



ZC 25-18

PUD and Related Map Amendment (RA-2 to RA-3)

Champlain Street Partners
2384 Champlain Street NW

OP Setdown Presentation
January 15, 2026



ZC 25-18

Recommendation & Background

OP recommends that the Zoning Commission **set down the application for public hearing.**



- 7,348 SF lot
- Seeking PUD and Map Amendment to redevelop the lot with a 50-foot-tall multifamily building
 - 80% lot occupancy
 - ~ 28,731 SF residential gross GFA
 - ~ 3.90 FAR
 - ~ 44 affordable units
 - 30-80% MFI
 - 4 off-street parking spaces



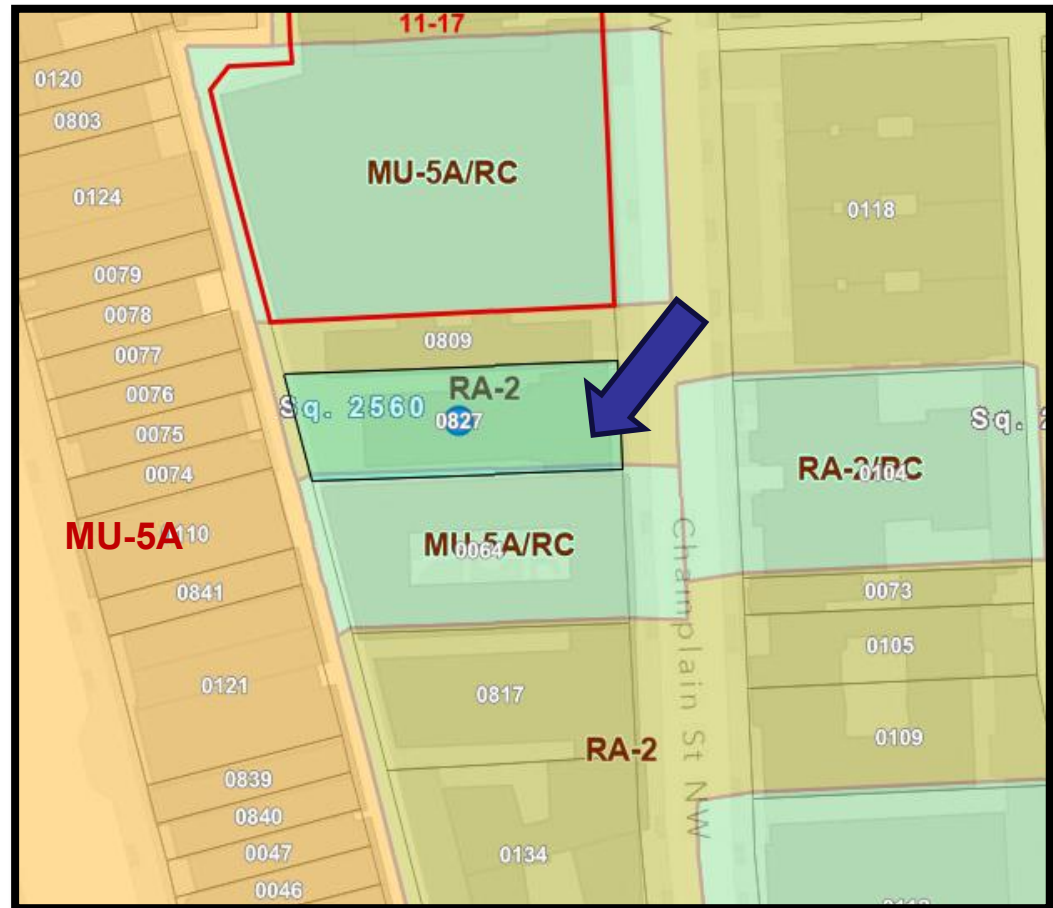
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Site Location & Zoning

**Current
Zoning:
RA-2**

**Proposed
Zoning:
RA-3**

**Surrounding
Zones:
RA-2, MU-5A,
MU-5A/RC**



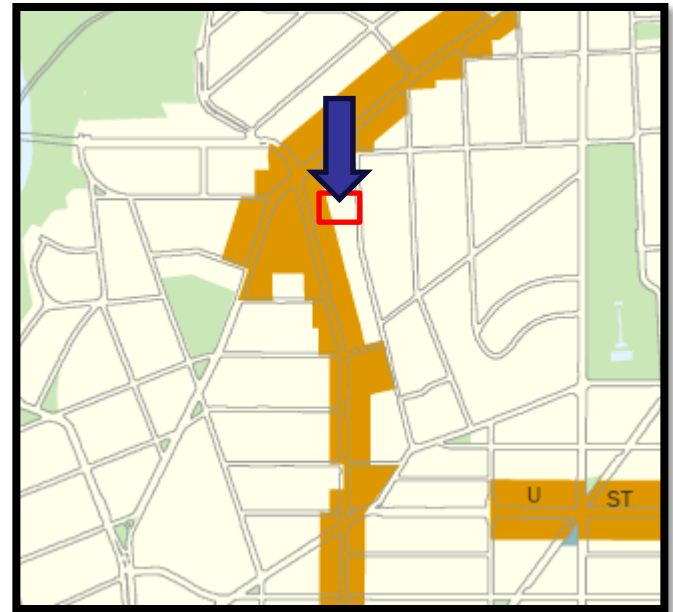
ZC 25-18 Comprehensive Plan Analysis

Future Land Use Map (FLUM)



- Residential-Moderate Density (RMOD)

Generalized Policy Map (GPM)

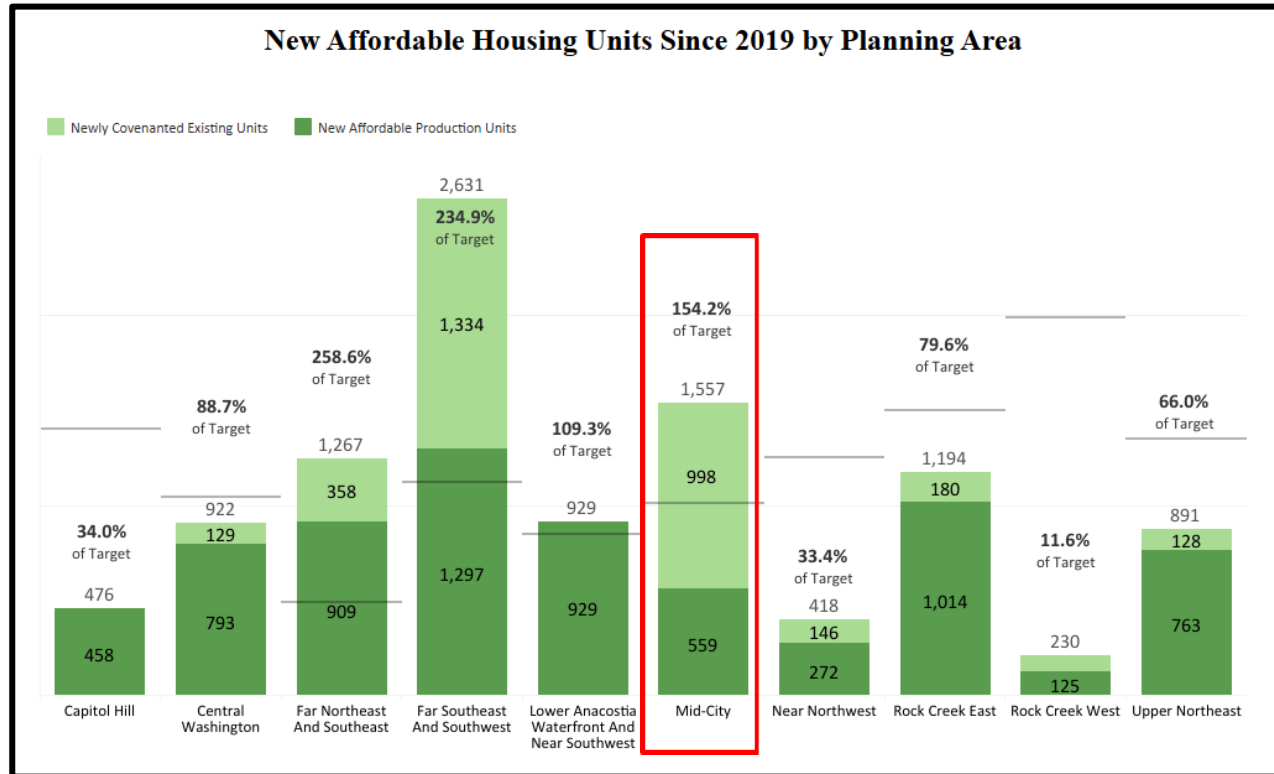


- Neighborhood Conservation Areas



ZC 25-18

Racial Equity & IZ Plus



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