots are adjacent to and across the street from a C-2-A Zone District. Therefore, the Office of Planning recommends that this application be set down for a public hearing.

ZONING COMMISSION
District of Columbia
Case 02-39
Exhibit 11

ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.11

Mt. Pleasant Street, NW at Irving Street
ZC Case #02-39
January 2, 2003

Background

The subject lots are located on the southwest corner of the intersection of Mount Pleasant and Irving Streets, NW. The five lots comprise approximately 6,819 square feet in the R-5-D zone. To the north along Mt. Pleasant Street and across the street are low scale, neighborhood-serving retail uses in two and three story row buildings. The subject properties are developed with row houses and are used as flats with commercial home occupancies. The five row dwellings complete a set of similar structures that extend up Mt. Pleasant Street to Kenyon Street.



Figure 1 - Site Map

Mt. Pleasant Street developed as a commercial center of the Mt. Pleasant area around the turn of the century.

> Mount Pleasant, with its beautiful setting and close-in location, was considered one of the most desirable suburban locations. Its proximity to monumental 16th Street, then developing under the influence of Mrs. John B. Henderson as the 'Avenue of the Presidents,' a street of embassies, churches, and mansions added to its attractions. Scenic drives, picnic areas, and other improvements in Rock Creek Park enhanced Mount Pleasant's appeal and made it a model for other suburban developments. A commercial center developed along the new trolley line on Mount Pleasant Street south of Park Road as apartment buildings and shops replaced the earlier single-family residences. Soon, 16th Street was acknowledged as the eastern boundary of Mount Pleasant. The new Mount Pleasant, between 16th Street and Rock Creek Park, developed quickly and intensively in the first quarter of the twentieth century as a diversified, balanced urban community with shops, institutional buildings, apartment houses, and single-family, semi-detached, and rowhouse residences. (Mount Pleasant Historic District Brochure, 2000)

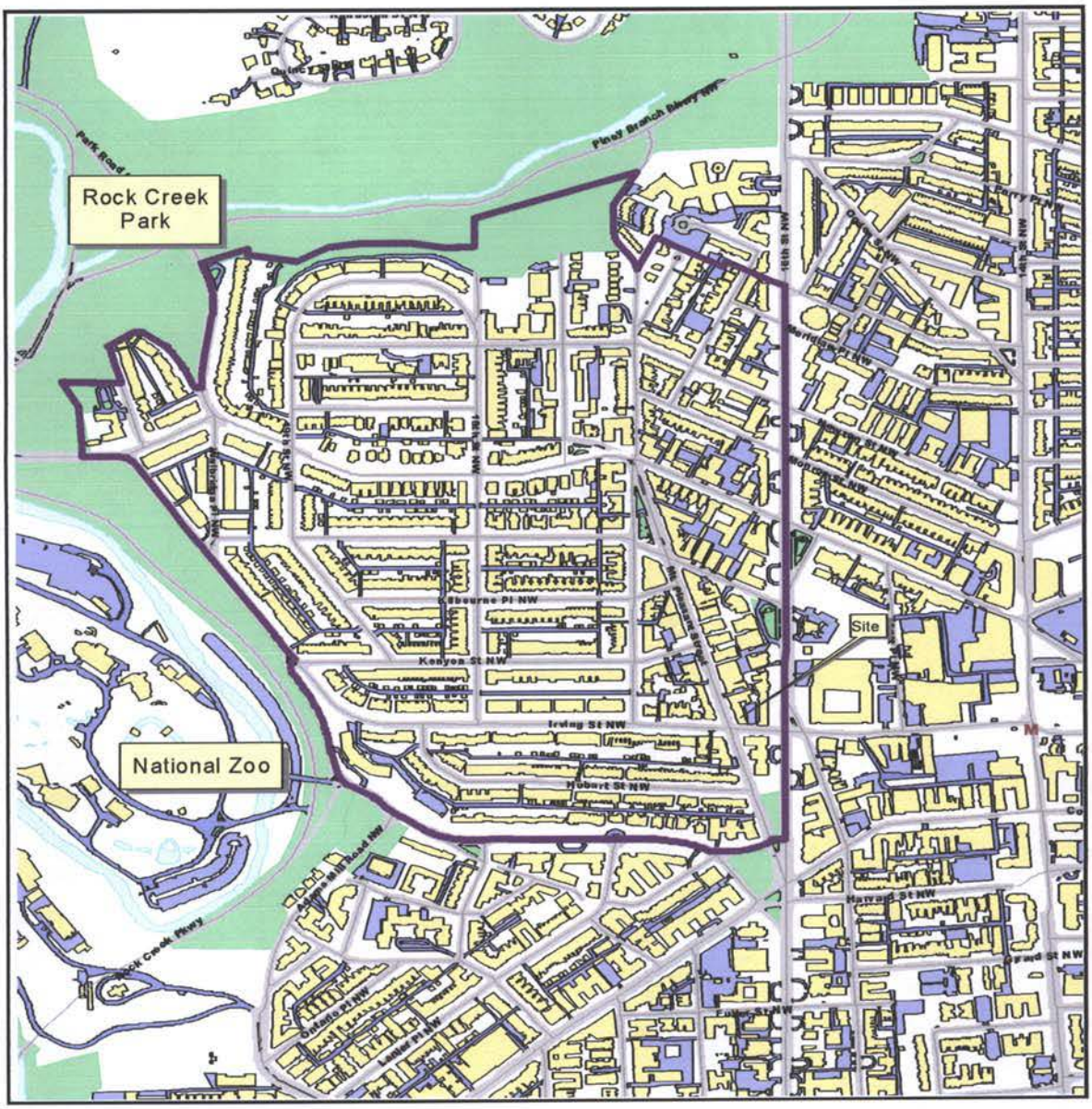


Figure 2 Mt. Pleasant Historic District

The Mt. Pleasant commercial center is a designated Main Street community. Because of their location on Mt. Pleasant Street the subject properties are necessarily part of the commercial community. The current zoning of R-5-D essentially precludes the applicant from participating in this commercial community.

Project Description

The applicants are five individual property owners seeking a map amendment of their properties from R-5-D to C-2-A. Three of the five applicants have home occupations that they wish to

expand beyond the current home occupation limits. The Applicant would like to develop these properties into small businesses that help support the revitalization of the Mt. Pleasant neighborhood commercial corridor. This corridor extends along Mt. Pleasant Street, NW from 16th Street on the south to Park Road on the north. The corridor is characterized by row houses fronting the street with ground floor retail and a mixture of residential and office uses on the upper floors.



Figure 3 Proposed Area to be Rezoned

Planning And Zoning Issues

Comprehensive Plan

In evaluating the map amendment for consistency with the Comprehensive Plan, the Zoning Commission should consider the purposes of the Comprehensive Plan, compliance with major themes of the Comprehensive Plan, compliance with the objectives and policies of the major elements of the Comprehensive Plan, and consistency with the Generalized Land Use Map. Purposes of the Plan relevant to the proposal include promoting economic growth and jobs, and assisting in conservation, stabilization, and improvement of each neighborhood and community in the District. Major themes within the Comprehensive Plan relevant to this development are:

1) Stabilizing and improving the District's neighborhoods;
2) Preserving the historic character of the District, and;
3) Increasing the quantity of employment opportunities in the District.

Specific goals within some of the major elements of the Comprehensive Plan further support this proposed map amendment.

- The Economic Development Element sets a goal to revitalize older business areas.
- The Land Use Element objectives for commercial land are to promote the vitality of the District's commercial areas and to provide for continued growth and vitality of the District's economy and employment base. Additionally, the Comprehensive Plan General Land Use Policies Map identifies this area as a Local Neighborhood Center to be upgraded.
- The Ward 1 Element identifies Mt. Pleasant Street in particular as a target for revitalization and improvement. Also, the element encourages commercial development that is compatible with current neighborhood uses and historic districts as a goal. Specifically, §1203.1(s)(1) details the following objective:
  Maintaining and preserving the local neighborhood shopping character of Mount Pleasant Street to better serve the immediate neighborhood, including an examination of the possibility of rezoning Mount Pleasant Street;

The Generalized Land Use Map designation for the site is the low-density commercial land use category (See Attachment 2). The C-2-A Zone District is a consistent designation for properties in this land use category. The Generalized Policy Land Use Map indicates that the existing local neighborhood commercial center should be upgraded. The location of the subject properties on the Mt. Pleasant Street commercial corridor and the low-density commercial land use designation on the Map would generally indicate that the proposed map amendment is consistent with the Comprehensive Plan.

Zoning

The subject properties are at the juncture of two major zone districts. The R-5-D High-density Residential District, which generally follows the 16th Street corridor and the C-2-A Community Business Center District (see Attachment 1). The area requirements of the two zones are listed in the table below along with a calculation of the differences between them.

Requirement	R-5-D	C-2-A	Change
Max. Height	90'	50'	-40'
Max. FAR	3.5	2.5	-1.0
Permitted Non-Res.	0	1.5	+1.5
Permitted Residential	3.5	2.5	-1.0
Max. % Lot Occupancy	75%	60%	-15%
Recreation Space	0%	20%	+20%
Rear Yard	4"/ft height (min. 15')	15'	No change
Side Yard	0' (or 8' if provided)	0' (3"/ft min. 8')	No change
Open Court	3"/ft height (min. 10')	3"/ft height (min. 10')	No change
Closed Court	4"/ft height (min. 15')	4"/ft height (min. 15')	No change

The C-2-A district is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the city outside of the central core (§720.2). The district generally permits a variety of neighborhood serving retail uses as well as some specialty retail. Though C-2-A has less restrictions in terms of use, as can be seen from the table above, its area limitations are more restrictive. The height of the existing 3-story structures does not exceed 50 feet. The current FAR for the existing structures, based on tax record information, for the five properties is less than 2.0. Based on the measurements from District GIS information the lot occupancy, yard and court requirements may meet the new area requirements. The recreation space requirement does not apply to single-family dwellings and flats, which are the current uses of the properties. Therefore, the Office of Planning does not anticipate any non-conformity with respect to area requirements to be created by this map amendment.

Agency Referrals

This application is being referred to the following District government agencies for review and comment:

1. Department of Public Works;
2. Metropolitan Police Department;
3. Fire and Emergency Medical Services Department;
4. Environmental Health Administration
5. Department of Employment Services
6. Department of Housing and Community Development; and
7. Department of Consumer and Regulatory Affairs (DCRA).

In addition, the Historic Preservation Office will be consulted.

Community Comments

At the time of this report no community meetings had been held. The Applicant is pursuing placement on the agenda of the next ANC meeting.

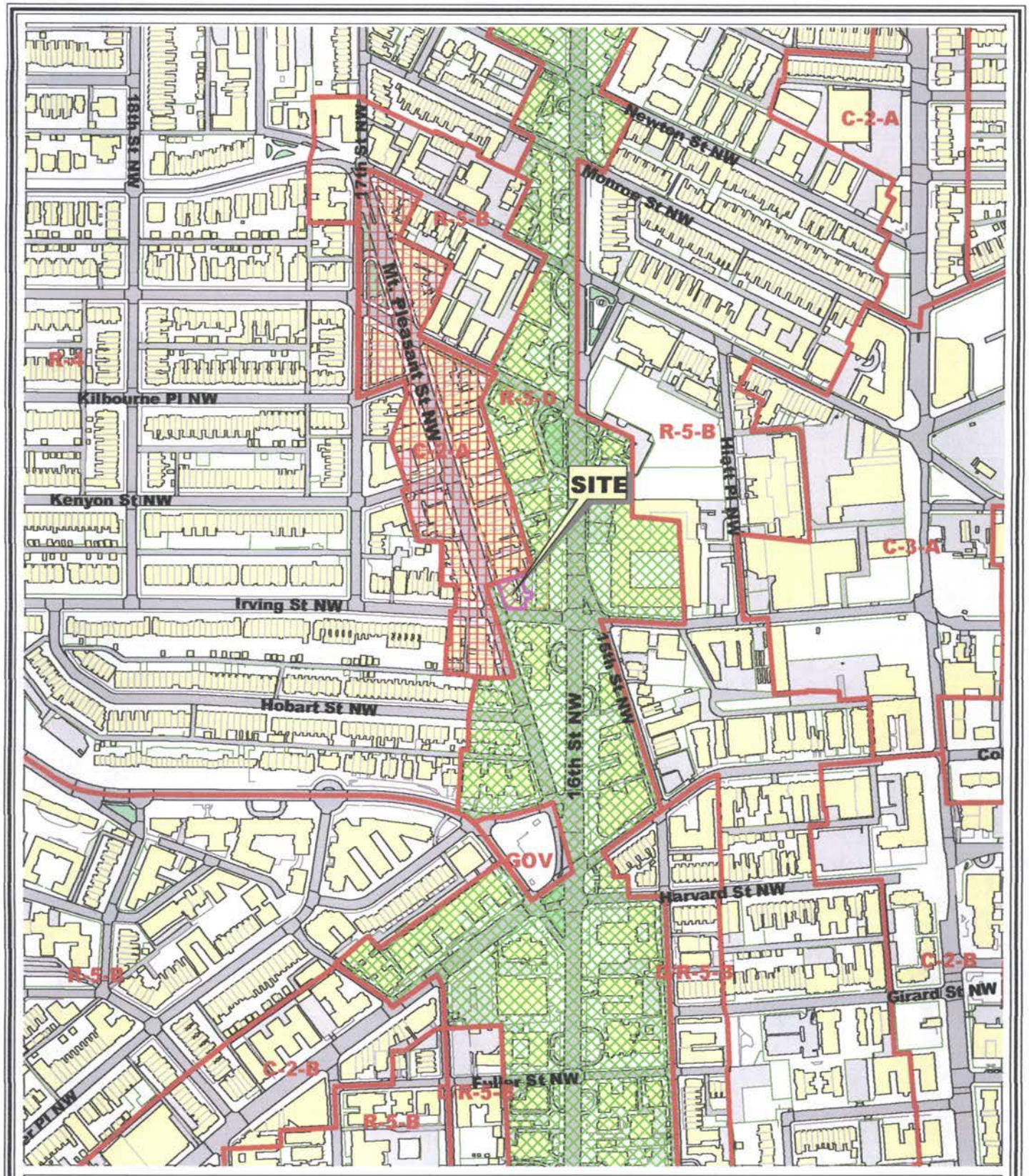
Recommendation

The Office of Planning recommends ZC 02-39 be set down for public hearing. Additional issues that should be addressed are:

1. The existing structures and lots should be analyzed for conformity to the area requirements of the proposed zone.
2. Opportunities for parking and loading should be identified.

ATTACHMENTS:

1. Zoning Map
2. Comprehensive Plan Map



Feature Key

Zoning Boundaries

Mount Pleasant Street Community Business Center District

16th Street High Density Residential Dirstrict

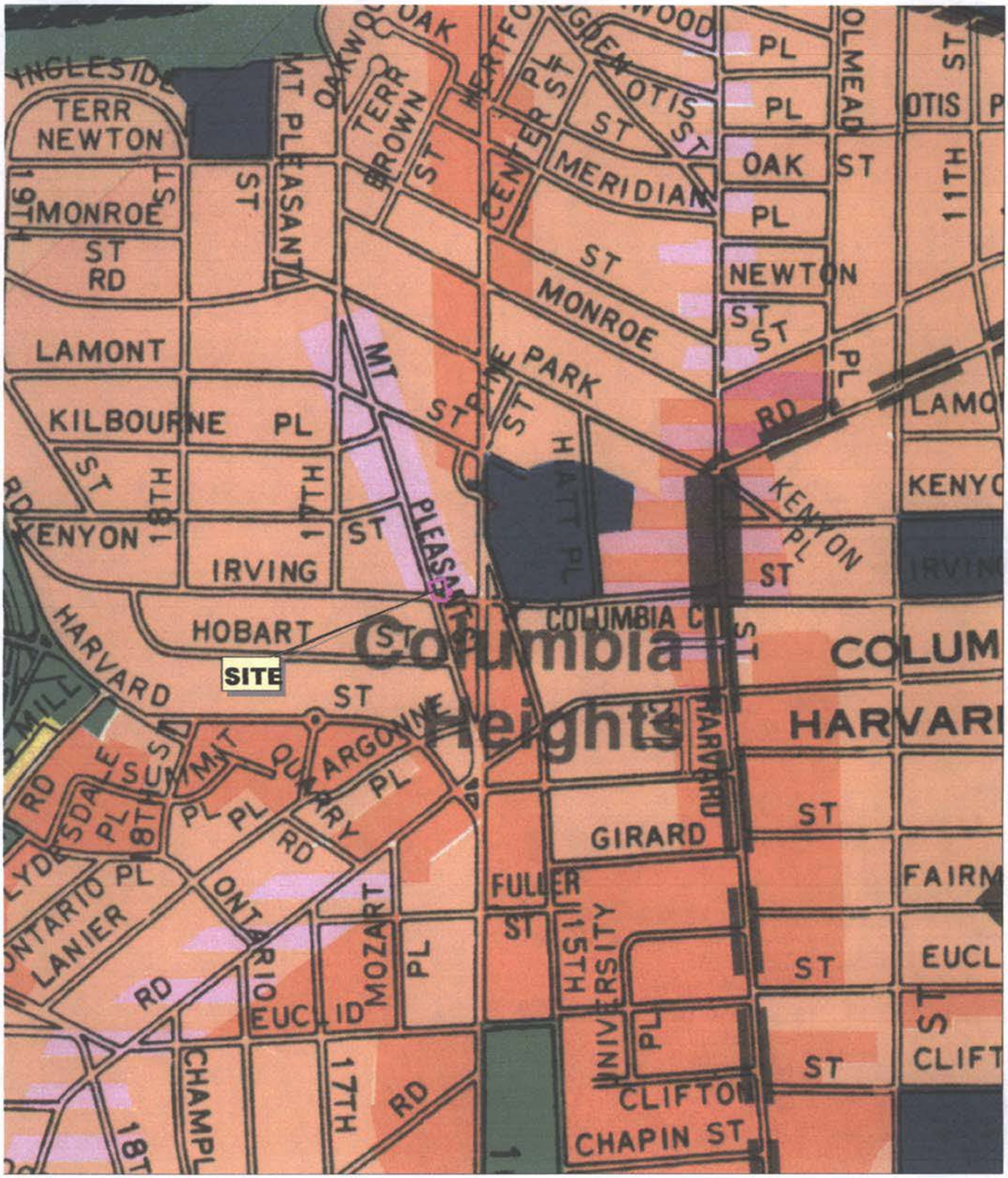
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Scale 1:4800

400 0 400 Feet

Attachment 1



Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med.-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Comprehensive Plan Landuse

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January 2, 2003

Scale 1:7200

600 0 600 Feet

Attachment 2