



Delegated Action of the Executive Director

PROJECT

Text Amendment to Subtitle U, Section 514.3 at Square 2557, Lot 800

1781 Florida Ave, NW
Washington, DC

NCPC FILE NUMBER

ZC 25-10

NCPC MAP FILE NUMBER

33.10(06.00)46126

REFERRED BY

Zoning Commission of the District of Columbia

DETERMINATION

Approval of report to the Zoning Commission

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a proposed text amendment to Subtitle U, Section 514.3 of the Zoning Regulations for review and comment by NCPC. The proposal would amend use prohibitions of the Reed-Cooke Mixed-Use Zoning to grant additional flexibility to the subject property located at 1781 Florida Avenue, NW (Square 2557, Lot 800). The property is located at the southern end of the MU/RC zoned area and is bound by an alley to the west, California Street, NW to the north, U Street, NW to the south, and Florida Avenue, NW to east.

The text amendment would facilitate the site to fill a vacancy and could enable the furtherance of the desired mix of uses through future development. It would exempt the property from current regulations that prohibit off-premises alcoholic beverage sales, a restaurant, a veterinary hospital, and a parcel delivery store at this location, making these uses as a matter-of-right for this lot. The applicant has owned the property since 2000 and proceeded with complete renovation, reopening the building in 2006. Since then, the property has been home to a fitness studio on the second floor. After years of tenant turnover, the majority of the 1st floor space was reconfigured to accommodate a pharmacy in 2022. However, that tenant has since vacated the property and it is largely vacant. The District of Columbia Office of Planning has determined the proposal to expand on the limited new uses permitted is not inconsistent with the Future Land Use Map (FLUM) or the Generalized Policy Map and is consistent with and aligns with the types of businesses that the Adam's Morgan Vision Framework imagines in this area.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Further, it is not near any federal property that would be impacted by the text amendment and the amendment does not appear to be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.

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Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text Amendment to Subtitle U, Section 514.3 at Square 2557, Lot 800 would not be inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* nor would it adversely impact any other identified federal interests.



Marcel Acosta
Executive Director

12/31/2025

Date