

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation
Elisa Vitale, AICP, Development Review Specialist
DATE: January 1, 2021
SUBJECT: ZC Case 18-04A – Public Hearing Report for a Proposed Text Amendment to Subtitle A to Authorize Construction of Playing Fields and Accessory Structures on Unzoned Land (Parcel 149, Lots 65-66)

I. BACKGROUND

At its October 29, 2020 public meeting, the Zoning Commission set down for a public hearing text amendment case 18-04A, which would authorize a second restroom to support the playing fields authorized at land adjacent to the Robert F. Kennedy Stadium by the text amendment in Z.C. Case No. 18-04.

II. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **approve** the proposed text amendments, as provided in draft form in Section IV of this report. The proposal would not be inconsistent with the Comprehensive Plan.

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

None.

IV. PROPOSED TEXT AMENDMENTS

The proposed text amendments are as follows. Text in **bold underline** is new proposed text; the text in **~~bold strikethrough~~** is a proposed deletion.

Amendments to Subtitle A, AUTHORITY AND APPLICABILITY

Section 209, RESTRICTIONS ON UNZONED LAND, of Chapter 2, ADMINISTRATIVE AND ZONING REGULATIONS, of Subtitle A, AUTHORITY AND APPLICABILITY, is proposed to be amended by amending paragraph (c) of § 209.2, to read as follows:

209.1 No building permit or certificate of occupancy shall be issued nor proceeding instituted before the Board of Zoning Adjustment, nor shall any property in private ownership be used for any purpose until after the Zoning Commission has designated zoning for the property, except as may otherwise be authorized by the Zoning Commission as a map or text amendment.

209.2 Nothing in this chapter shall prevent **either any** of the following:

- (a) Minor repairs and alterations to buildings and structures ...
- (b) A caretaker from residing on property ...
- (c) Installation and use of playing fields and associated accessory structures to support such fields on the unzoned property comprising and abutting the Robert F. Kennedy Memorial Stadium, more specifically known as Parcel 149, Lots 65 and 66, subject to the following:
 - (i) ~~Three (3)~~ **Four (4)** accessory structures shall be permitted: a visitor building, a storage building, and **two (2)** restroom facilities. Each permitted accessory structure shall not exceed a maximum height of twenty feet (20 ft.) and one (1) story, and a maximum gross floor area of one thousand square feet (1,000 sq. ft.);
 - (ii) Three (3) shade structures ...¹
 - (iii) In addition to the ~~three~~ **four (4)** accessory structures listed in subparagraph ~~209.2(e)(i)~~ **of this paragraph**, and the shade structures listed in subparagraph ~~209.2(e)(ii)~~ **of this paragraph**, an unenclosed pavilion shall be permitted and used provided the Zoning Commission finds that said structure, as designed, meets the standard of Subtitle X, Chapter 6, other than **Subtitle X § 604.8**. The pavilion shall be either covered or uncovered, and **shall** have **a footprint** no greater than ~~a~~ six thousand square feet (6,000 sq. ft.) **footprint**. If covered, a canopy no greater than thirty feet (30 ft.) in height may be installed.

V. PLANNING CONTEXT

a. COMPREHENSIVE PLAN

As fully discussed in the OP Setdown report of October 19, 2020 ([Exhibit 2](#)) the proposed text amendment would further Comprehensive Plan policy objectives, particularly with respect to policies within the Parks, Recreation and Open Space Citywide Elements and the Capitol Hill Area Element. The proposed changes to the regulations would allow for the construction of an accessory restroom building at RFK that would support the short-term, community-serving recreational uses. The proposed short-term use, and associated buildings, would not be inconsistent with the Comprehensive Plan Future Land Use Map and Generalized Policy Map.

VI. COMMUNITY COMMENTS

Since set down, OP has not received any comments from the community.

JS/emv

¹ The use of this and other ellipses indicate that other provisions exist in the subsection being amended and that the omission of the provisions does not signify an intent to repeal.