

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

MEMORANDUM

TO: Zoning Commission of the District of Columbia

FROM: *MS [Signature]*
Ellen McCarthy
Director

DATE: November 8, 2005

SUBJECT: **ZC 05-20**
Zoning Text Amendments Regarding Special Exception Review of Asphalt Plants within the C-M and M Zone Districts by Special Exception; initiated by the Office of Planning

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The Office of Property Management through the Office of Planning, as petitioner, requests that the Zoning Commission postpone action on the matter-of-right provision - **New Section § 801.7 (m)** - to allow additional time to determine the exact location for the proposed relocation of the asphalt plant.

At this time, OPM has no objection to the Zoning Commission's consideration of the general provisions only, (Sections 802.17 through 802.20), at the Commission's regularly scheduled meeting on November 14, 2005.

The Office of Planning has no objection to this request.

ZONING COMMISSION
District of Columbia

CASE NO. 05-20
EXHIBIT NO. 8.

ZONING COMMISSION
District of Columbia
CASE NO.05-20
EXHIBIT NO.8

POSTPONE ACTION ON THE FOLLOWING:**A. AMEND EXISTING SECTIONS TO READ AS FOLLOWS:****CHAPTER 8 INDUSTRIAL DISTRICTS**

Add a new §801.7 (m) to read as follows:

- (m) An asphalt plant located in [the area of D.C Village] if the plant had been located in Square 705, Lot 802 on [the effective date of this amendment] and was relocated to the [D.C. Village location].

CONSIDER THE FOLLWING**SECTION 802.17 TO READ AS FOLLOWS:**

802.17 A facility that manufactures, processes, mixes, stores, or distributes concrete or asphalt or the materials that are used to make concrete or asphalt shall be permitted provided, that the following requirements shall be met:

SECTION 802.17 (B) TO READ AS FOLLOWS:

- (b) No truck dumping or picking up concrete or asphalt or related materials shall park, stand, or queue for the facility along any public right-of-way. vehicular traffic resulting from operations at the facility shall not obstruct traffic and the location of the facility shall provide access from a paved street with a road base capable of withstanding load limits;

SECTION 802.18 TO READ AS FOLLOWS:

802.18 The board shall submit an application for a concrete or asphalt plant to the D.C. Office of Planning for coordination, review, report, and impact assessment along with reports in writing of all relevant district departments and agencies, including but not limited to the Departments of Public Works, Transportation, and Health, the Soil Resources Branch of the Department of Consumer and Regulatory Affairs and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

SECTION 802.19 TO READ AS FOLLOWS:

802.19 The applicant for a concrete or asphalt plant special exception shall provide the following:

SECTION 802.20 TO READ AS FOLLOWS:

802.20 In addition to any other conditions or asphalt deemed necessary to mitigate potential adverse impacts of the concrete or asphalt plant, the board may impose additional conditions pertaining to design, screening, buffering, lighting, soundproofing, signs, methods and hours of operations, or any other matter necessary to protect adjacent and nearby property, particularly with respect to protecting residential property from excessive noise and truck traffic.

B.**NEW SUB-SECTION 822.15 TO READ AS FOLLOWS:**

822.15 A CONCRETE OR ASPHALT PLANT SHALL BE PERMITTED AS A SPECIAL EXCEPTION IN THE M DISTRICT IF APPROVED BY THE BOARD OF ZONING

ADJUSTMENT UNDER §3104, SUBJECT TO THE PROVISIONS OF §§ 802.17 THROUGH 802.20

C.

DELETE SECTION 823.1(F) AS FOLLOWS:

823.1 THE FOLLOWING USES ARE PROHIBITED IN M DISTRICTS:

~~——(F)——BITUMINOUS PRODUCTS REFINING OR MANUFACTURE~~