

ZC Application No. 25-04

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5045 Hanna Place SE
R-2 to MU-4
Ed Villard
December 7, 2025

ZONING COMMISSION
District of Columbia
CASE NO. 25-04
EXHIBIT NO. 19

Subject Property

Current Zone: R-2

↳ Low to Moderate-density

Proposed Zone: MU-4

↳ Medium-density mixed-use zone

Land Area: 5,312 sq. ft.



Subject Property Context



Purpose and Tenant Displacement

- ⚡ Avert poor housing conditions
- ⚡ Galvanized water supply pipes in bathrooms have resulted in a reduction of water pressure and quality of life for current residents
- ⚡ Risk of pipes bursting due to internal corrosion will continue to increase
- ⚡ All current residents are in support and will be returning, at rental rate at least 20% less than comparable units, after the new building is complete
- ⚡ Current tenants will be provided with an up-front payment to cover the difference in rent at a comparable apartment during construction of a new building (~10 Months)
- ⚡ Prevent a situation similar to what the residents of Benning Park Apartments (Ward 7) are currently experiencing. These issues appear to be the result of neglect and deferred building maintenance

Map Amendment Overview & Community Engagement

- Proposing a change in the zone from R-2 to MU-4 based on the FLUM designation as Residential-Moderate Density and Commercial-Moderate Density
- MU-4 zone allows for multi-family and commercial uses; R-2 is limited to single-family dwellings, public recreation/community centers, and schools
- Office of Planning recommends approval and has confirmed that the proposed action is not inconsistent with the Comprehensive Plan, including the Future Land Use Map
- "Boots on the Ground" community engagement
- Applicant has not received any community opposition to this proposal
- Requesting a covenant on the subject site to restrict commercial uses as two (2) neighboring property owners expressed concern over retail uses

Zoning Comparison

	Existing Zone: R-2	Proposed Zone: MU-4
	Allowed as a Matter-of-Right	Allowed as a Matter-of-Right
Height	40 ft., 3 Stories	50 ft., No Limit on Stories
Lot Occupancy	40% (60% for Church & Public Schools, 20% for Recreation/Community Centers)	Residential - 60%, 75% (IZ) Non-residential – not limited
FAR	N/A	Residential - 2.5, 3.0 (IZ) Non-residential – 1.5
Use	Single-Family Residential, Public Recreation/Community Centers, Churches	Shopping and business needs, housing, and mixed uses

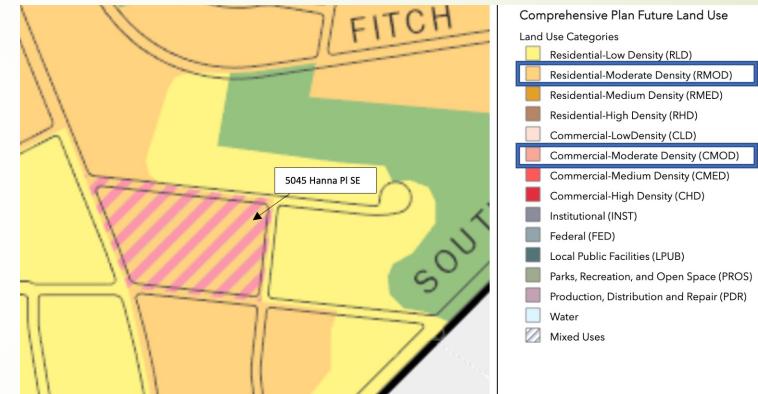
Consistency with Comprehensive Plan and Policies

Outline:

- ⤵ Framework Element and Future Land Use Map (Page 8)
- ⤵ Generalized Policy Map (Page 9)
- ⤵ Evaluate the Zoning Action through a Racial Equity Lens (Page 10-11)
- ⤵ Citywide Elements (Page 12)
- ⤵ Spot Zoning (Page 13)

Framework Element and Future Land Use Map

- ☒ The Subject Property is designated as Residential-Moderate Density and Commercial-Moderate Density on the Comprehensive Plan Future Land Use Map, consistent with the proposed MU-4 zoning
- ☒ The Framework Element expressly identifies the MU-4 zone as being consistent with both the Low Density Commercial and Moderate Density Commercial FLUM designation. The proposed MU-4 zone permits a maximum residential density of 2.5 FAR (3.0 FAR with Inclusionary Zoning), of which no more than 1.5 FAR may be devoted to non-residential uses, which is consistent with the Framework Element guidance on the typical density range in areas with a moderate-density residential/commercial FLUM designation
- ☒ The proposal will provide infill development on an underutilized site and has the potential to provide new housing; which is encouraged by the Comprehensive Plan



Generalized Policy Map

The Comprehensive Plan Generalized Policy Map (GPM) designates the subject site as being located in a Neighborhood Conservation Area. Per the GPM, “the guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods, but not preclude development, particularly to address city-wide housing needs.”

The purpose of this application is to address our city's need for affordable housing units. Granting the proposed zoning action would be in alignment with the purpose of the GPM.

According to the GPM, “Densities in Neighborhood Conservation Areas are guided by the Future Land Use Map and Comprehensive Plan Policies.” The Future Land Use Map designates the subject site as Residential-Moderate Density (RMOD) and Commercial-Moderate Density (CMOD) which translates to a MU-4 zoning designation.

With this being the case, the proposed zoning map amendment is not inconsistent with the GPM or the FLUM.

Evaluate the Zoning Action through a Racial Equity Lens

Indicator	Outcome
Direct Displacement	Temporary displacement of residents who will return upon delivery of new units; at a discounted rate
Indirect Displacement	Increase in amount of housing on subject site Proximity to public transportation (metrorail, bicycle and pedestrian infrastructure) decreases living expenses, as residents will not need to own a car
Housing	Significant increase in the amount of new housing that can be constructed on the Property compared to existing zoning Newly constructed units will be more energy efficient and will reduce utility costs for residents Increased potential for family sized units due to increase in allowed density

Evaluate the Zoning Action through a Racial Equity Lens Cont.

Indicator	Outcome
Transportation	Located one mile from Benning Road Metrorail station Located less than .1 miles from Metrobus stop on Benning Road
Education / Health / Wellness	.4 miles from Kipp DC Leap Academy .8 miles from CW Harries Elementary School .3 miles from Woody Ward Community Center .9 miles from Capitol View Neighborhood Library
Environmental	Renewable energy generation via solar panels Access to community solar New development will incorporate resilient building features aimed at mitigating impacts of extreme heat, flooding, soil erosion, etc.

Citywide Elements

- **Land Use Element:** addresses the numerous, challenging land use issues that are present in the District, including:
 - Directing growth and new development to achieve economic vitality and creating jobs while minimizing adverse impacts on residential areas and open spaces
 - Promoting transit-accessible, sustainable development
 - Providing adequate housing, particularly affordable housing (10-A DCMR § 300.2)
- **Housing Element:** Describes the importance of housing to neighborhood quality in DC, and the importance of providing housing opportunities for all segments of the population throughout the District. (10-A DCMR § 500.1)
- **Framework Element:** States that the stress of poverty, combined with substantial population growth, has created a housing affordability crisis that must be addressed. The need for more housing, and more affordable housing, has become an important policy goal that, if addressed and achieved, will help the city be more resilient. (10A DCMR § 213.5)
- **Far Northeast and Southeast Element:** Encourages improvement in environmental quality, especially along Watts Branch. Far Northeast and Southeast was impacted for years by the now defunct Benning Road incinerator and continues to face noise, air pollution, and truck traffic from I-295 and other thoroughfares

Spot Zoning

- Spot Zoning is an issue when it is arbitrary or purely for private benefit. In this scenario the proposed zoning action would benefit the community through the production of quality affordable housing units while remaining in line with the city's comprehensive plan
- The proposed zoning action would not result in a use that differs from the adjacent parcels. The site will maintain a residential use
- We respectfully submit that the proposed zoning action is a reasonable action that does not constitute improper spot zoning and advances public objectives

Conclusion

- ☒ The proposed zoning action is not inconsistent with the Comprehensive Plan as viewed through a racial equity lens
- ☒ The proposed zoning action is consistent with the District's plans and policies for the Property and the surrounding area
- ☒ The proposed zoning action is an act of proactivity and will prevent further reductions in the quality of life of existing tenants while simultaneously producing of new affordable housing units that are much needed in our community

Questions

