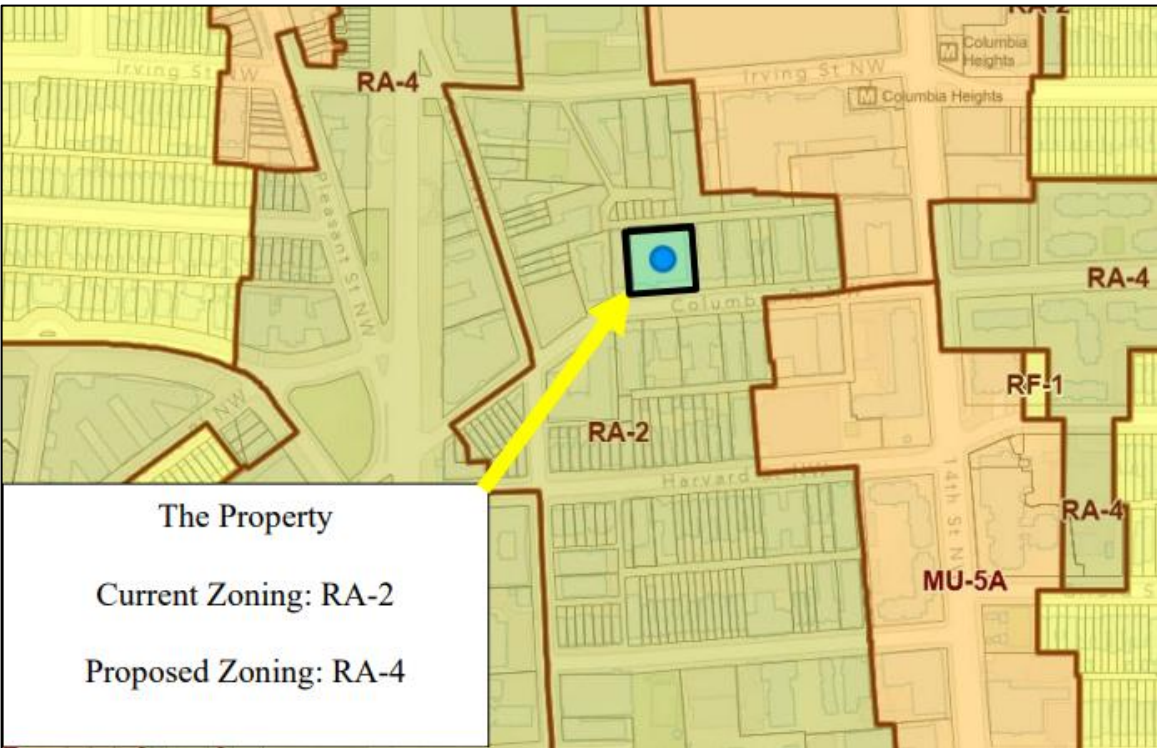


ZC Case No. 24-14 Map Amendment from RA-2 to RA-4

1459 Columbia Road NW

Applicant: Emory United Methodist Church



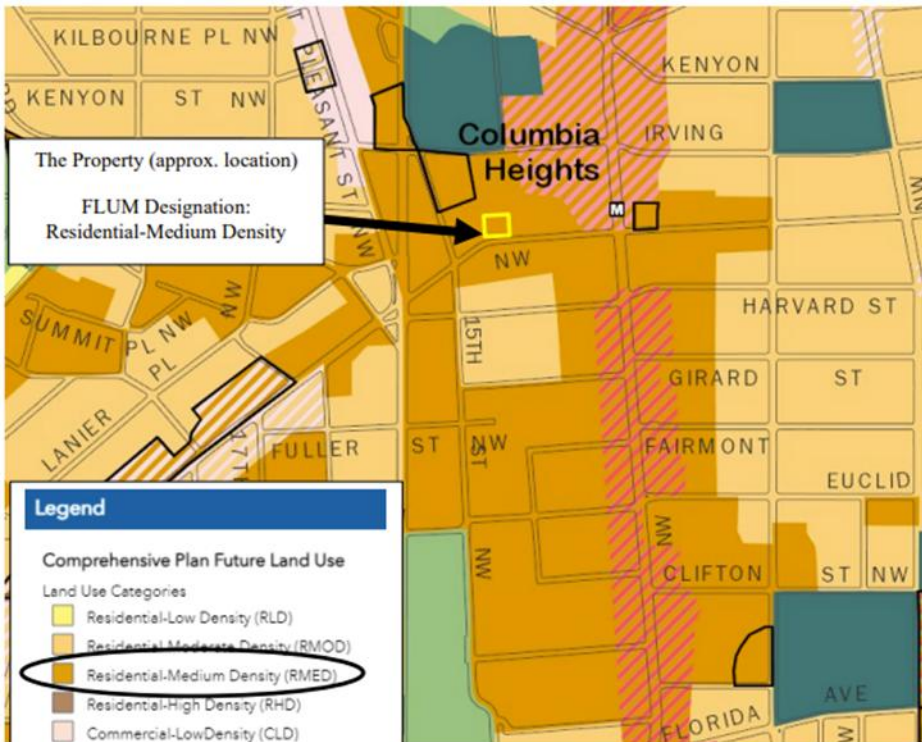
The Property

Current Zoning: RA-2

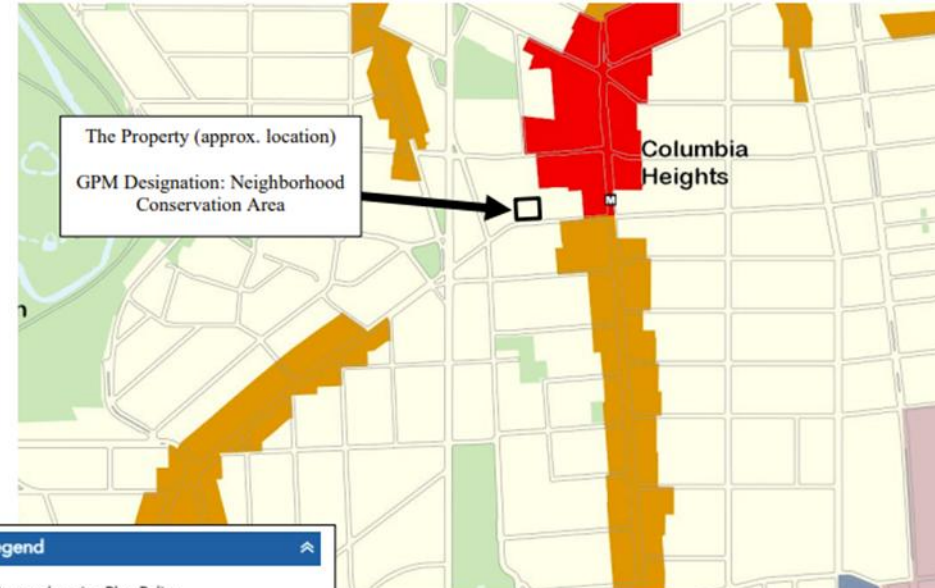
Proposed Zoning: RA-4

| | Existing Zone: RA-2 | Proposed Zone: RA-4 |
|------------------------|--|--|
| Height | 50 ft. | 90 ft. |
| Floor Area Ratio (FAR) | 1.8 max. | 3.5 max. |
| | 2.16 max. (IZ) | 4.2 max. (IZ) |
| Penthouse Height | 12 ft., except | 20 ft. max. |
| | 15 ft. mechanical space | |
| Lot Occupancy | 60% max. | 75% max. |
| Rear Yard | 4 in. per 1 ft. of principal building height but not less than 15 ft. min. | 4 in. per 1 ft. of principal building height but not less than 15 ft. min. |
| Side Yard | None required, but min. 4 feet if provided | None required, but min. 4 feet if provided |
| GAR | 0.4 | 0.3 |

Comp Plan Analysis



- Density typically ranges from 1.8 to 4.0 FAR.
- The RA-3 Zone District is consistent with the Medium Density Residential category, and other zones may also apply.



Affordable Housing Goal

| Planning Area | Affordable Unit Goal | % of Progress Towards Goal (December 2024) |
|---|----------------------|---|
| Far Southeast and Southwest | 1,120 | 234.9% |
| Far Northeast and Southeast | 490 | 258.6% |
| Lower Anacostia Waterfront & Near Southwest | 850 | 109.3% |
| Mid-city | 1,010 | 154.2 % |
| Upper Northeast | 1,350 | 66% |
| Central Washington | 1,040 | 88.7% |
| Rock Creek East | 1,500 | 79.6% |
| Near Northwest | 1,250 | 33.4% |
| Capitol Hill | 1,400 | 34 % |
| Rock Creek West | 1,990 | 11.6% |
| Total | 12,000 | 88% |

IZ Plus

OP recommends IZ+ since the proposed zone permits higher density (FAR) development than what was permitted by the former zone. The applicant has stated future redevelopment will exceed IZ+ requirements.

Citywide and Planning Area Elements

- Land Use Element
- Housing Element
- Transportation Element
- Mid-City Area Element