

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 21-26
(NRP Properties, LLC – Consolidated PUD & Related Map Amendment
@ Square 772-N, Lot 3 [301 Florida Avenue, N.E.]
December 9, 2021

THIS CASE IS OF INTEREST TO ANCs 6C and 5D

On December 3, 2021, the Office of Zoning received an application NRP Properties, LLC (the “Applicant”) for approval of a map amendment for the above-referenced property.

The property that is the subject of this application consists of a property located at 301 Florida Avenue N.E. in Ward 6, and which is currently zoned PDR-1. The Applicant is proposing a map amendment to rezone the property to the MU-30 zone.

The PDR-1 zone is intended to permit moderate-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones. The maximum density in the PDR-1 zone district is 3.5 FAR. The maximum permitted height is 50 feet and three stories. The maximum permitted penthouse height is 10 feet and one story.

The MU-30 zone is intended to (a) permit high-density mixed-use development including office, retail, and housing, with a focus on employment; and (b) be located in or near the downtown core that comprises the retail and office centers for both the District of Columbia and the metropolitan area. The maximum density in the MU-30 zone is 8.5 FAR (10.2 FAR for IZ developments), of which no more than 8.5 FAR may be devoted to non-residential uses. The maximum permitted height in the MU-30 zone is 110 feet with no limit on the number of stories. The maximum permitted penthouse height in the MU-30 zone is 20 feet and one story, with a second story permitted for penthouse mechanical space. The maximum lot occupancy for residential uses is 100%.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.