NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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he Honorable Anthony A. Williams

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-01

JUL 17 2003

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

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Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed rezoning of Lots 50, 823, 826 and 834 in Square 3187 from C-M-1 (light industry) to C-2-A (commercial) generally located at the northeast corner of Blair Road between Chestnut Street, NW and Spring Place and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

bc: Carol Mitten, Chairwoman
DC Zoning Commission

ZONING COMMISSION
District of Columbia
Case No. 03-01
Exhibit 20

ZONING COMMISSION
District of Columbia
CASE NO.03-01
EXHIBIT NO.20

NCPC File No. ZC 03-01

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING MAP AMENDMENT TO REZONE LOTS 50, 823, 826 AND 834 IN SQUARE 3187 GENERALLY LOCATED ON THE NORTHEAST CORNER OF BLAIR ROAD BETWEEN CHESTNUT STREET, NW AND SPRING PLACE FROM C-M-1 (LIGHT INDUSTRY) TO C-2-A (COMMERCIAL)
Washington, DC

Delegated Action of the Executive Director

JUL - 1 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed rezoning of Lots 50, 823, 826 and 834 in Square 3187 from C-M-1 (light industry) to C-2-A (commercial) generally located at the northeast corner of Blair Road between Chestnut Street, NW and Spring Place would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The proposed Zoning Commission action will rezone four lots in the Takoma Park area of Washington D.C to commercial zoning (C-2-A) from commercial light manufacturing zoning (C-M-1). This was initiated by the District of Columbia Office of Planning to assist in the implementation of the Takoma Central District Plan, which is a plan for the future development of the Takoma commercial district. This particular action is aimed at permitting commercial development on approximately 1.5 acres of land adjacent to the Takoma Metro Station. The site is located immediately northwest of the Takoma Metro Station, at the northeast corner of Blair Road between Chestnut Street, NW and Spring Place. The subject lots are currently being used as a warehouse, auto mechanic shop, and catering facility.

The proposed Zoning Map Amendment will allow the identified properties to be redeveloped with commercial and/or residential uses. The proposed C-2-A Commercial zoning is consistent with zoning of the north and south adjacent properties, thereby creating a contiguous commercial zoning district. The proposed C-2-A zoning allows commercial and residential uses to be developed up to a 60 percent lot occupancy and a height of 50 feet. The overall Floor-to-Area Ratio (FAR) permitted in the C-2-A zone is 2.5, but no more than 1.5 FAR can be non-residential uses. Comparatively, the C-M-1 zone allows for light industrial and heavy commercial uses. In the C-M-1 Zone, these uses can be developed to a 3.0 FAR, and to a height of 40 feet with no restrictions on lot occupancy.

The proposed rezoning is outside of the original L'Enfant City and does not affect any federal properties, historic places, or prominent features of the National Capital. As such, it is determined that the proposed Zoning Commission action will not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director