GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

D.C. OFFICE OF ZONING
RECEIVED
2003 APR 25 PM 4:42

DATE: April 23, 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.

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 approved.

The map amendment will allow the applicants to more effectively participate in and contribute to the Mount Pleasant Main Street initiative. The five lots are occupied by row houses in the Mt. Pleasant Historic District. With approval of the map amendment the applicants can contribute to the reviving Mt. Pleasant commercial area by filling in a piece of this historic commercial district.

ZONING COMMISSION
District of Columbia
Case 02-39
Exhibit 21

ZONING COMMISSION
District of Columbia
CASE NO.02-39
EXHIBIT NO.21

Mt. Pleasant Street, NW at Irving Street
ZC Case #02-39
April 23, 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 (See Attachment 1). The subject properties are developed with row houses and are used as flats, some with commercial home occupancies. The five row dwellings adjoin an apartment building to the north.



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)

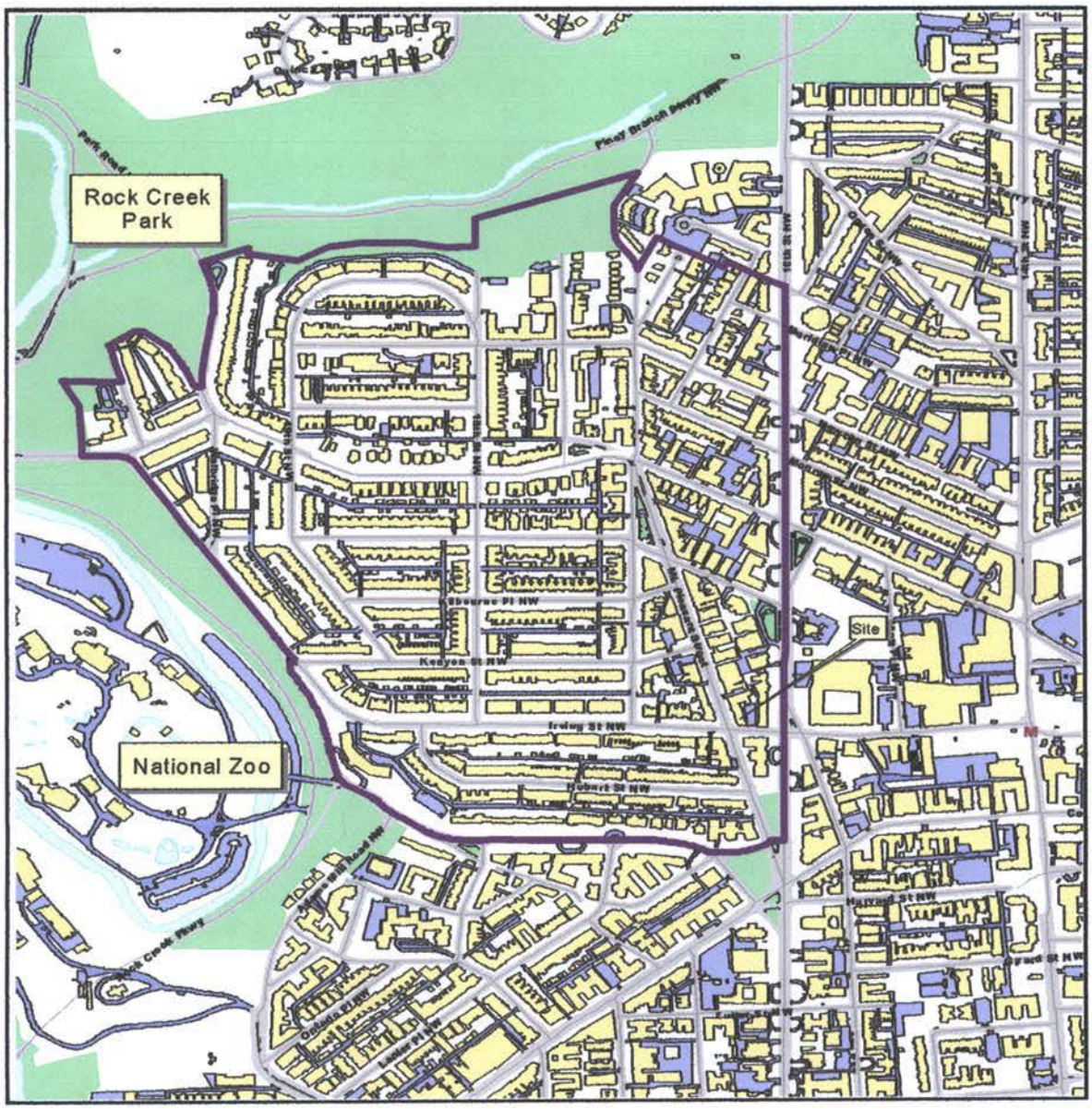


Figure 2 Mt. Pleasant Historic District

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. Some of the five applicants have home occupations that they wish to

expand beyond the current home occupation limits. They 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 not inconsistent 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 3). 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 heights of the existing 3-story structures do 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 additional information provided by the applicant the lot occupancy, yard and court requirements will meet the area requirements of the new zone. 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.

Area South of Irving Street

The Zoning Commission, at setdown, specifically highlighted the presence of C-2-A zoning diagonally across the street from the subject property in the southwest corner of the Irving and Mt. Pleasant Streets intersection and inquired of its consistency with the Comprehensive Plan. Though the Generalized Land Use Map designates this area as Moderate Density Residential, small pockets of neighborhood shopping and support services are not inconsistent with this designation. Additionally, C-2-A permits development of up to 2.5 FAR for residential use and limits non-residential to 1.5 FAR, which encourages residential or mixed-use development.

A survey of existing uses within this half block reveal continuous retail, restaurant and mixed uses facing Mt. Pleasant Street, but isolated from the residential neighborhoods by alleys. A multifamily building with ground floor retail space faces Irving Street. The existing C-2-A zone in this location reflects the current land use and also accommodates a 2.5 residential FAR, which could reflects the moderate density residential designation of the Comprehensive Plan, thus making the zoning "not inconsistent" with the Comprehensive Plan.

Agency Referrals

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

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

In addition, the Historic Preservation Office was consulted. The Historic Preservation Office has no objection to the proposed re-zoning of the lots at 3101-3109 Mount Pleasant Street from R-5-D to C-2-A. The present residential buildings on the lots, constructed in 1978, are considered not to contribute to the character of the historic district, so the introduction of commercial uses and concomitant physical alterations or even demolition and new construction could be accommodated, as long as such changes are generally in character with the historic district. In addition, the zoning change would reduce the maximum allowable bulk on the site, encouraging future construction to retain the generally low scale of Mount Pleasant's historic commercial district.

Community Comments

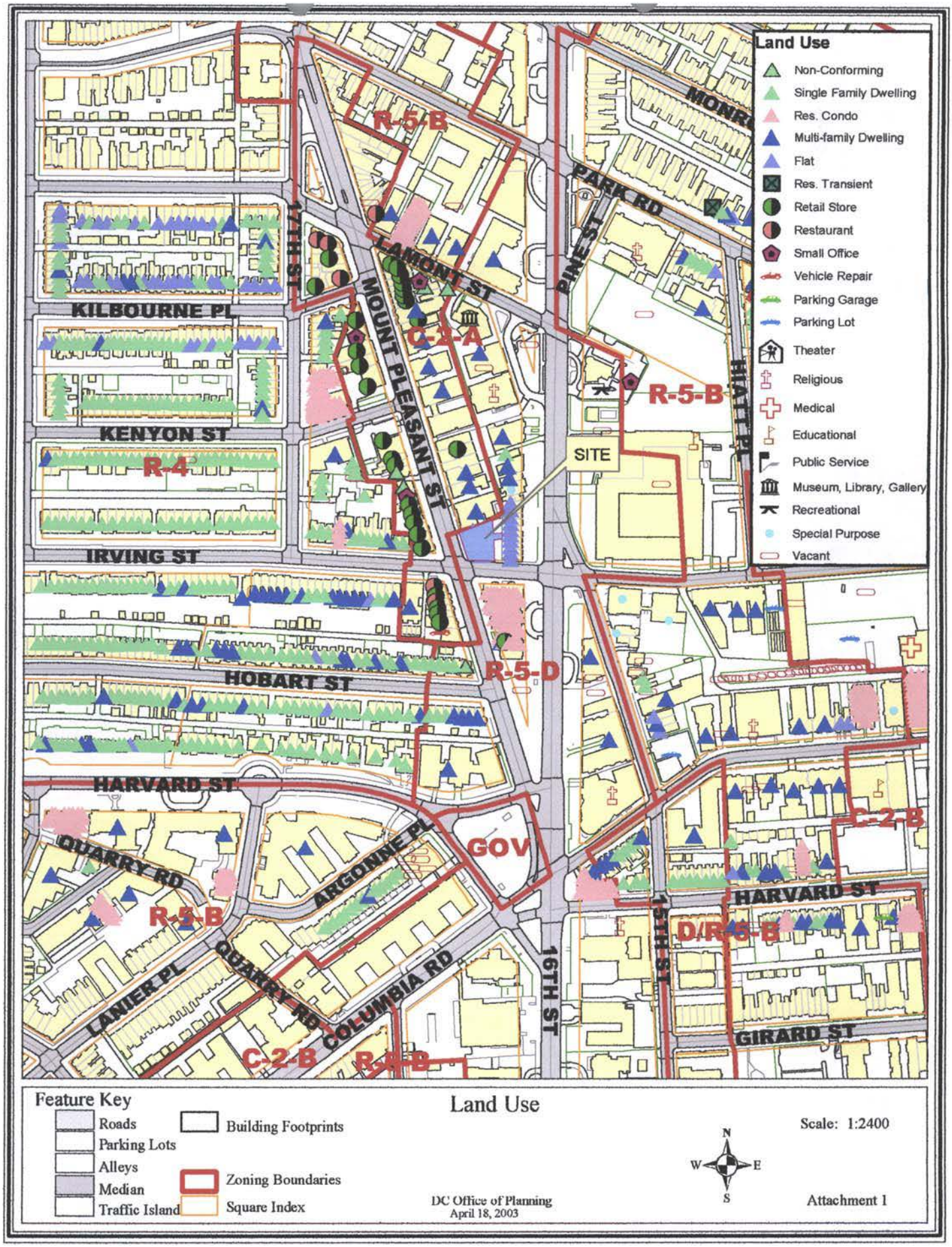
ANC 1D passed a resolution in support of the application, stating that the zoning change will better reflect the commercial nature of the street, will be consistent with the Comprehensive Plan, and will not significantly impact traffic or parking.

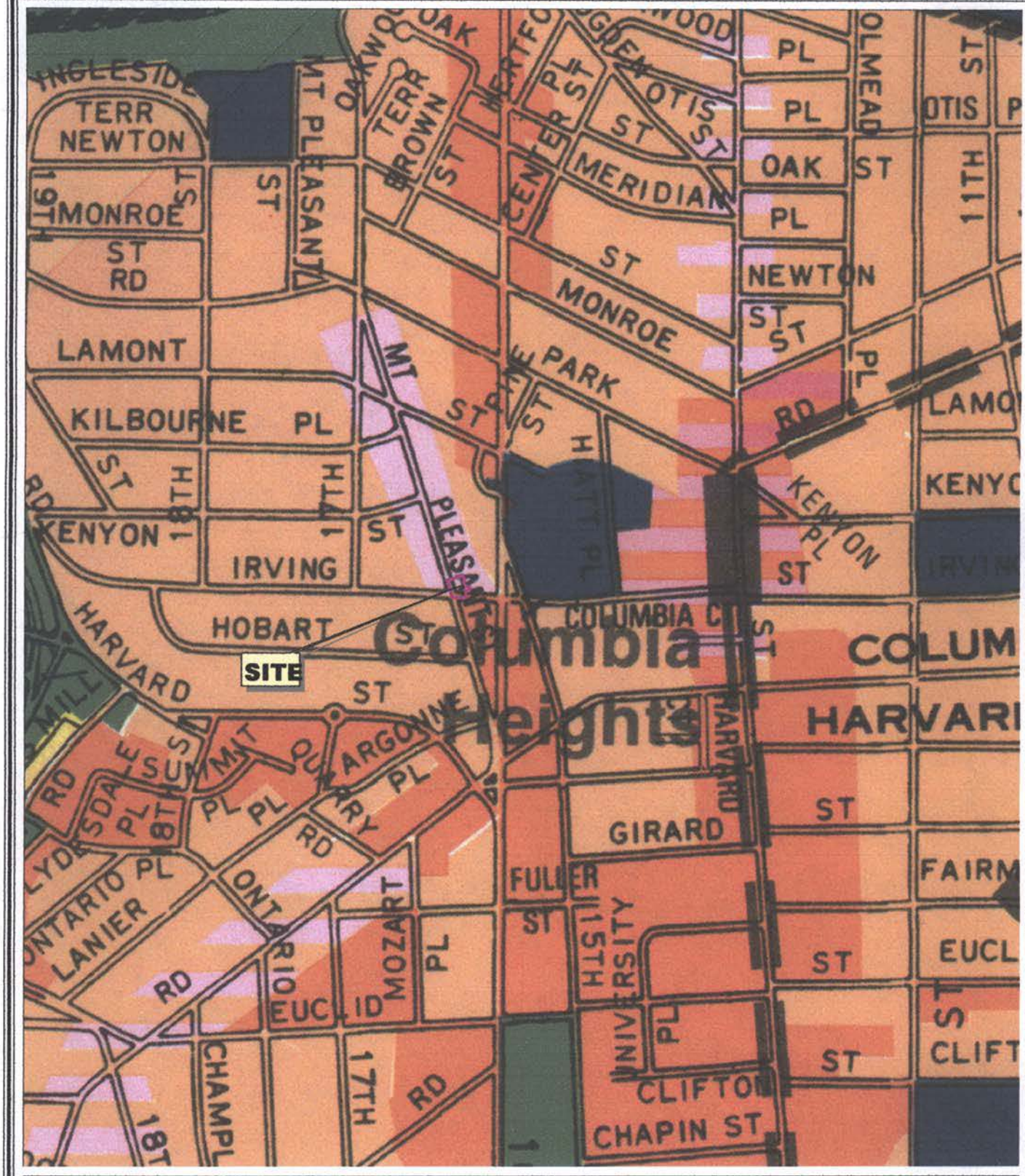
Recommendation

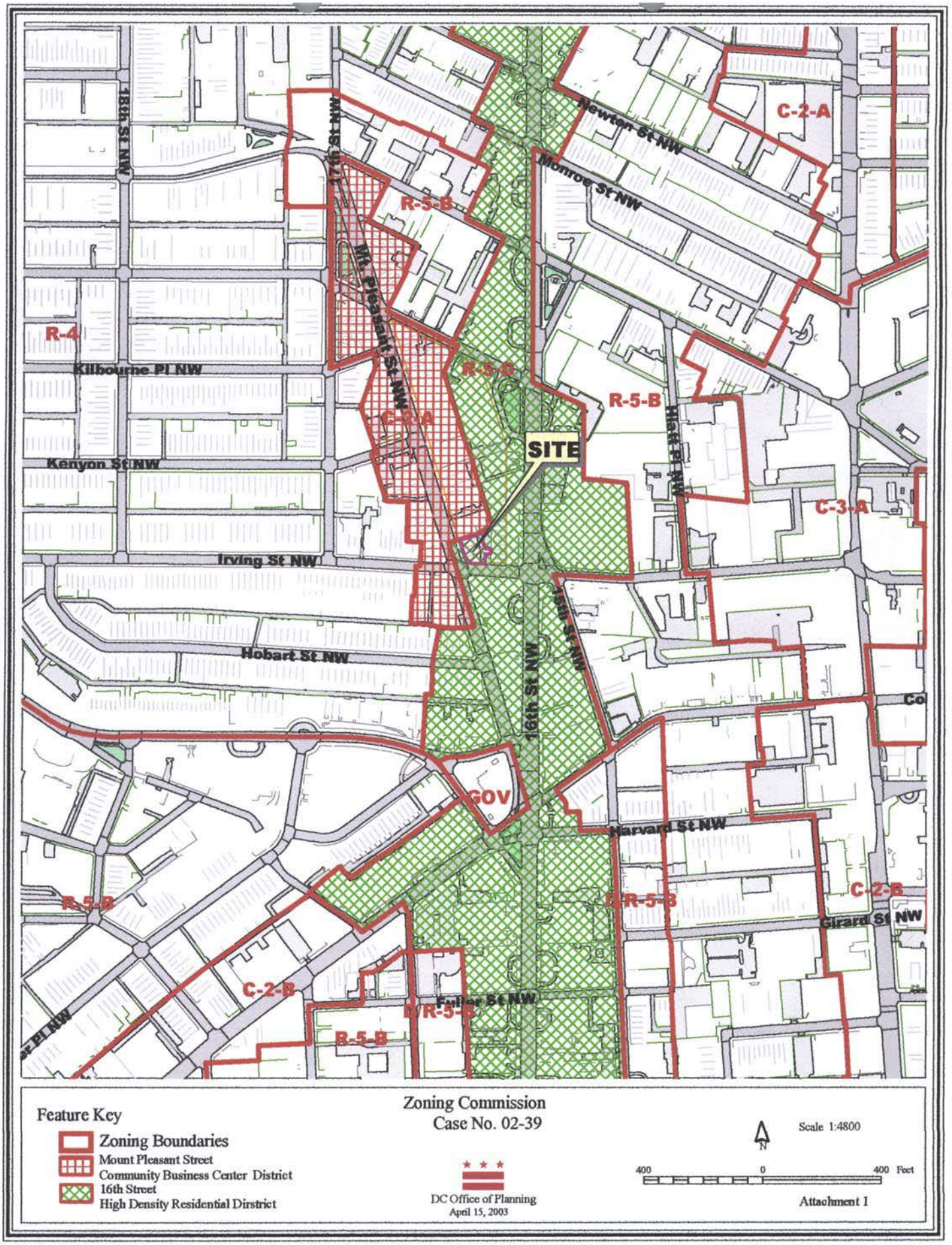
The Office of Planning recommends ZC 02-39 be approved.

ATTACHMENTS:

1. Land Use Map
2. Comprehensive Plan Map
3. Zoning Map
4. FEMS Comments
5. DHCD Comments


Land Use
Non-Conforming
Single Family Dwelling
Res. Condo
Multi-family Dwelling
Flat
Res. Transient
Retail Store
Restaurant
Small Office
Vehicle Repair
Parking Garage
Parking Lot
Theater
Religious
Medical
Educational
Public Service
Museum, Library, Gallery
Recreational
Special Purpose
Vacant
R-5-B
C-2-A
R-5-B
R-4
R-5-D
GOV
C-2-B
R-5-B
D/R-5-B
C-2-B
R-5-B
KILBOURNE PL
KENYON ST
IRVING ST
HOBART ST
HARVARD ST
QUARRY RD
ARGONNE PL
LANIER PL
COLUMBIA RD
MOUNT PLEASANT ST
LAMONT ST
PARK RD
PINE ST
SITE
16TH ST
15TH ST
GIRARD ST
Feature Key
Roads
Parking Lots
Alleys
Median
Traffic Island
Building Footprints
Zoning Boundaries
Square Index
Land Use
DC Office of Planning
April 18, 2003
Scale: 1:2400
N
W
E
S
Attachment 1


SITE
HOBART ST
IRVING ST
KENYON
LAMONT
KILBOURNE PL
MONROE ST
MERIDIAN PL
NEWTON ST
PARK RD
HARVARD ST
GIRARD ST
FULLER ST
CHAPIN ST
CLIFTON
MOZART PL
LANIER
ONTARIO PL
SUMMIT
QUARRY
PLEASANT
MT PLEASANT
OAK
OTIS ST
Columbia Heights
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
DC Office of Planning
April 15, 2003
N
Scale 1:7200
600 0 600 Feet
Attachment 2



Feature Key

Zoning Boundaries

Mount Pleasant Street Community Business Center District

16th Street High Density Residential Dirstrict

Zoning Commission
Case No. 02-39

DC Office of Planning
April 15, 2003

Scale 1:4800

400 0 400 Feet

Attachment 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Kenneth B. Ellerbe KBE
Fire Marshal

DATE: April 17, 2003

SUBJECT: Zoning Case No. 02-39 - Application for a Map Amendment from R-5-D to C-2-A for Square 2595, Lots 1049-1053, 3101 to 3109 Mt. Pleasant Street, NW

The D.C. Fire and EMS Department has reviewed the above zoning request.

We have no objection to the proposed zoning change from the current R-5-D to C-2-A provided all current building and fire codes for the proposed use groups are met. Additionally, we request that the number of parking spaces in the rear of these addresses remain at the current level to allow fire department access in the rear of property.

If you have any questions concerning this review, please contact my office at 727-3659.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: April 16, 2003

SUBJECT: Zoning Commission Case No. 02-39 – Application for a Map Amendment from R-5-D to C-2-A for Square 2595, Lots 1049-1053, 3101 to 3109 Mt. Pleasant Street NW

As requested in an Office of Planning Memorandum, dated April 3, 2003, the D.C. Department of Housing and Community Development (DHCD), has reviewed the above referenced Zoning Commission Case, supports approval of the requested Map Amendment, and offers the following reasons in support, based upon the specific information presented in the application:

1. The Applicant is the five property owners to be effected by the proposed Map Amendment from R-5-D to C-2-A.

2. The five properties in the Application, are the only properties fronting on Mt. Pleasant Street, between Irving Street NW and Park Road NW, that are not currently zoned C-2-A. As such, these properties are an anomaly and are at odds with the intention, that Mt. Pleasant Street NW, be a low-density commercial use street, as represented by the C-2-A zoning designation.

3. The proposed Map Amendment supports the goals of three major elements of the Comprehensive Plan: 1) the goal to revitalize older business areas, such as Mt. Pleasant Street; 2) the commercial land use goal to promote the vitality of commercial areas, and provide continued vitality and growth to the District's economy and employment base; and 3) the Ward 1 element goal that identifies Mt. Pleasant Street, as a target for revitalization, by encouraging commercial development compatible with the current neighborhood uses.

4. The five properties currently support and contribute to the neighborhood commercial activity by housing retail businesses and home-based businesses.

5. However, three of the properties want to contribute further to the commercial activity, by expanding their home businesses, but cannot do so because the businesses are at the limit, of what is permitted by the current R-5-D zoning. A change to C-2-A zoning will permit these businesses to expand and better contribute to the commercial life of Mt. Pleasant Street NW.

6. The present heights and densities of the townhouse buildings on the five properties do not exceed the height limitations or FAR, permitted on C-2-A zoned properties. Therefore, changing the zoning from R-5-D to C-2-A, will not create a non-conforming situation for any of these five properties.