



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



***** UPDATED *** FORM 104 - APPLICATION FOR CONSOLIDATED APPROVAL OF A
PLANNED UNIT DEVELOPMENT (PUD)**

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of 11 DCMR – Zoning Regulations, request is hereby made for Consolidated Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
5877	122	353,271	R-3	R-5-B and SP-1

Previous zoning (ZC and/or BZA) actions, including Order No(s)., affecting the above properties: ZC Case No. 05-35

and 05-35A; current application ZC Case No. 13-09

Address or boundary description of the premises: The Subject Property is bound by Stanton Road SE to the west, Elvans Road SE to the south and east,

the former Wilkinson Elementary School to the north, and Pomeroy Road SE to the northwest.

Total Area of the Site in Square Feet:	353,271	Total Area of the Site in Acres:	8.1
--	---------	----------------------------------	-----

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of
2 acres or 87,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: See attached.

Concurrent change of zoning (circle one): Yes (If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 8B04

If applicable, Historic District(s) in which site is located: N/A

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

Owner's Signature:

Date:

Owner's Name:

Please Print
David Roodberg, Stanton Square, LLC

Person(s) to be notified of all actions:

Name: Paul A. Tummonds, Jr., Goulston & Storrs

Address: 1999 K Street NW, Suite 500, Washington DC

Zip Code: 20006-1101 Phone No(s).: (202)721-1157 E-Mail: ptummonds@goulstonstorrs.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

BRIEF DESCRIPTION OF PROPOSAL

On May 31, 2013, Stanton Square, LLC (the “**Applicant**”) filed a PUD and Zoning Map Amendment application with the Zoning Commission (ZC Case No. 13-09) for the 8.1 acre property bound by Stanton, Elvans and Pomeroy Roads, SE, which is known as Lot 122 in Square 5877 (the “**Subject Property**”). The proposed PUD project included a residential community on the lower five acres of the Subject Property (which included approximately 203 residential units in six multi-family buildings), and a community service center campus on the upper three acres of the Subject Property. In response to comments that the Applicant received from representatives of the community and ANC 8B, the Applicant decided not to move forward with the project as originally filed with the Zoning Commission.

The Applicant now returns to the Zoning Commission with a modified project that is similar to the original project proposed in ZC Case No. 13-09, a mixed-income residential community and a community service center campus. The modifications to the project include changes to the residential unit-mix and inclusion of for-sale townhouses in the residential community, a change to one of the proposed Zone Districts (the Applicant is now seeking to re-zone the residential portion of the Subject Property to the R-5-B Zone District), and more detailed information on the anchor partners for the community service center campus.