COMMISSION ACTION

NCPC File No. Z.C. 03-21

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

SAINT COLETTA OF GREATER WASHINGTON, INC.
CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT FROM UNZONED TO SP-1

Located on Square E-112, Part of Lot 800, Part of U.S. Reservation 13, District of Columbia

Submission by the Zoning Commission of the District of Columbia

February 5, 2004

Commission Action Requested by Applicant

Approval of comments pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. § 8724(a)) and D.C. Code § 2-1006(a).

Commission Action

The Commission:

Concludes that the proposed consolidated Planned Unit Development and related map amendment from unzoned to SP-1 for the project known as Saint Coletta of Greater Washington, Inc. on a portion of public Reservation 13 in the southeast quadrant of Washington, DC would not adversely affect the identified federal interests and is consistent with the federal elements of the Comprehensive Plan for the National Capital.

Recommends visual screening between the disabled parking area and Independence Avenue, SE so that parked cars are not visible from the sidewalk and visual screening along 19th Street as appropriate.

Advises the District of Columbia Office of Property Management that this project and future projects on Reservation 13 must be submitted to the National Capital Planning Commission for review and comment under Section 5 of the National Capital Planning Act.

Advises the District of Columbia Office of Planning that the master plan for Public Reservation 13 must be submitted to the National Capital Planning Commission for review under Section 5 of the National Capital Planning Act prior to the submission of additional projects located on Reservation 13.

Deborah B. Young
Secretary to the National Capital Planning Commission

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Exhibit 43

ZONING COMMISSION
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EXHIBIT NO.43