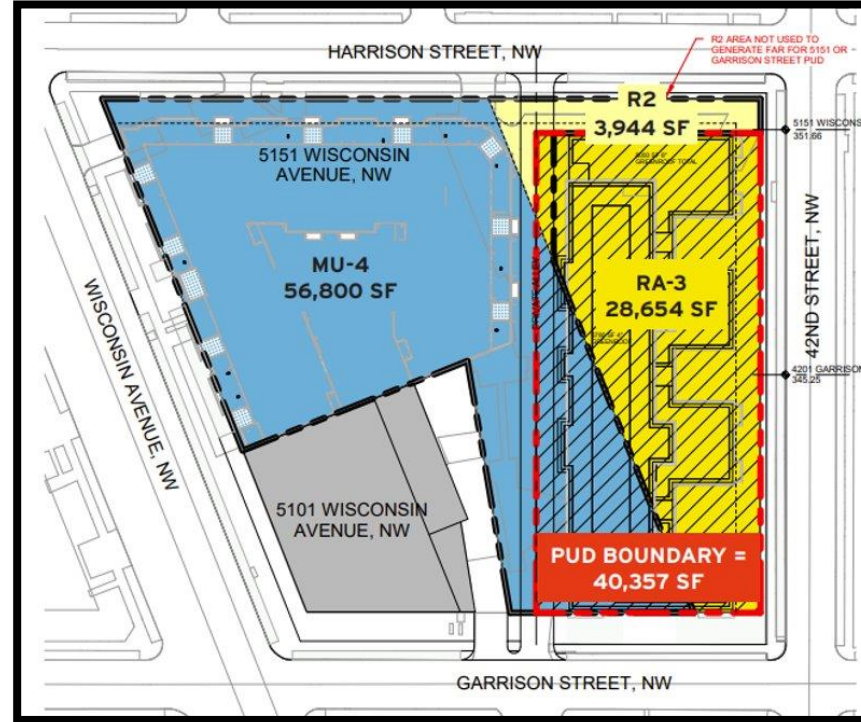


# ZONING COMMISSION CASE NO. 24-12, HARRISON WISCONSIN OWNER, LLC CONSOLIDATED PUD & RELATED MAP AMENDMENT

District of Columbia  
Office of Planning



- R-2 to RA-3 Zone
- 28,654 sq. ft. to be rezoned (40,357 sq. ft. total PUD area)
- Single residential building with approximately 123,444 sq. ft. GFA and height of 50 feet.
- 127 residential units, 33% dedicated affordable
- 82 underground parking spaces

## Flexibility

- Zoning Flexibility for Penthouse side setback and rear yard
- PUD Design-related Flexibility
- Special Exception for six spaces outside PUD boundary



## Comprehensive Plan Future Land Use

### Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-Low Density (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production, Distribution and Repair (PDR)
- Water
- Mixed Uses

## Future Land Use Map

- Residential Moderate-Density
- Mixed Use Residential Medium-Density / Commercial Moderate-Density

## Generalized Policy Map

- Neighborhood Conservation Areas
- Main Street Mixed-Use

### Policy Types

- Enhanced/New Neighborhood Center
- Enhanced/New Multi-Neighborhood Center
- Institutional Uses
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Federal Lands
- Regional Centers
- Multi-Neighborhood Centers
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Central Washington
- Neighborhood Enhancement Areas
- Neighborhood Conservation Areas
- Water
- Parks

## New Affordable Housing Units Since 2019 by Planning Area

