

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, March 19, 2020, @ 6:30
p.m. Jerrily R. Kress Memorial
Hearing Room 441 4th Street, N.W.,
Suite 220 Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 19-17 (Atlas MLK, LLC & 3715 MLK, LLC – Map Amendment @ 3703 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 50), 3705 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 51), 3707 Martin Luther King Jr. Avenue, S.E. (Square 6070, Lot 52), and 3715 Martin Luther King Jr. Avenue, S.E., (Square 6070, Lot 48))

THIS CASE IS OF INTEREST TO ANC 8C

On August 8, 2019, Atlas MLK, LLC & 3715 MLK, LLC (collectively, the “Applicant”) filed an application (the “Application”) requesting that the Zoning Commission for the District of Columbia (the “Commission”) approve a Zoning Map amendment from the MU-3A zone to the MU-4 zone for Lots 48 and 50-52 in Square 6070 (collectively, the “Properties”). The Properties consists of approximately 34,330 square feet of land area along the western side of Martin Luther King Jr. Avenue, S.E. The Properties are currently improved with institutional and commercial buildings, including the Unity of Love Praise Temple (3703 MLK), Fort Carroll Market (3705 MLK), and two office buildings (3707 and 3715 MLK). Abutting the Properties to the north are a mix of residential apartment buildings, flats, and one-family dwellings, all zoned R-2. Abutting the Properties to the south and west is unzoned, undeveloped land. The Properties are presently zoned MU-3A and part of a small group of properties zoned MU-3A on both sides of Martin Luther Kings Jr. Avenue, S.E. in the immediately surrounding area.

The existing MU-3A zone is intended to permit low-density mixed-use development; and provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood, as well as residential and limited community facilities with a minimum impact surrounding residential development. The MU-3A zone allows for a maximum floor area ratio (“FAR”) of 1.0 (1.2 for developments subject to Inclusionary Zoning (“IZ”), a maximum building height, not including penthouse, of 40 feet and three stories, and a maximum lot occupancy of 60%.

The proposed MU-4 zone is intended to permit moderate-density mixed-use development; provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers. The MU-4 zone allows a maximum FAR of 2.5 (3.0 for IZ developments) of which a maximum of 1.5 may be devoted to non-residential uses, a maximum building height, not including penthouse, of 50 feet with no limit on the number of stories, and a maximum lot occupancy of 60% (75% for IZ developments).

On September 12, 2019, the Office of Planning filed a report (the “OP Setdown Report”) recommending that the Commission setdown the Application for a public hearing. The OP Setdown Report concluded that the Application’s proposed map amendment would not be inconsistent with the Comprehensive Plan, which designates the Properties as low-density commercial on the Future Land Use Map (the “FLUM”), and as within a Neighborhood Commercial Center on the General Policy Map.