

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



Memorandum

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*
Office of Planning

DATE: November 9, 2007

SUBJECT: **Setdown Report** –Zoning Consistency request to amend the Zoning Map regarding Specified Lots within Square 2794 filed by the owners of the subject property

PROPOSAL

The owners of the subject property ("Petitioners") have requested that the Zoning Commission rezone property located in Square 2794- Lots 18, 19, 877, 879, 895, 8995, 2002-2047 from the R-5-A (moderate density residential) to R-5-C or, in the alternative, R-5-B. The site contains six existing buildings. The request is being brought by fifty-one property owners, forty- six of whom own condominiums onsite and are represented by their condominium association. The owner of the vacant 1330 Missouri property plans to improve the vacant lot with a twelve unit apartment building, if the rezoning request is approved. The Comprehensive Plan designates the site for medium density residential.

OFFICE OF PLANNING RECOMMENDATION

The Office of Planning finds that the proposed map amendment is not inconsistent with the Comprehensive Plan and recommends that the Zoning Commission set the proposed amendment down for public hearing to change the zoning from R-5-A District to an R-5-C District and R-5-B in the alternative for the subject property.

SITE AND SURROUNDING AREA

The site is at the intersection of Missouri Avenue and 14th NW. The subject property is zoned R-5-A and is approximately 203,502 square feet in area. In general, the properties north, south and east of the site are zoned R-5-A. The properties to the west of the site, across the street fronting along 14th Street, are also zoned R-5-A and are generally developed with multi-family dwelling buildings. Other lots on the subject square to the south are developed with walk-up apartments fronting along Nicholson Street. Brightwood Public School is to the west of the subject property.



ZONING COMMISSION
District of Columbia

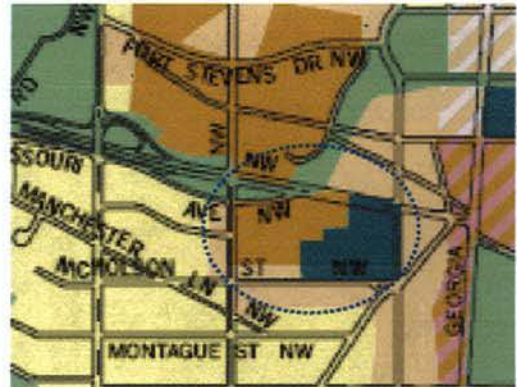
ZONING

The R-5 Districts are designed to permit flexibility of design for urban residential developments. The subject property is currently zoned R-5-A which is categorized moderate density and is intended to have row houses and garden apartments as the predominate uses. The R-5-C and R-5-B are categorized medium and moderate density respectively and are intended to have multiple-unit housing and mid-rise apartment buildings as the predominate uses. A comparison of the regulations of the existing and proposed zone districts is detailed in the table below.

	R-5-A By Right/ (PUD)	R-5-B By Right/ (PUD)	R-5-C By Right/ (PUD)
Maximum No. of Stories	3	No Limit	No Limit
Maximum Lot Occupancy	40 %	60 %	75%
Maximum Height	40 / (60 feet)	50 / (60 feet)	50/ (75 feet)
Maximum FAR	.9 / (1)	1.8 / (3)	3 / (4)

COMPREHENSIVE PLAN LAND USE MAP

The 2006 Comprehensive Plan Future Land Use Maps splits Square 2794 into 3 land use categories-Medium Density Residential in the northwest portion along the 14th Street/ Missouri Avenue intersection (subject property); Institutional in the east/ southeast portion along the 13th Street/ Nicholson Street intersection; and Moderate Density Residential in the southwest portion fronting Nicholson Street. The medium density category calls for multi-unit housing and mid-rise apartment buildings as the predominant. The current land use categorization of the site has not changed, as the previous DC Generalized Land Use Map also identified the subject site as Medium Density Residential, which further confirms the intended type of development envisioned for the property. R-5-B and R-5-C are both considered medium density zones.



COMPREHENSIV PLAN

The Comprehensive Plan has identified the need to expand the housing supply in the Citywide Element. As noted in the Comprehensive Plan, the first step toward addressing this need is to ensure that an adequate supply of appropriately zoned land is available. The following objectives from the Land Use Element and Housing Goals of the Comprehensive Plan are relevant to the proposed rezoning:

Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to "create successful neighborhoods" in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. 309.8

Policy LU-2.1.10: Multi-Family Neighborhoods

Maintain the multi-family residential character of the District's Medium- and High-Density residential areas...

Policy H-1.1.1: Private Sector Support

Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 503.2

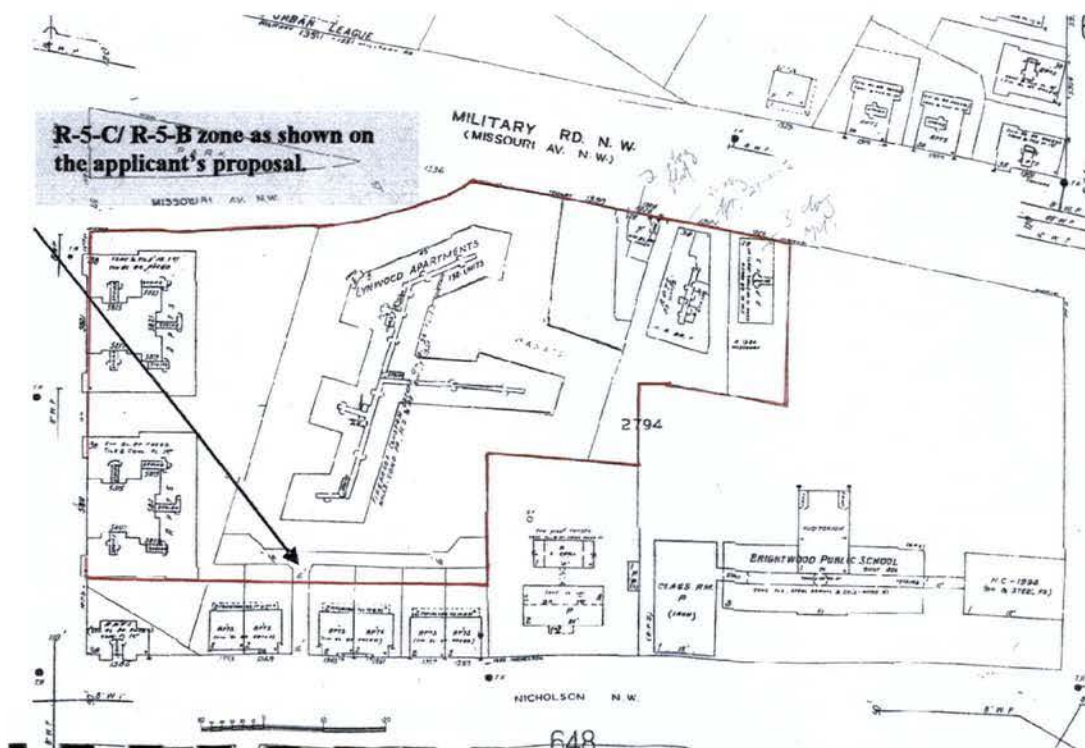
Policy H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 503.4

ANAYLSIS

The subject site is zoned R-5-A which permits a maximum height of 40 feet/ 3-stories and a .9 maximum FAR. According to the applicant, the existing apartment buildings were constructed before the adoption of the 1958 Zoning Regulations and only two of the six buildings appear to satisfy the R-5-A zoning requirements. Given the existing conditions and the Medium Density Residential categorization of the site, rezoning the subject site from R-5-A to R-5-C or R-5-B is appropriate. Such a change should bring these buildings into or closer to conformance while providing opportunities for appropriate levels of infill development on the vacant lot (lot 877). Additionally, the proposed Map Amendment would provide opportunities to further the Land Use and Housing policies set forth in the Comprehensive Plan as noted above.

A 16-foot wide public alley separates the existing 5-story 1336 Lynwood Apartment building from a series of 2-story walk-up apartments to the south. The two-story walk-ups are designated moderate density residential on the Comprehensive Plan Map, and are not part of this application. In conversation, the applicant indicated the proposed south line was an error and should be drawn to the midpoint of the alley behind the Lynwood Apartments to prevent split zoning of the 6 south end lots.



RECOMMENDATION

The Office of Planning **recommends the Zoning Commission setdown the proposed amendment to the Zoning Map.** OP recommends R-5-C as being consistent with the Comprehensive Plan Future land use medium density designation, which should also reduce or eliminate exiting height/ FAR non conformities for the existing pre-1958 buildings. OP is, however, not opposed to the Zoning Commission advertising consideration of R-5-B zoning in the alternative.