



ZC 26-02

Map Amendment (PDR-3 to MU-10)

639 Florida Ave, LLC, 641 Florida Ave, LLC, 645
Florida Ave, LLC & Homayoun Yeroushalmi Map
Amendment

639, 641, 645, 647 Florida Avenue NW

OP Setdown Presentation
May 14, 2026



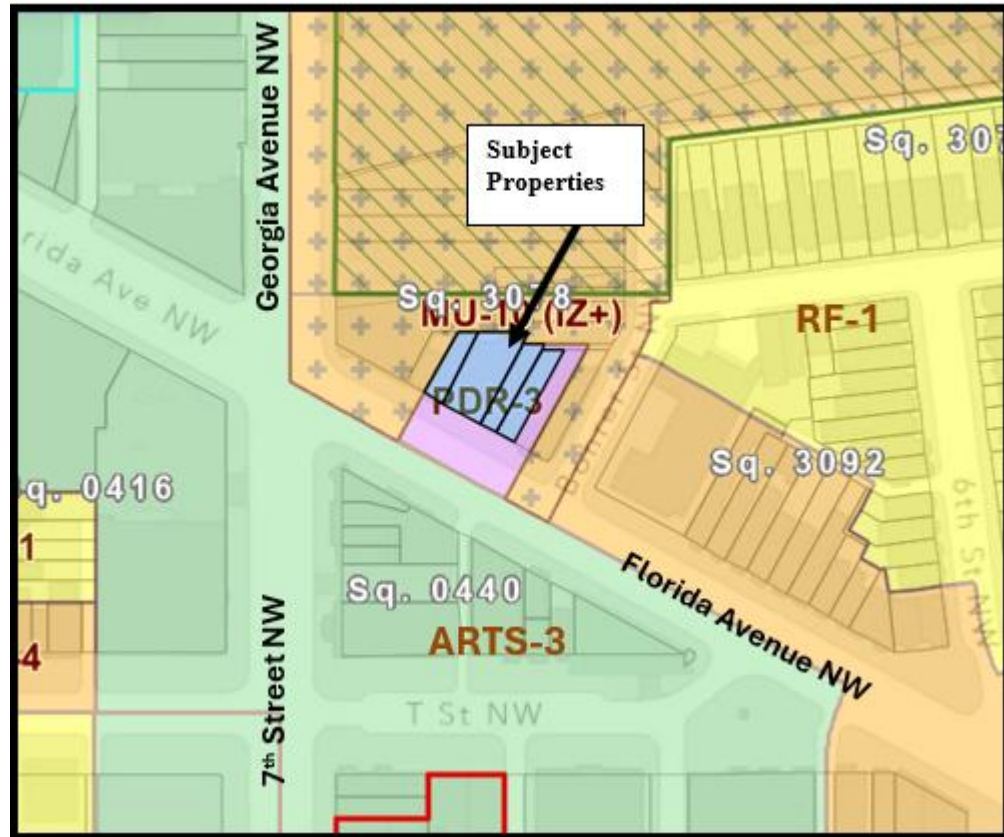
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Site Location & Zoning

Current Zoning:
PDR-3

Proposed Zoning:
MU-10

Surrounding Zones:
RF-1, MU-10,
ARTS-2, ARTS-3

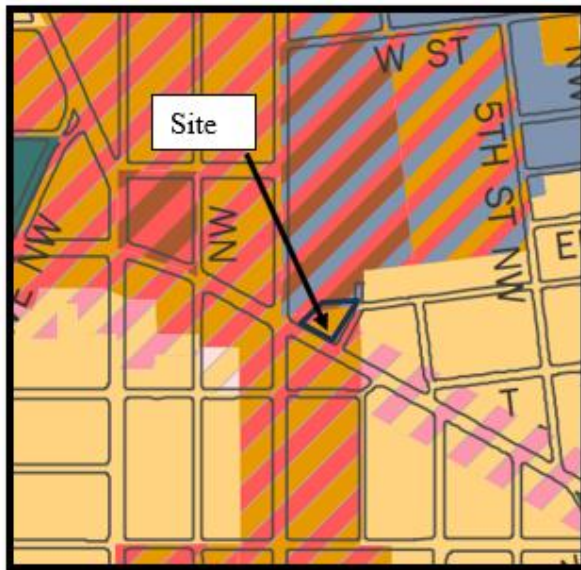




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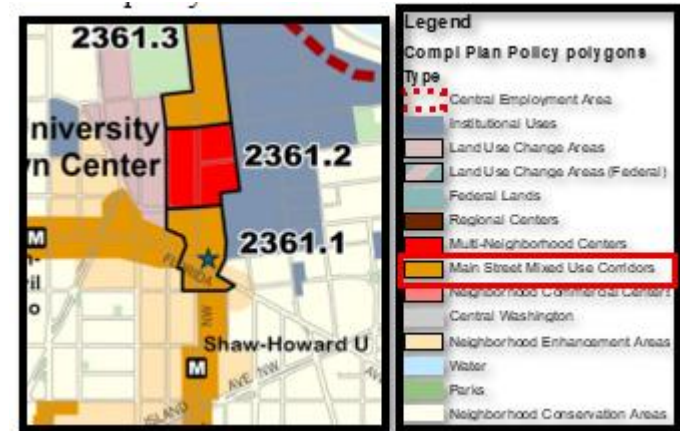
Comprehensive Plan Analysis

Future Land Use Map (FLUM)



- Residential-Medium Density (RMED)
- Commercial-Medium Density (CMED)
- Mixed Uses

Generalized Policy Map (GPM)

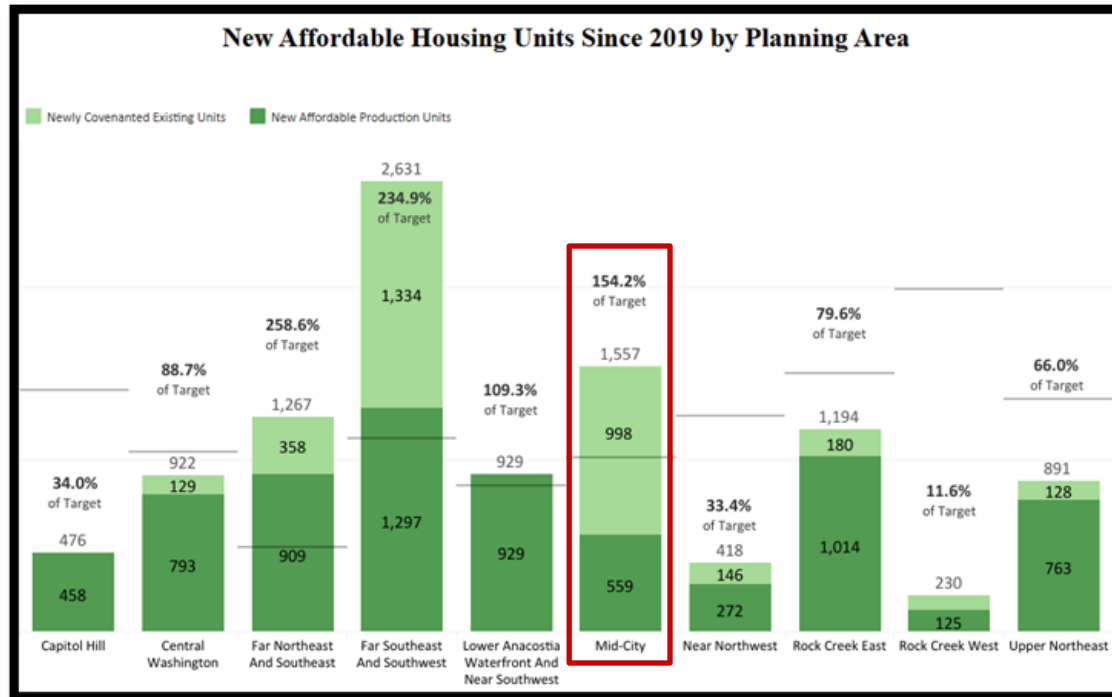


- Main Street Mixed Use Corridors



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Racial Equity & IZ Plus Analysis



The December 2024 DMPED housing equity update indicates that the planning area highlights that the Mid-City Planning Area has exceeded the Mayor's 2025 affordable housing goal (154.2% of the target goal). OP notes that the housing equity goals are designed to achieve a minimum of 15% in a planning area, and that they are minimums only. **Therefore, OP is recommending that IZ Plus applies to the application.**



ZC 26-02 Recommendation

OP recommends that the proposed map amendment be **set down for public hearing.**