

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF PLANNING



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Memorandum

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director *JS*

DATE: April 29, 2008

SUBJECT: Preliminary Report on Zoning Commission Case Number 08-03 – Beulah Baptist Church of Deanwood Heights Zoning Map Consistency Amendment (Setdown Report)

PROPOSAL

On February 18, 2008, Beulah Baptist Church of Deanwood Heights et al, the applicant, filed a petition requesting that the Zoning Commission rezone portions of the following squares: 5228, 5229, 5253, and 5262-5265. This petition was later amended to remove properties located in square 5229 and add property located in square 5254. The proposed map amendment would rezone properties currently zoned either C-1 or R-2 to the C-2-A district, a designation more consistent with the 2006 District of Columbia Comprehensive Plan Generalized Policy Map. The Office of Planning is a co-applicant for this map amendment request.

RECOMMENDATION

The Office of Planning finds that the proposed map amendment, with the exception of a portion of Lot 41 in Square 5263, is not inconsistent with the 2006 Comprehensive Plan and Future Land Use Map. This irregularly shaped lot, which includes the Beulah Baptist Church building, extends north of the Dix Street frontage in a dog-leg shape and as a result, has a different planned land use than the property to the south. Staff recommends removing the northernmost portion of this lot that extends west of the existing north-south alley to the north from this rezoning request. With the exception of this area, staff recommends that the Zoning Commission set down the proposed amendment for public hearing to change the zoning from the C-1 and R-2 Districts to the C-2-A District for the subject properties.

BACKGROUND

Area Description

The lots proposed for rezoning are generally located on the north and south sides of Dix Street, N.E., between 57th Street N.E. and 60th Street N.E. ("the Project Area"). The lots owned by Beulah Baptist Church total approximately 141,659 square feet. In addition, Beulah Baptist Church is a contract purchaser of six other properties within the Project Area. The remaining properties within the aforementioned squares are under private ownership. The Office of Planning recommends their inclusion here to provide continuity in the suggested rezoning and maintain consistency with the Comprehensive Plan.

ZONING COMMISSION
District of Columbia

CASE NO. 08-03

EXHIBIT NO. B

The Beulah Baptist Church building is located at the northwest corner of Dix and 59th Street, N.E. Predominant land uses in the Project Area include single-family detached and rowhouse dwellings between 58th and 60th Streets on Dix Street. A few commercial/retail uses are located in the 5700 block on the south side of Dix Street. Vacant lots are interspersed along Dix Street throughout the Project Area, including the entire street frontage along the north side of Dix between 57th and 58th streets. Campbell's Green (Marvin Gaye Park) is located west and south of the Project Area. Neighboring land uses include low density residential uses immediately adjacent to the subject property with moderate density residential uses to the north and east along Eastern Avenue.

Zoning Change Requested

The following table describes the properties proposed for rezoning:

Proposed Zoning Change	Square	Lots owned by Beulah Baptist	Lots under contract for purchase by Beulah Baptist	Remaining Privately Owned Lots
C-1 to C-2-A	5253	23, 811, 813, 814	821	
	5254		813	
R-2 to C-2-A	5228	44		
	5262	14, 824		13, 802-804, 821, 822
	5263	5-6, 8, 10, 41, 809		7, 9, 39
	5264	807	31-34	21, 22, 35, 45-53, 58, 804
	5265	805		20, 28, 31-34, 45, 46, 51, 52, 801, 806

ZONING

The Project Area is comprised of two different zoning districts. Properties located in Squares 5253 and 5254 are within the C-1 Neighborhood Shopping District. This district is designed to provide convenient retail and personal service establishments serving the day-to-day needs of surrounding residential areas (§700). All of the remaining properties are located within the R-2 Residence District which contains low-density residential uses, including single-family detached and semi-detached dwellings. The R-2 District is designed to protect low-density residential uses from invasion by denser residential development (§300). The proposed zoning map amendment would change the zoning designation for the properties listed above to the C-2-A Community Business Center District. This district is designed to provide facilities for shopping and business needs, housing, and mixed uses for areas outside the central core (§720). A comparison of the bulk requirements for the existing and proposed zoning districts is provided in the table below.

	R-2	C-1	C-2-A
Maximum # of Stories	3	3	No limit
Maximum Lot Occupancy	40%	60 %	60%
Maximum Height	40 ft.	40 ft.	50 ft.
Maximum FAR	n/a	1.0	2.5
Predominant Land Uses	Single-family semi-detached residential	Service and retail establishments; office uses, moderate density residential	Service and retail establishments; office uses, moderate density residential; assembly halls and theaters

COMPREHENSIVE PLAN

The Comprehensive Plan anticipates mixed uses along Dix Street between 57th and 60th Streets. These uses include low density commercial and moderate density residential. The future land use of street frontage along Dix Street between 56th and 57th Streets is mapped as low density residential with parks, recreation, and open space designated for the area south of Dix Street. The northernmost portion of Lot 41 in Square 5263 is also shown as a low density residential area. As such, staff feels it should be removed from this request. Staff does not recommend changing the zoning designation for the property such that the church building will have two different zoning districts, as would be the case if the rezoning is required to match exactly with the mixed-use designation found on the Future Land Use map in the Comprehensive Plan. However, staff feels a reasonable solution would be to extend the C-2-A designation to line up with the midpoint of the north-south alley to the north so as not to create an island of residentially zoned land for the property to the west. With the changes suggested by staff, the proposed **C-2-A designation** is **not inconsistent** with the future land use(s) of the project area, as shown on the Future Land Use Map in the 2006 Comprehensive Plan.

The subject property is designated as a Neighborhood Conservation Area in the Generalized Policy Map of the 2006 Comprehensive Plan. The Comprehensive Plan identifies priorities, policies, and actions to guide the growth and development for Neighborhood Conservation Areas. The following policies are relevant to the proposed rezoning:

Policy LU-1.4.1: Infill Development

“Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern”.

Policy LU-2.4.1: Promotion of Commercial Centers

“Promote the vitality of the District’s commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city’s role as the center of the metropolitan area...”

Policy FNS-2.3.1 Northeast Boundary Neighborhood

“Leverage the development of Capitol Gateway Estates to achieve additional reinvestment in the Northeast Boundary neighborhood, particularly the rehabilitation of existing housing and the development of new mixed income housing on vacant lots”.

ANALYSIS

The proposed rezoning to C-2-A would bring the property into conformance with the types of development anticipated by the Future Land Use Plan and is supported by policies LU 1.4.1, LU 2.4.1, and FNS 2.3.1. The amendment would address these policies by:

- Allowing a mix of land uses to encourage infill development along a corridor that contains a significant amount of vacant land;
- Supporting the viability of Dix Street as a commercial center by providing a connection between two existing retail areas at 57th and 60th Streets and allowing additional residential density; and
- Providing new opportunities for a wider variety of housing types that can serve a broad range of income levels.

The proposal to rezone the property is a joint request by the Beulah Baptist Church and the Office of Planning. Staff finds that the request, if amended to exclude the area mentioned above, is not inconsistent with the city's Comprehensive Plan, or with the character and zoning of the surrounding area.

CONCLUSION

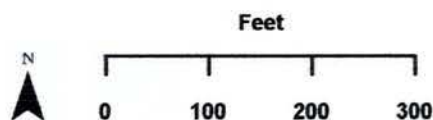
The Office of Planning **recommends** that the proposed amendment to the Zoning Map be **set down for public hearing** before the Zoning Commission. OP supports the C-2-A designation as being consistent with the 2006 Comprehensive Plan's Future Land Use mixed-use designation, which includes low density commercial and moderate density residential uses, with the exception of the area described above located in Lot 41, Square 5263.

Attachments: Exhibit 1 - Aerial view (2007) of project area and vicinity

Exhibit 2 - Future Land Use and Current Zoning of project area and vicinity



Exhibit 1:
Beulah Baptist Church/Dix Street
Map Consistency Case
Aerial Photograph of the Project Area (2007)



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 District of Columbia
 Adrian M. Fenty, Mayor

Office of Planning ~ April 29, 2008

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 purposes from a variety of sources.
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- Zoning Districts
- Property Squares
- ~ Street Centerlines
- Roads

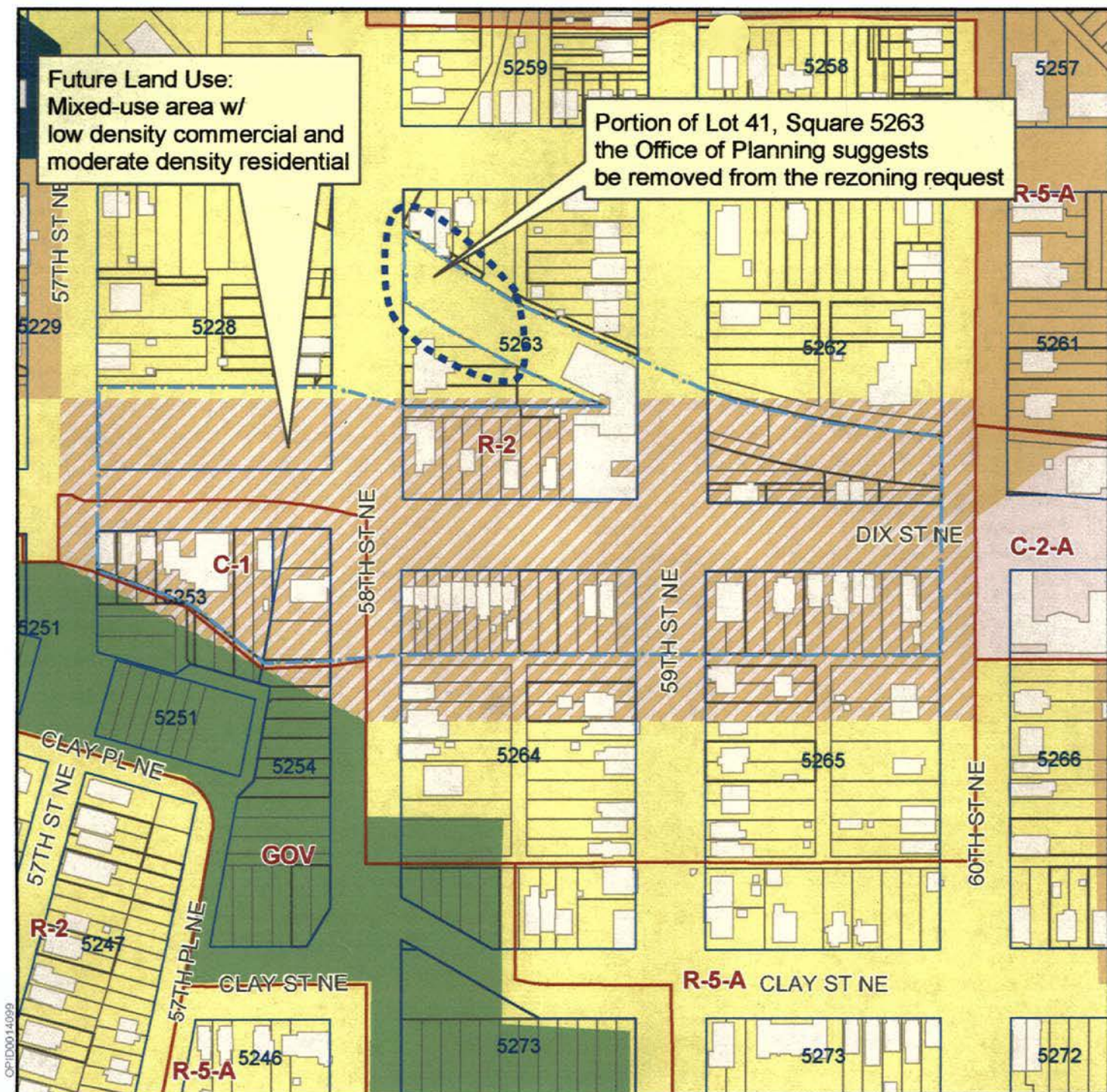


Exhibit 2: Planned Land Use and Existing Zoning Beulah Baptist Church/Dix Street Map Consistency Project Area and Vicinity

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