

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



SUPPLEMENTAL REPORT

TO: District of Columbia Zoning Commission

FROM:  Jennifer Steingasser, Deputy Director

DATE: February 25, 2008

SUBJECT: Zoning Commission # 07-25 -Zoning Consistency request to amend the Zoning Map regarding Specified Lots within Square 2794 filed by the owners of the subject property

I. BACKGROUND AND PROPOSAL

The proposal was heard by the Zoning Commission on January 28th, 2008. The applicant proposed to rezone the property located in Square 2794- Lots 18, 19, 877, 879, 895, 8995, 2002-2047 ("site") from the R-5-A District (moderate density residential) to R-5-C District (medium density residential) so the zoning will be consistent with the 2006 Comprehensive Plan Future Land Use Map designation of medium density residential. The request was brought by fifty-one property owners, forty-six of whom own condominiums onsite and are represented by their condominium association.

At the hearing, the Commission raised concerns that this case could prompt additional map amendment requests from other properties in the surrounding area. The Commission asked the Office of Planning to examine a broader area to determine if a more extensive rezoning effort should be considered. The Commission also asked the applicant to provide a detail explanation to justify why rezoning the site from R-5-A to R-5-C is more appropriate than to R-5-B.

ANALYSIS AND CONCLUSION

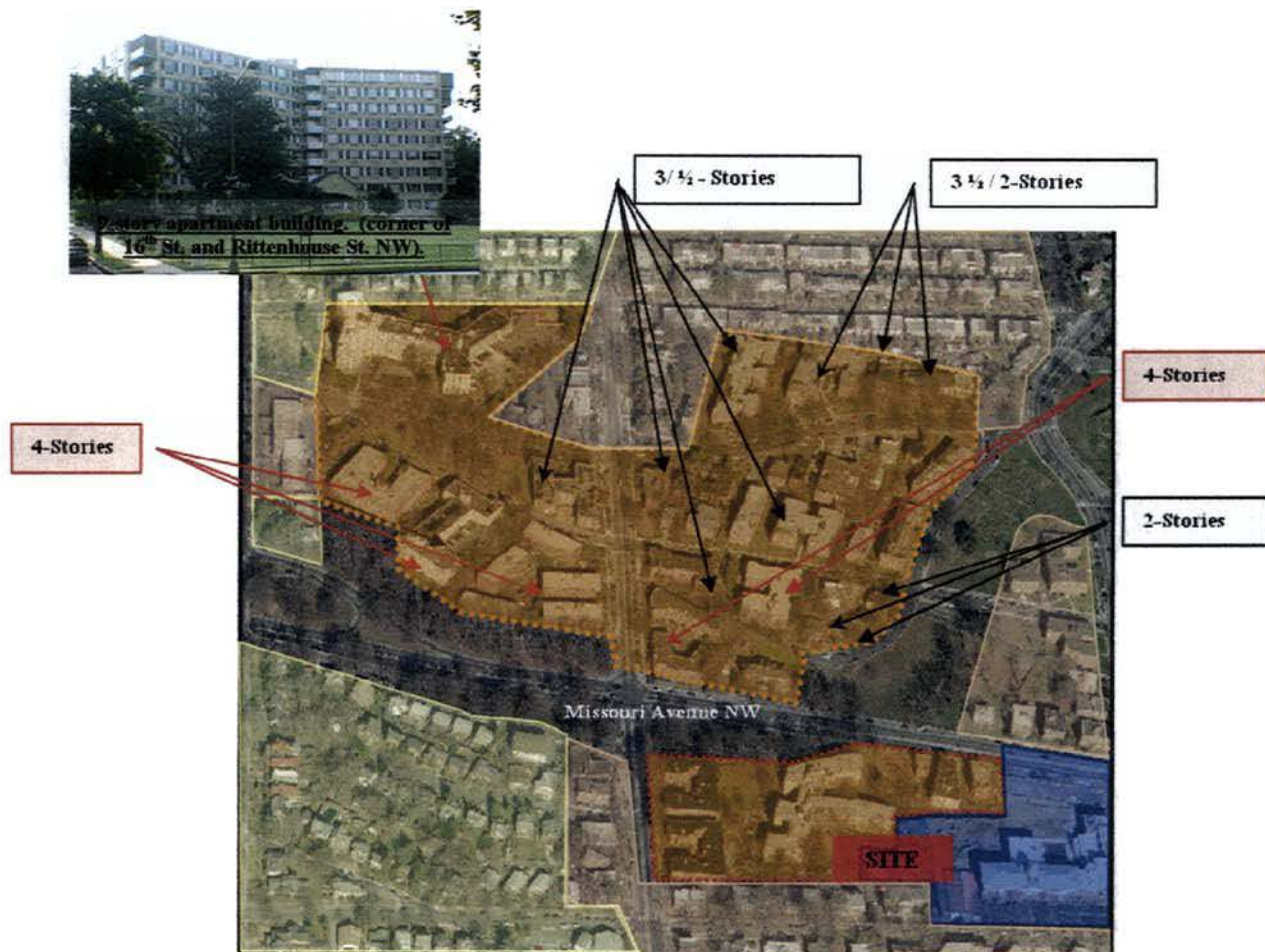
The Office of Planning examined the area surrounding the site in all directions but primarily focused on the much larger area north of Missouri Avenue that is zoned R-5-A and also designated for medium density residential. It appears that several of the existing structures exceed the 3-story maximum permitted in R-5-A Zone District; some are 4-stories but most are 3 ½ -stories. One apartment building located at 6101 16th Street NW (Square 2727) appears to have at least 9 stories (see image). The surrounding Comprehensive Plan designations and development pattern include a strip of 2-story semi-detached houses (designated low density residential) and a series of 2-story row-dwellings (designated moderate density residential) abut the medium density residential area to the north.

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CASE NO. 07-25
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Since this area is also designated medium density on the Future Land Use Map, but has an R-5-A low density zone, it is possible that landowners may legitimately request a map amendment to a medium density zone. However, OP does not propose any rezoning for this area at this time.

The Comprehensive Plan recognizes existing character but also the future growth and redevelopment of neighborhoods. Section LU-1 of the Comprehensive Plan states "...the Land Use Element describes the desired pattern of growth and development in the District of Columbia over the next 20 years. Its focus is on the specific areas or types of areas within the city where change is most likely to take place."

JS/sr