

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING
AND
Z.C. ORDER NO. 17-15
Z.C. Case No. 17-15
(Zoning Map Amendment @ Lot 85 in Square 3846 from PDR-2 to MU-6)
March 26, 2018

The Zoning Commission for the District of Columbia (Zoning Commission), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 (2012 Repl.)), hereby amends the Zoning Map to rezone Square 3846, Lot 85 from the PDR-2 zone to the MU-6 zone.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on February 23, 2018, at 65 DCR 001902. In response the Commission received comments from DC for Responsible Development and Ward 5 Alliance for Equity.

The comments from DC for Responsible Development expressed general concern about the need for studies to identify and mitigate environmental and public service impacts prior to the Commission's approval of the proposed map amendment. The Ward 5 Alliance for Equity comments noted that the proposed rezoning would result in higher density development on the site and further exacerbate traffic congestion in an area where several construction projects are already underway.

In analyzing these comments, the Commission considered that the Future Land Use Map (FLUM) designates the property for a mix of high-density residential use and medium-density commercial use. As noted by OP, the current PDR zone is not consistent with the FLUM and rezoning to MU is needed to permit "a mix of housing and other development specifically recommended in the Comprehensive Plan's Upper Northwest Area Element and in the location's relevant Small Area Plan." The Commission is confident that the requisite planning in support of this amendment has occurred and notes both the Office of Planning and the District Department of Transportation supported it. Neither of the affected Advisory Neighborhood Commissions submitted reports.

The Commission therefore took final action at a public meeting on March 26, 2018 to adopt the map amendment as proposed.

The Zoning Map of the District of Columbia is amended as follows:

SQUARE	LOT	Map Amendment
3846	85	PDR-2 to MU-6


On February 1, 2018, upon the motion of Chairman Hood, as seconded by Vice Chairman Miller, the Zoning Commission took **PROPOSED ACTION** to **APPROVE** the petition at the conclusion of its public hearing by a vote of **5-0-0** (Anthony J. Hood, Robert E. Miller, Peter A. Shapiro, Peter G. May, and Michael G. Turnbull to approve).


On March 26, 2018, upon the motion of Commissioner Turnbull, as seconded by Vice Chairman Miller, the Zoning Commission took **FINAL ACTION** to **APPROVE** the petition at its public meeting by a vote of **5-0-0** (Anthony J. Hood, Robert E. Miller, Peter A. Shapiro, Peter G. May, and Michael G. Turnbull to approve).

In accordance with the provisions of 11-Z DCMR § 604.9, this Order shall become final and effective upon publication in the *DC Register*; that is on May 11, 2018.

BY THE ORDER OF THE D.C. ZONING COMMISSION

A majority of the Commission members approved the issuance of this Order.


 ANTHONY J. HOOD
 CHAIRMAN
 ZONING COMMISSION


 SARA A. BARDIN
 DIRECTOR
 OFFICE OF ZONING

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The full text of this Zoning Commission Order is published in the “Final Rulemaking” section of this edition of the *D.C. Register*.