

PLANNING COMMISSION FOR THE DISTRICT OF COLUMBIA
PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL

CASE NO.

19-03

Masjid Muhammad Jr

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220-S, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON **7/15/19** AT **6:30 PM** TO CONSIDER A PROPOSAL FOR

PLANNING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: Monday, July 15, 2019, @ 6:30 p.m.
Justice E. Kross Municipal Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. Case No. 19-03 (Masjid Muhammad, Inc. - Map Amendment at Square 8790, Lots 23-25, 27, 40, 41, 43A, & 43B)

THIS CASE IS OF INTEREST TO AGENCIES

On January 16, 2019, Masjid Muhammad, Inc. ("Masjid") filed a petition requesting approval of a Zoning Map Amendment to rezone property located at Lots 23-25, 27, 40, 41, 43A, and 43B of Square 8790 ("Property"), from the M1-4 zone to the M1-5A zone. On March 1, 2019, the Office of Planning submitted a report in support of setting down the petition for a public hearing. At its public hearing of March 11, 2019, the Zoning Commission voted to set down the petition for a public hearing as a rezoning. Masjid submitted its preliminary statement on March 14, 2019. On May 14, 2019, the Commission announced its decision to set down the case as a rezoning and intend to conduct the public hearing as a rezoning case.

The Property consists of approximately 66,829 square feet of land area bounded by approximately Chicago Street, S.E. to the southwest, Martin Luther King Jr. Avenue, S.E. to the southeast, Talbot Street, S.E. to the southwest, and 20-foot wide public alley to the northwest. The Property is currently developed with buildings that contain a mixture of uses such as medical offices, FTD which has been approved for a four-story apartment building with ground floor retail on the building, and a two-story apartment building in the RA-1 zone and a portion of the Eastern Square Avenue, S.E. to the northeast are row houses in the RA-1 zone and a portion of the Eastern Square Avenue, S.E. to the southeast is a five-story apartment building with ground floor retail on the building, and a two-story apartment building in the M1-4 zone. To the southeast across Talbot Street, S.E. is a two-story building with ground floor retail and offices above in the M1-4 zone. Across the alley to the northwest are two-story detached dwellings, row dwellings and vacant properties in the RF-1 zone. Generally, the surrounding area includes a variety of housing, office, retail and institutional uses. The Property is designated Medium Density Residential (Medium Density Residential) on the Comprehensive Plan Future Land Use Map, and is designated Medium Density Residential on the Comprehensive Plan Generalized Policy Map.

Masjid seeks a Zoning Map Amendment to rezone the Property from the M1-4 zone to the M1-5A zone. The existing M1-4 zone allows medium-density mixed-use development limited to low- and medium-density residential areas with access to mass transit and/or rapid transit stops that include office employment centers, shopping centers, and moderate bulk mixed-use centers. The existing M1-4 zone has a maximum building height of 50 feet, a maximum density of 2.5 FAR (2.5 with Inclusionary Zoning ("IZ")), and a maximum residential lot occupancy of 40% (35% with IZ). The proposed M1-5A zone allows for medium-density, medium-intensity use development with an emphasis on residential use located on arterial streets, in urban and regional centers, and at rapid transit stops. The proposed M1-5A zone has a maximum building height of 65 feet (70 feet with IZ), a maximum density of 3.5 FAR (4.5 with IZ), and a maximum residential lot occupancy of 50%.

The Zoning Commission has determined that this public hearing will be conducted in accordance with the proposed case provisions of the Zoning Commission's Rules of Practice and Procedure.

FOR MORE INFORMATION PLEASE CONTACT THE OFFICE OF ZONING AT
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