GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FINAL RULEMAKING
and
Z.C. ORDER NO. 02-33
Z.C. Case No. 02-33
(Map Amendment – Square 4327)
(Fort Lincoln Urban Renewal Area)
July 31, 2003

The Zoning Commission for the District of Columbia, pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2001)), having held a public hearing as required by § 5 of the Act (D.C. Official Code § 6-641.05 (2001)), and having referred the proposed amendment to the National Capital Planning Commission for a 30-day period of review pursuant to that same section, hereby gives notice of the adoption of the following amendment to the Zoning Map of the District of Columbia.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on May 30, 2003 (50 D.C. Reg. 4279) for a 30-day notice and comment period. No comments were received. At its meeting on March 12, 2003, the National Capital Planning Commission found that the proposed map amendment to rezone a certain parcel of undeveloped land from C-3-C, SP-2, and R-5-D to C-2-B in Square 4327, bounded by New York Avenue, N.E., South Dakota Avenue, N.E., and Fort Lincoln Drive, N.E., would not negatively impact the federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital or the Fort Lincoln Urban Renewal Plan.

Prior to this amendment, the subject property – a portion of Square 4327 bounded by the east side of South Dakota Avenue, N.E., the south side of 33rd Place, N.E., and Fort Lincoln Drive, N.E.; the west side of the exit ramp between New York Avenue, N.E. and Fort Lincoln Drive, N.E.; and the north side of New York Avenue, N.E. – was zoned C-3-C, SP-2, and R-5-D. By report dated August 29, 2002, the Office of Planning ("OP") on behalf of the National Capital Revitalization Corporation Redevelopment Land Agency Revitalization Corporation petitioned the Commission to rezone the subject property to a new zoning designation, C-2-B. OP asserted that the rezoning is needed to satisfy the District's obligation to ensure conformity with the Fort Lincoln Urban Renewal Plan designation for the subject property as the site for retail – shopping development within the Fort Lincoln Urban Renewal Area. By report dated November 15, 2002, OP recommended the map amendment, citing the conformity of the amendment to the Fort Lincoln Urban Renewal Plan and the Comprehensive Plan.

The Commission, at the February 24, 2003, public meeting, took proposed action to approve the rezoning of a portion of Square 4327 bounded by the east side of South Dakota Avenue, N.E., the south side of 33rd Place, N.E., and Fort Lincoln Drive, N.E.; the west side of the exit ramp

between New York Avenue, N.E. and Fort Lincoln Drive, N.E.; and the north side of New York Avenue, N.E. to C-2-B. The Commission noted that the record was left open to receive additional information following the hearing. Advisory Neighborhood Commission 5A voted to support the amendment. The Fort Lincoln Civic Association opposed the amendment. OP filed a supplemental report dated February 7, 2003, in support of the rulemaking.

Based on the above, the Commission finds that the proposed amendment to the Zoning Map is in the best interests of the District of Columbia, consistent with the intent and purpose of the Zoning Act and the Zoning Regulations, and not inconsistent with the Comprehensive Plan for the National Capital.

In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby **APPROVES** a change in zoning from C-3-C, SP-2, and R-5-D to C-2-B for a portion of Square 4327 bounded by the east side of South Dakota Avenue, N.E., the south side of 33rd Place, N.E. and Fort Lincoln Drive, N.E., the west side of the exit ramp between New York Avenue, N.E. and Fort Lincoln Drive, N.E., and the north side of New York Avenue, N.E.

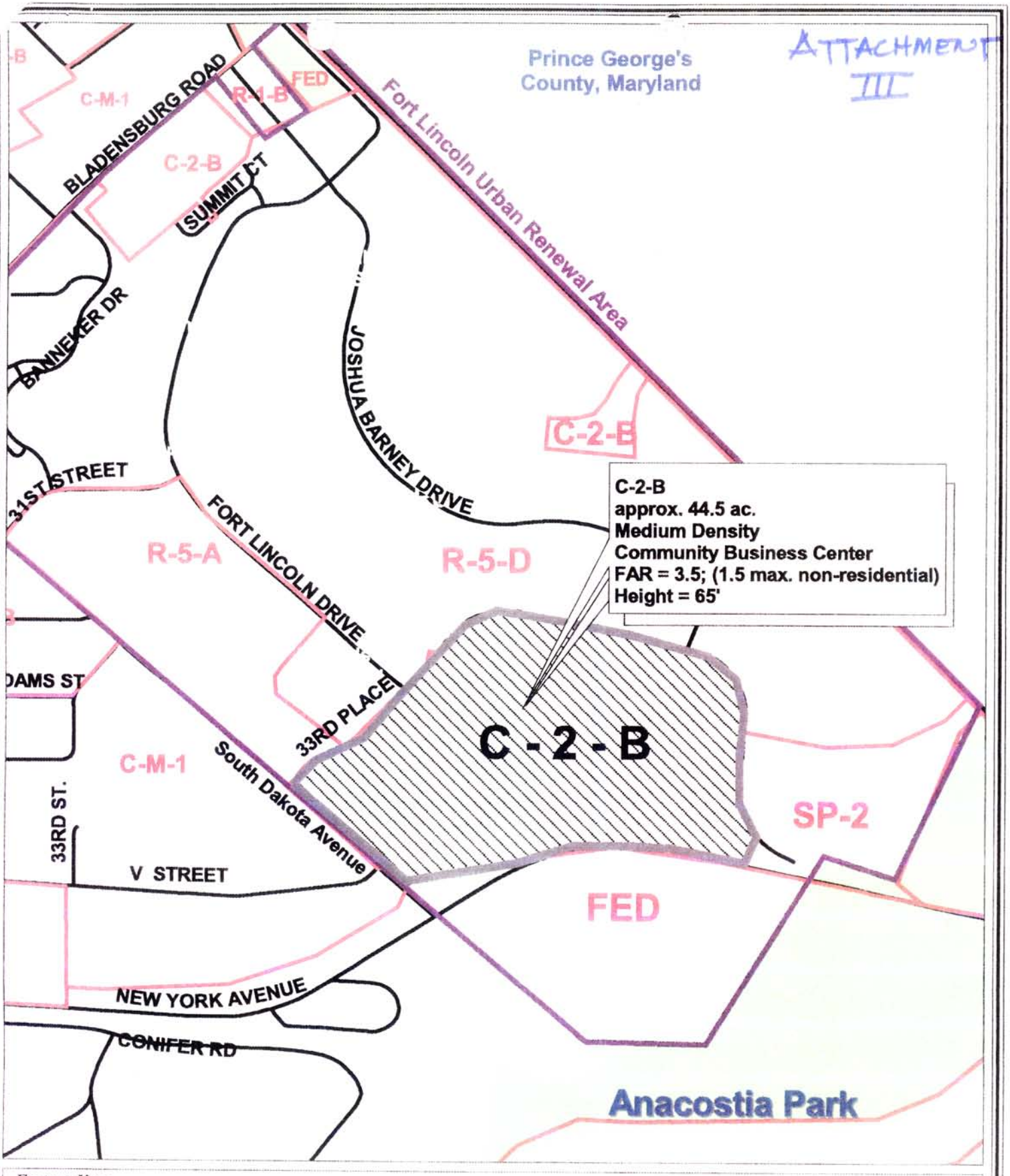
Vote of the Zoning Commission taken at its public meeting on February 24, 2003, to **APPROVE** the proposed rulemaking: **3-2-0** (Carol J. Mitten, Anthony J. Hood, and James H. Hannaham to approve; John G. Parsons and Peter G. May against).

This Order and Final Rulemaking were **ADOPTED** by the Zoning Commission at its public meeting on July 31, 2003, by a vote of **3-2-0** (Carol J. Mitten, Anthony J. Hood, and James H. Hannaham to adopt; Peter G. May and John G. Parsons against).

In accordance with the provisions of 11 DCMR § 3028.9, this order shall become effective upon publication in the *D.C. Register*, that is, on OCT 17 2003.

Carol J. Mitten
CAROL J. MITTEN
CHAIRMAN
ZONING COMMISSION

Jerrily R. Kress
JERRILY R. KRESS, FAIA
DIRECTOR
OFFICE OF ZONING


Prince George's
County, Maryland
ATTACHMENT III
BLADENSBURG ROAD
C-M-1
R-1-B
FED
C-2-B
SUMMIT CT
BANNEKER DR
Fort Lincoln Urban Renewal Area
JOSHUA BARNEY DRIVE
C-2-B
31ST STREET
FORT LINCOLN DRIVE
R-5-A
R-5-D
C-2-B
approx. 44.5 ac.
Medium Density
Community Business Center
FAR = 3.5; (1.5 max. non-residential)
Height = 65'
DAMS ST
33RD PLACE
C-2-B
C-M-1
South Dakota Avenue
33RD ST.
SP-2
V STREET
FED
NEW YORK AVENUE
CONIFER RD
Anacostia Park
Feature Key
Zoning Boundaries
Site
Zoning Commission Case # 02-33, Fort Lincoln
PROPOSED ZONING
DC Office of Planning
January 8, 2003
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