

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Office of the Director

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MEMORANDUM

TO: Zoning Commission of the District of Columbia

FROM: *Ellen McCarthy*
Ellen McCarthy, Director

DATE: November 14, 2005

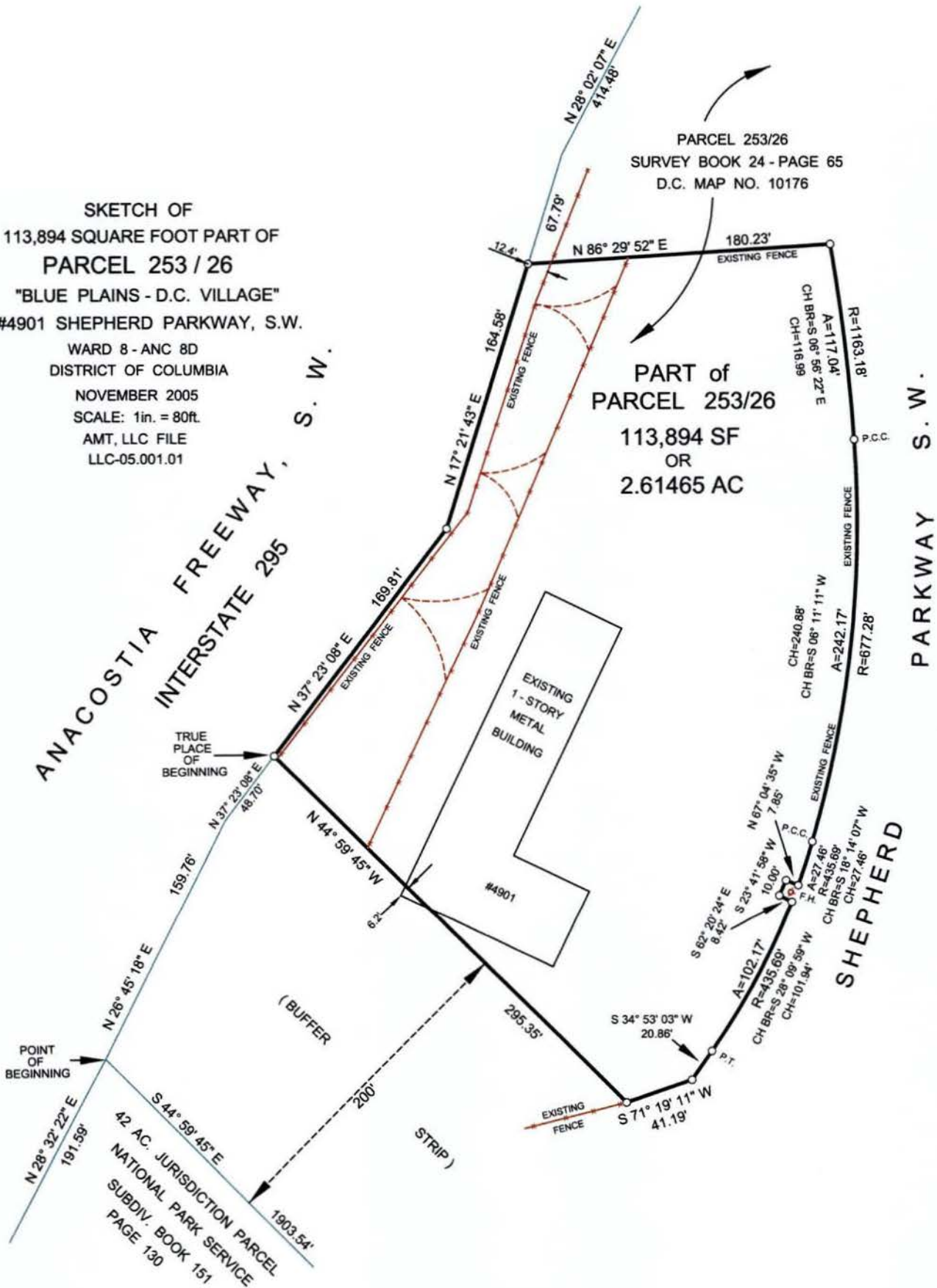
SUBJECT: **ZC 05-20**
Zoning Text Amendments Regarding Special Exception Review of Asphalt Plants within the C-M and M Zone Districts by Special Exceptions; initiated by the Office of Planning

The Office of Planning requests the Zoning Commission take emergency action on that portion of the proposed text amendment that would allow the asphalt plant, now located at 60 P Street, S.E., Square 705, Lot 802, to relocate as a matter-of-right within the C-M-1 portions of D.C. Village. We ask that this action take place at the meeting November 14th or as soon as possible thereafter.

The reason for the requested emergency action is to ensure the timely completion of the ballpark project. To move the project forward, the District is seeking to relocate businesses that occupy the site. In order to move this process along and ensure the timely availability of Square 705, Lot 802, some level of assurance is sought that the occupant will be able to move operations to the proposed site at D.C. Village. That relocation is expected to be a complex and time consuming process that will take advanced planning by the occupant and the District. At the hearing on this matter, it was explained the need for this asphalt plant to remain in close proximity to its customers and projects in the District. We therefore ask for emergency approval of this portion of the text amendment.

ZONING COMMISSION
CASE No. *05-20*
District of Columbia
EXHIBIT No. *05-20*
EXHIBIT NO.9

SKETCH OF
113,894 SQUARE FOOT PART OF
PARCEL 253 / 26
"BLUE PLAINS - D.C. VILLAGE"
#4901 SHEPHERD PARKWAY, S.W.
WARD 8 - ANC 8D
DISTRICT OF COLUMBIA
NOVEMBER 2005
SCALE: 1in. = 80ft.
AMT, LLC FILE
LLC-05.001.01



38 ft. WIDE (NOMINAL)
(UNDEDICATED EXISTING ROADWAY USED BY PUBLIC)

DESCRIPTION OF:

**113,894 Square Foot Part Of:
PARCEL 253 / 26
"Blue Plains – D.C. Village"
4901 Shepherd Parkway, S.W.
Ward 8 – ANC 8D,
District of Columbia.**

113,894 Square Feet of the lands known and taxed as "Blue Plains – D.C. Village," Parcel 253 / 26, District of Columbia, as the same is set forth on that certain plat entitled "Plat of Computation on Part of Parcels 253/26 and 262/1 Showing One Theoretical Site," made for DC WASA and recorded November 2, 2000 in Survey Book 24 at page 65, as D.C. Map No. 10176, among the Records of the Office of the Surveyor of the District of Columbia; said part of Parcel 253/26 lying between Anacostia Freeway, S.W. (Interstate 295) and Shepherd Parkway, S.W. (an undedicated existing roadway used by the public) and bearing street address # 4901 Shepherd Parkway, S.W.; said 113,894 square foot part of Parcel 253/26 being more particularly described as follows:

BEGINNING for the same at a point on the easterly line of Anacostia Freeway, S.W. (Interstate 295, width varies) as now existing and as shown among the abovesaid Records; said point lying also DISTANT the two (2) following courses and distances from the northerlymost corner of the 42-acre Jurisdictional Parcel transferred by the Commissioners of the District of Columbia to the National Park Service on February 9, 1967, per Transfer of Jurisdiction Plat recorded March 2, 1967 in Subdivision Book 151 at page 130:

- A) **NORTH 26° 45' 18" EAST, 159.76 feet** along Anacostia Freeway, S.W. as shown on D.C. Map No. 10176; thence still with Anacostia Freeway, S.W.
- B) **NORTH 37° 23' 08" EAST, 48.70 feet** to the True Place of Beginning; thence continuing still with the east line of Anacostia Freeway, S.W. (Interstate 295)
 - 1) **NORTH 37° 23' 08" EAST, 169.81 feet**; thence
 - 2) **NORTH 17° 21' 43" EAST, 164.58 feet**; thence departing Anacostia Freeway, S.W. and running so as to meet and align with the fenced enclosure surrounding the District of Columbia Department of Transportation (DDOT) building at # 4901 Shepherd Parkway, S.W.

- 3) **NORTH 88° 29' 52" EAST, 180.23 feet to a fence corner on the west side of Shepherd Parkway, S.W. (38 feet wide, nominal, an undedicated existing roadway used by the public), said fence corner marking the northeast limits of said DDOT facility; thence following the existing fence along the westerly line of Shepherd Parkway, S.W., as existing**
- 4) **117.04 feet along the arc of a curve to the right, having a radius of 1163.18 feet and a chord bearing and chord of SOUTH 06° 56' 22" EAST, 116.99 feet to a Point of Compound Curvature (PCC); thence still with said fence**
- 5) **242.17 feet along the arc of a compound curve to the right, having a radius of 677.28 feet and a chord bearing and chord of SOUTH 06° 11' 11" WEST, 240.88 feet to a second Point of Compound Curvature (PCC); thence still with said DDOT fence**
- 6) **27.46 feet along the arc of a curve to the right, having a radius of 435.69 feet and a chord bearing and chord of SOUTH 18° 14' 07" WEST, 27.46 feet to a fence surrounding an existing fire hydrant, being also the fence of the DDOT facility; thence running with said fence**
- 7) **NORTH 67° 04' 35" WEST, 7.85 feet; thence**
- 8) **SOUTH 23° 41' 58" WEST, 10.00 feet; thence**
- 9) **SOUTH 62° 20' 24" EAST, 8.42 feet; thence departing said fenced hydrant and continuing with the fence enclosing the DDOT facility**
- 10) **102.17 feet along the arc of a non-tangent curve to the right having a radius of 435.69 feet and a chord bearing and chord of SOUTH 28° 09' 59" WEST, 101.94 feet to a Point of Tangency (PT); thence still with said fenced DDOT enclosure**
- 11) **SOUTH 34° 53' 03" WEST, 20.86 feet to a corner of the DDOT fenced enclosure; thence still with said fence**
- 12) **SOUTH 71° 19' 11" WEST, 41.19 feet; thence departing said DDOT fence and running so as to create a 200 foot "buffer" from the lands under the jurisdiction of National Park Service, per aforesaid plat recorded in Subdivision Book 151 at page 130**
- 13) **NORTH 44° 59' 45" WEST, 295.35 feet to the True Place of Beginning, containing 113,894 square feet or 2.61465 acres of land.**