

ZONING COMMISSION NOTICE OF PUBLIC HEARING

APPLICATION NO:

ZC 21-17

APPLICANT

Congress Park Community Partners, LLC

CASE SUMMARY:

- Air Rights
- Modification
- Map Amendment
- Campus Plan (Further Processing)
- Planned Unit Development
- Design Review

TIME AND PLACE: Monday, February 14, 2022, 4:00 p.m.
WebEx or Telepresence - Instructions will be provided on the CZIS website by Noon of the Hearing Date.

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:
Z.C. Case No. 21-17 (Congress Park Community Partners, LLC - Zoning Map Amendment at Square 8014, Portion of Lot 801).

THIS CASE IS OF INTEREST TO ANC'S:

REGULATORY ZONING:

On October 5, 2021, the Office of Zoning received an application from Congress Park Community Partners, LLC (the "Applicant") requesting review and approval for a Zoning Map Amendment from the R-1 zone to the M-1-400 zone for the eastern portion of Lot 801 at Square 8014 (the "Property").

The Property, which contains approximately 46,343 square feet of land area (approximately 1.06 acres), is generally bounded by Alabama Avenue, S.E. to the north, Sassafras Street, S.E. to the south, Congress Street, S.E. to the east, and the former school building to the west. The Property is located in the Congress Heights neighborhood of Ward 8. The area surrounding the Property contains a collection of commercial, residential, institutional, and government uses. To the northeast, across Alabama Avenue, is the historic Saint Elizabeths East Campus, including the recently completed Entertainment and Sports Arena and Residences at St. Elizabeths East, and St. Elizabeths Hospital. Directly north of the Property are accessory and closely zoned, as well as some medium-density residential uses. To the northeast is medium-density residential uses. To the south, west, and immediate east are medium-density residential uses. The Congress Heights Memorial station is located only approximately 450 feet west of the Property.

The Property is located within the boundary of the Far Southwest / Southeast Area Element of the Comprehensive Plan for the National Capital. The Comprehensive Plan Future Land Use Map ("FLUM") and Commission Policy Map ("CPM") designate the Property as Local Public Facilities and Neighborhood Enhancement Area, respectively.

The Office of Planning submitted its report to the Office of Zoning on December 6, 2021, and the application was set down for a public hearing by the Zoning Commission on December 18, 2021.

The Applicant filed its Preliminary Submissions with the Zoning Commission on December 17, 2021.

The complete record in the case, including the Applicant's filings and the OP report, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://gis.dcoz.dc.gov/Comm/Search/Search.aspx>.

This virtual public hearing will be conducted in accordance with the amended case provisions Subtitle Z, Chapter 4 of the Zoning Regulations (Title 11, Zoning Regulations of 2014, of the District of Columbia Municipal Regulations) which includes the text provided in the Notice of Final Rulemaking adopted by the Zoning Commission in Z.C. Case No. 20-11 (effective October 30, 2020).

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC:

8 E/04

Public Hearing Date/Time:

Monday, Feb. 14, 2022 4:00 PM

Location:

VIRTUALLY VIA WEBEX (SEE DCOZ.DC.GOV FOR DETAILS)

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW

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