



# **ZC 25-01**

## **Map Amendment (RA-1 to RA-2)**

**Ward Memorial AME Church**  
**227 & 241 42<sup>nd</sup> Street NE**

**OP Setdown Presentation**  
**May 8, 2025**



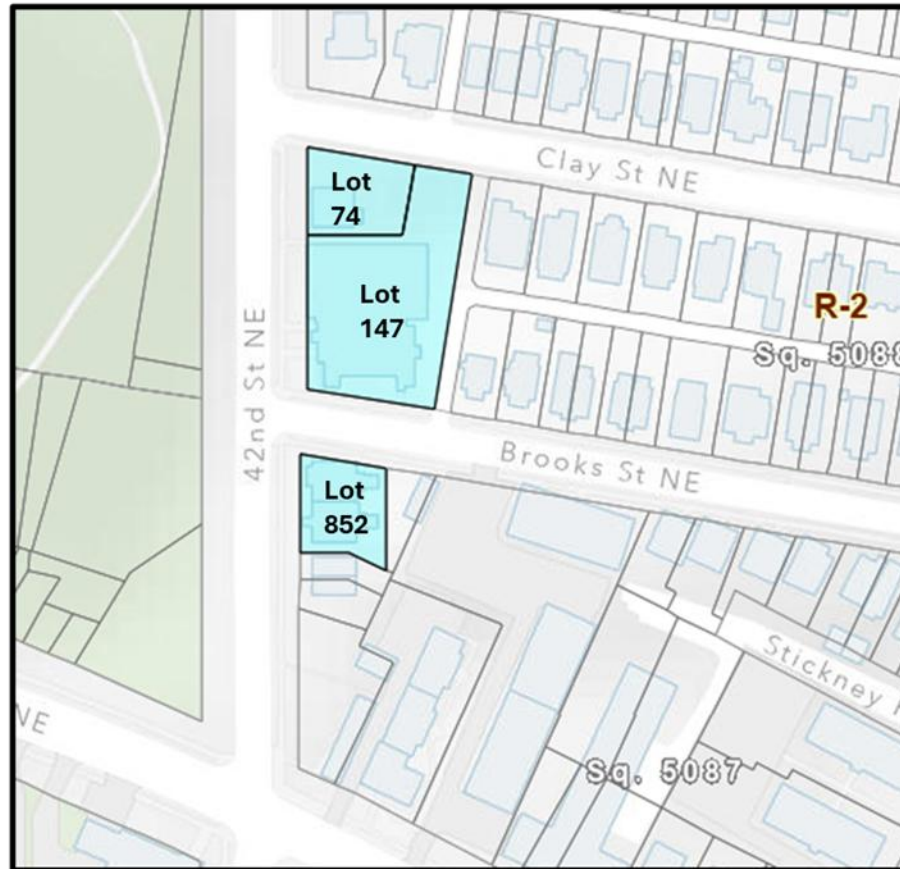
# ZC 25-01

## Site Location & Zoning

**Current  
Zoning:  
RA-1**

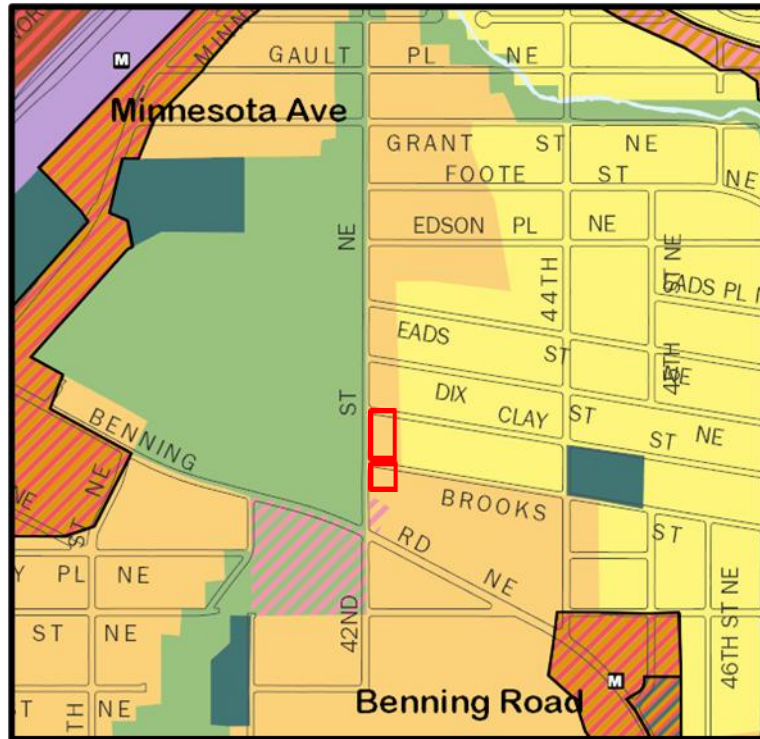
**Proposed  
Zoning:  
RA-2**

**Surrounding  
Zones:  
R-2, RF-1**



# ZC 25-01 Comprehensive Plan Analysis

**Future Land Use Map (FLUM)**



- Residential-Moderate Density (RMOD)

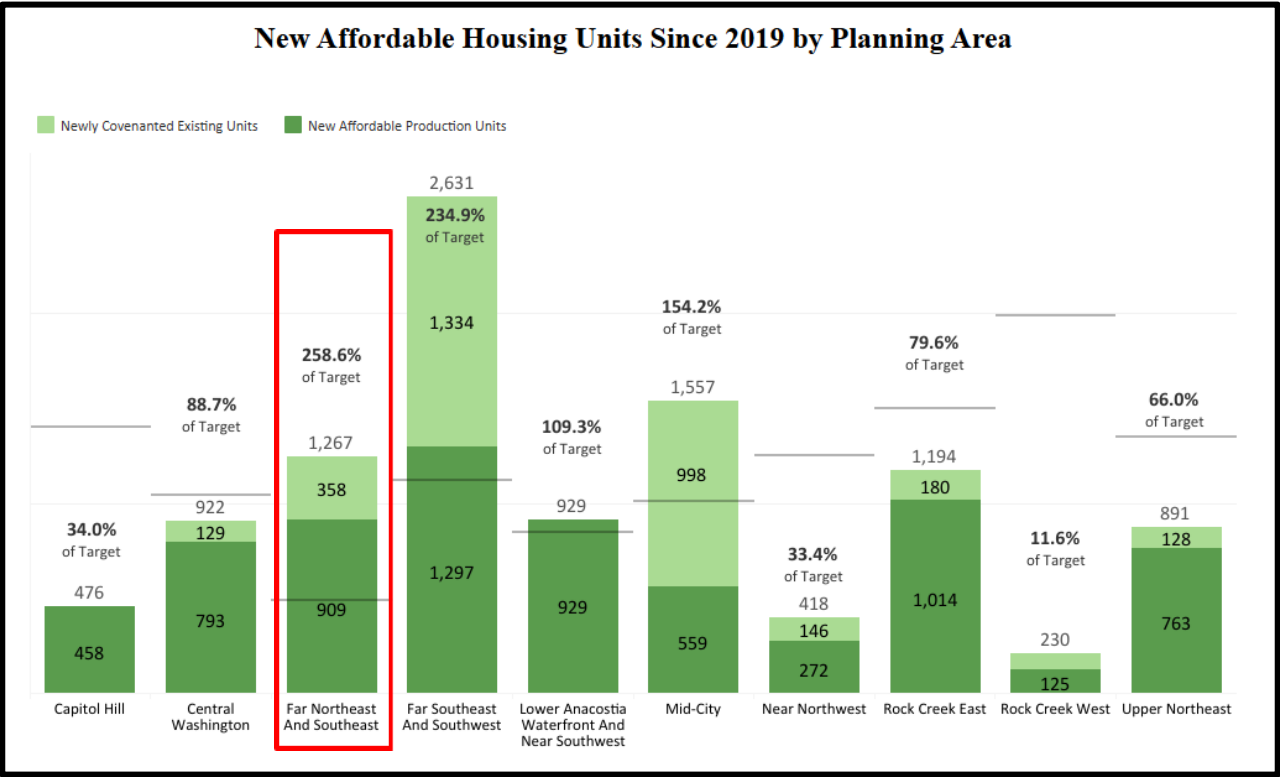
**Generalized Policy Map (GPM)**



- Neighborhood Enhancement Areas
- Neighborhood Conservation Areas



**ZC 25-01**  
**Racial Equity/IZ Plus**



The December 2024 DMPED housing equity update indicates that the planning area has greatly exceeded its target amount. Therefore, **OP is not recommending IZ Plus standards for the subject application.**