

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

Case No. 18-06

*Proposal to create a new MU-4A zone and
re-name the MU-4 Zone MU-4B (Office of Planning)*

Submission of the Kalorama Citizens Association, July 20, 2018

Chairman Hood and Members of the Commission:

The Kalorama Citizens Association (KCA) supports the proposal to adopt the amendment to the Zoning Regulations set out at pp. 3-6 of the Office of Planning's Final Report in this case dated July 13, 2018. We believe the proposed MU-4A zone to be well-designed to forestall potential adverse effects of moderate density mixed-use developments on adjacent properties with residential uses. We understand that, if the Commission adopts the current proposal as written, the new zone is expected to be initially mapped pursuant to the pending application for remapping in Zoning

Commission case 17-11, and that thereafter it will be available for remapping by petition anywhere such remapping would not be inconsistent with the Comprehensive Plan. That being the case, it may well prove a useful tool for fine-tuning transitions between mixed-use development and residential use properties in RF and RA zones as well as R zones, even though the proposed transitional setback requirements would not apply in the case of the former two.

KCA believes that the setbacks should apply whether the R zone shares a boundary line with the MU zone or whether the zones or lots are separated by an alley. We note that Subtitle J, which governs Production, Distribution and Repair (PDR) zones, requires setbacks when a PDR zone is situated next to an R zone when an alley separates the two as well as when the zones share a boundary line with no intervening alley. Moreover, the setback area must be landscaped. See generally J-207. A mixed use zone can be as intrusive, or more intrusive, than a PDR use upon a neighboring R zone.

Approved by vote of the KCA Executive Committee, 7-19-2018.

Denis James, President

