

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** <sup>JLS</sup>Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation  
**DATE:** January 22, 2018  
**SUBJECT:** ZC Case 17-15– Hearing Report for a Proposed Zoning Map Amendment  
Petition to Re-Map 806 Rhode Island Avenue, NE from PDR-2 to MU-6

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**I. RECOMMENDATION**

The Office of Planning (OP) recommends the Zoning Commission **approve** the proposed map amendment from PDR-2 to MU-6 for Square 3846, Lot 85 (806 Rhode Island Avenue, NE). As analyzed in OP’s October 20, 2017 preliminary report (Case Exhibit 10), which OP incorporates by reference into this report, the proposal would be not inconsistent with the Comprehensive Plan. The proposed change from a PDR zone to a mixed-use zone that permits a mix of housing and other development is specifically recommended in the Comprehensive Plan’s Upper Northeast Area Element and in the location’s relevant Small Area Plan.

**II. SUMMARY OF INFORMATION REQUESTED AND FILED SINCE SETDOWN**

The applicant’s January 10, 2018 filing (Exhibit 18) supplied the information requested by the Zoning Commission at the October 30, 2017 hearing. The filing includes a transportation assessment and a statement that the applicant presented the proposed map amendment to ANC 5B on December 20, 2017. The ANC had not filed a report at the time OP completed this report.

At the hearing, OP was asked to update the Commission on the amount and status of land zoned for PDR uses, independent of Case 17-15. OP will be supplying this information as a separate report in the first quarter of 2018.

jls/slc