

ZC Case 25-10

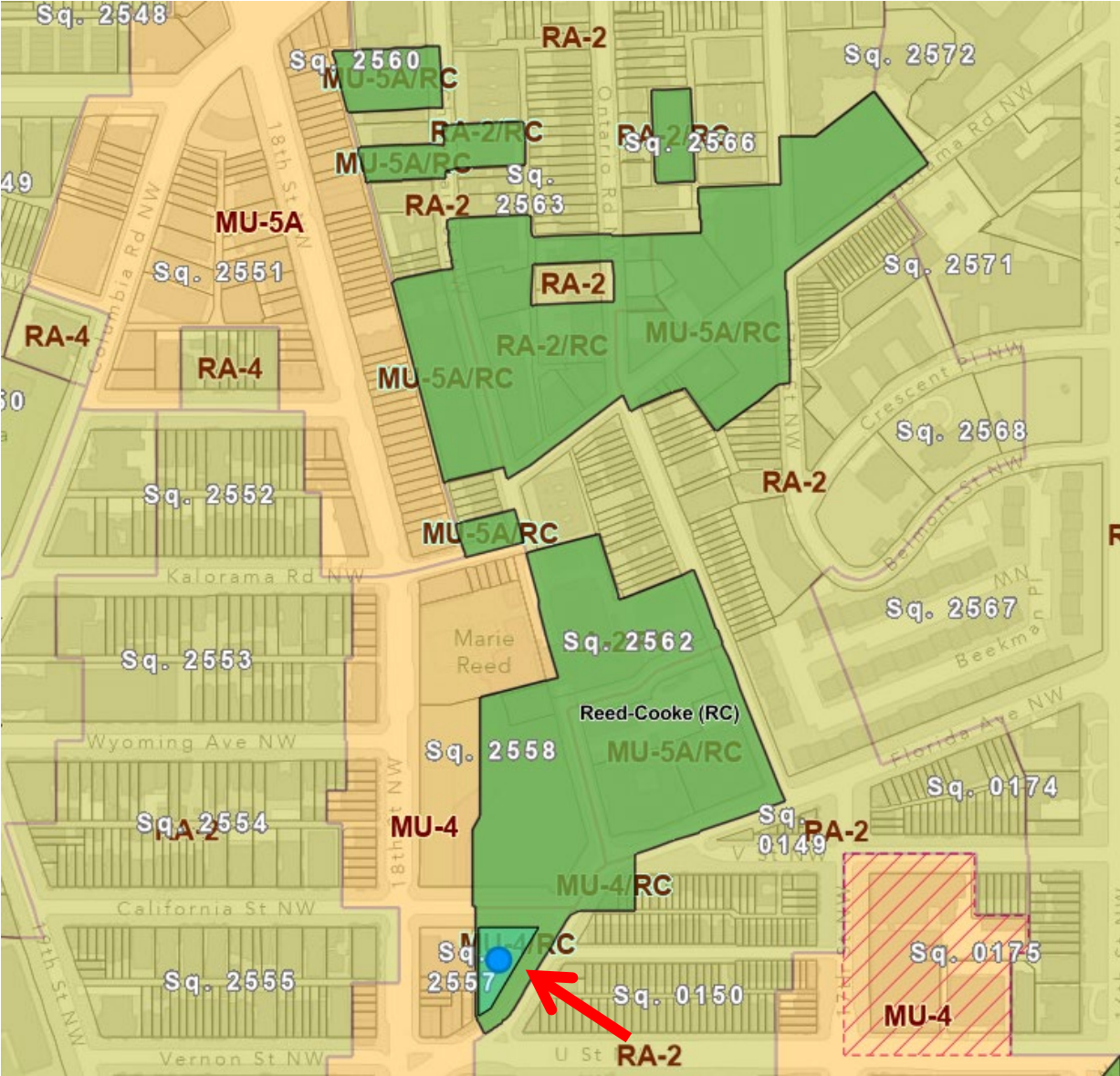
Zoning Text Amendment to Prohibited Uses in Reed-Cooke Overlay for 1781 Florida Avenue NW

Applicant: Alturas, LLC

Summary of Proposal

- Applicant owns the property at 1781 Florida Avenue NW (Lot 800, Square 2557)
- The property is in the MU-4 zone and subject to the “Reed-Cooke” overlay, which includes 41 prohibited uses under Subtitle U § 514.3
- Proposed text amendment would exclude the property from four prohibited uses in the overlay:
 - Off-premises beer and wine sales
 - Parcel delivery service
 - Restaurant or fast-food establishment
 - Veterinary hospital

Zoning Map



The Property



Background on Reed-Cooke Zoning

- Due to its commercial/industrial roots, much of the neighborhood was zoned C-M-2 (PDR-2) until the mid-1980's
- At time of rezoning, Reed-Cooke neighborhood was characterized by a wide mix of uses, including residential, commercial, light industrial, and utilities
- Comprehensive Plan designated Reed-Cooke as “special treatment area,” with policy goals to:
 - Protect current housing and provide for development of new housing
 - Maintain heights and densities at appropriate levels
 - Encourage small-scale business development that will not adversely affect the residential community

Background on Reed-Cooke Zoning

- Rezoning implemented in two phases
 - Phase I - ZC Case 86-12
 - Rezoning of existing residential properties from PDR-2 to RA-2 or MU-5A
 - Phase II – ZC Case 88-19
 - Rezoning of commercial properties from PDR-2 to MU-5A, MU-4 or RA-2
 - Creation of overlay with prohibited uses
- Balance of goals in Phase II
 - Allow appropriate density and community-serving commercial uses
 - Prohibit uses that could be seen as adversely impacting residential areas

Proposed Text Amendment

Subsection 514.3 of Section 514 – PROHIBITED USES (MU-USE GROUP E) of Subtitle U, USE PERMISSIONS is proposed to be amended to read as follows:

514.3 In the MU-4/RC and MU-5A/RC zones, the following uses shall be prohibited:

- (a) Antenna tower in excess of twenty feet (20 ft.) in height;
- (b) Any use not permitted in the MU-10 zone, except a parking lot as permitted by Subtitle U § 203.1(k);
- (c) Assembly hall, auditorium, or public hall;
- (d) Automobile laundry;
- (e) Automobile or truck sales;
- (f) Automobile rental agency that stores or services automobiles within an RC zone;
- (g) Bar or cocktail lounge;
- (h) Billiard parlor or pool hall;
- (i) Boat or other marine sales;
- (j) Bowling alley;
- (k) Bus passenger depot;
- (l) Drive-through;
- (m) Funeral mortuary or other similar establishment;
- (n) Gasoline service station or repair garage;
- (o) Hotel;
- (p) Motorcycle sales or repair;
- (q) Movie theater;
- (r) Off-premises alcoholic beverage sales, except that the off-premises beer and wine sales accessory use in the grocery store located in Square 2572, Lot 36, may continue as a matter of right provided that it shall not occupy more than 2,078 square feet of the store's gross floor area, **and that the off-premises beer and wine sales may be permitted as a matter of right primary or accessory use in Square 2557, Lot 800;**
- (s) On-premises dry cleaning establishment;
- (t) Parcel delivery service establishment other than one exclusively dedicated to serving a sound stage or a movie, video, or television production facility that existed on April 26, 1991, **except that a parcel delivery service establishment may be permitted as a matter of right in Square 2557, Lot 800;**
- (u) Restaurant or fast food establishment, **except that a restaurant may be permitted as a matter of right in Square 2557, Lot 800;**
- (v) Satellite reception dish greater than fifteen feet (15 ft.) in diameter;
- (w) Transient accommodations that are not home occupations;
- (x) Veterinary hospital, **except that a veterinary hospital may be permitted as a matter of right in Square 2557, Lot 800;** and
- (y) Video game parlor.

Goals and Objectives of Text Amendment

- Promotes neighborhood-oriented commercial uses
 - Ex. High-end grocer w/alcohol sales, restaurant, veterinary hospital, UPS store
- Alleviates challenges in finding tenants and avoids prolonged vacancies
- Limits adverse effects to nearby residential community
 - Southern-most parcel in Overlay that is naturally separated from residential parts of Reed-Cooke
 - “Island” with no directly abutting properties
 - Relatively small property cannot attract large tenants
 - Proposal would not exempt property from other prohibited uses such as bar, cocktail lounge or assembly hall

Standard of Review

The Zoning Commission shall find that the petition is not inconsistent with the Comprehensive Plan and with other adopted public policies and active programs related to the subject text

Subtitle X § 1300.2

Zoning Commission's Racial Equity Tool



Part I – Guidance
through the
Comprehensive Plan



Part II – Community
Outreach and
Engagement



Part III – Disaggregated
Data Regarding Race
and Ethnicity



Part IV – Criteria to
Evaluate a Zoning
Action

Part I - Not Inconsistent with Comprehensive Plan

- FLUM – Moderate Density Residential/Low Density Commercial
 - “Small business districts that draw primarily from surrounding neighborhoods to larger business districts that draw from a broader market area”
- GPM – Main Street Mixed Use Corridor
 - “Pedestrian oriented environment with traditional storefronts”
- Citywide Elements
 - Consistencies with Land Use , Economic Development, Urban Design and Mid City Area Element
- Adams Morgan Vision Framework
 - Seeks to “redefine” retail by addressing high turnover and vacancy rates
 - Property is in “Subdistrict 4” which is intended as a “gathering point for several retailers”

Part II – Community Outreach

- Support from Advisory Neighborhood Commission 1C
- Support from Reed-Cooke Neighborhood Association
 - RCNA supports applicant's "ability to find new tenants and avoid extended vacancies at the Property. This will benefit the neighborhood by increasing activation and foot traffic around the Property."
 - Proposed uses are "unlikely to impact our neighbors"

Part III – Disaggregated Data

- See OP Report

Part IV – Racial Equity Criteria

- No direct or indirect displacement
- Improves access to opportunity - Potential to create job opportunities with excellent public transit access
- Encourages neighborhood-serving retail