

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF PLANNING



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D.C. OFFICE OF ZONING

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**MEMORANDUM**

**TO:** DC Zoning Commission

**FROM:** *YLS for*  
Harriet Tregoning,  
Director

**DATE:** May 31, 2007

**SUBJECT:** Supplement to the Preliminary Report on Zoning Commission Case Number 07-14, a Proposed Zoning Map Amendment to Make Proposed Lot 817 on Square 3848 Consistent with the Adopted Comprehensive Plan

**BACKGROUND**

During it public meeting on May 14, the Zoning Commission expressed concern that the rezoning application submitted by Israel Manor, Inc., on behalf of Brentwood Outlets, LLC, was too narrowly focused on the subject 0.53-acre site of a proposed housing project, and asked the Office of Planning (OP) to consider whether the abutting property on Square 3848 to the northeast, developed with a Bank of America branch, should also be included for consideration.

OP stated it would also review whether other properties south of Rhode Island Avenue, N.W. and east of the railroad rights-of-way should be considered for this zoning consistency case.

**ANALYSIS**

OP made the following determinations based on its review:

- the referenced Mixed-use Medium-Density residential and Medium-Density commercial designation extends from the middle of the railroad right-of-way, across the Washington Metropolitan Transit Authority (WMATA) Rhode Island Metro Station property and subject property, to the approximate eastern boundary of the branch bank property, and south onto Brentwood Shopping Center and Brentwood Postal Facility sites on Square 3605 and a portion of Square 3854;
- a majority of the shopping center property to the south and west is designated Moderate Density commercial which is consistent with the existing shopping center use on Squares 3854; and
- nearly all the postal facility property on a portion of Square 3605 is designated for Federal use (refer to Exhibit 1).

ZONING COMMISSION  
District of Columbia

CASE NO. 07-14

EXHIBIT NO. 14

Existing industrial development on Square 3605 (US postal facility) is currently in an M district, and therefore zoned consistently with its current land use designation, was eliminated from consideration.

As stated in the preliminary report, the approved Rhode Island Metro Station Planned Unit Development (PUD) will redevelop the commuter parking with two 4-5-story medium-density residential buildings with 272 apartments, 70,000 square feet of ground floor commercial lease space (in accordance with Order 04-24). The resulting 1.52 FAR will render this site a moderate density mixed residential and commercial development. As a result, OP also eliminated the Rhode Island Metro Station PUD site from further consideration.

The remaining properties are as follows:

- The entire 22-acre shopping center tract (approved for 256,100 square feet of retail development amounts, less than 1.0 FAR) predominantly designated for Moderate Density commercial, that is split-zoned with high-density M, medium-density C-M-2 and moderate-density C-M-1 industrial districts.
- The adjacent branch bank property, designated for Mixed-use Medium-Density residential and Medium-Density commercial designations, that is zoned C-M-2 industrial district which does not allow mixed-residential and commercial uses.

The zoning map currently shares the following zone districts adjacent or near the subject area:

- The C-2-C district is north of the site across Rhode Island Avenue, N.W. C-2-C is a medium to high density community business commercial district.
- The C-2-B district is the zone associated with the approved PUD. C-2-B is a moderate to medium density community business district.
- The C-3-A district is shown west of the railroad tracks and north of Rhode Island Avenue, NE. C-3-A is also a moderate to medium density major business commercial district.

C-3-A also allows a total FAR of 4.0 of which no more than 2.5 may be non-residential. The approved retail development is less than half that allowed under in this district.

Property	2006 Comp Plan Future Land Use	Current Use	Current Zone	Proposed Zone
Brentwood Shopping Center (Square 3854 lots 800, 801 and 802)	Moderate-Density Commercial / Medium-Density Residential and Medium-Density Commercial	One-story retail shopping center	C-M-1, C-M-2, M	C-2-B
Bank Branch (Square 3848 lot 56)	Medium-Density Residential and Medium-Density Commercial	One-story retail building	C-M-2	C-2-B

**Since the surrounding commercial and mixed-use projects are (or will be) developed to a low-moderate density, the C-2-B district originally proposed in this application (and established on the Metro Station PUD site) is appropriate.**

**CONCLUSION**

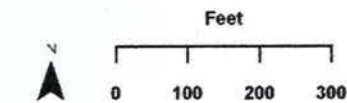
**Based on the above information, the Office of Planning now recommends that the Zoning Commission schedule a public hearing to consider a proposed map amendment from General Industry (M) and Commercial-Light Industry (C-M-2) districts to a Commercial Business Center (C-2-B) district for lot 56 and proposed lot 817 and on Square 3848, and lots 800, 801 and 802 on Square 3854 to make these properties consistent with the Generalized Land Use Map of the "Comprehensive Plan Amendment Act of 2006."**

**HT/afj**

**Attachment: Exhibit 1 Expanded Area of Consideration Showing Zoning and Land Use Designation**



**Zoning Commission Application No. 07-14  
(Expanded Area of Consideration)**



★ ★ ★ Government of the  
District of Columbia  
Adrian M. Fenty, Mayor

Office of Planning ~ May 31, 2007

This map was created for planning  
purposes from a variety of sources.  
It is neither a survey nor a legal document.  
Information provided by other agencies  
should be verified with them where appropriate.

**Legend**

- Property Squares
- Zoning Districts
- Tax Lots
- Record Lots
- Parcels