

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 809

Case No. 96-9C and 95-16P

November 22, 1996

At its regular monthly meeting on October 21, 1996, the Zoning Commission for the District of Columbia authorized public hearings for Z.C. Case Nos. 96-9C and 95-16P.

Z.C. CASE NO. 96-9C

**(Consolidated PUD and Map Amendment
@ 3900 Harewood Road, N.E.)**

Case No. 96-9C is an application from the law firm of Wilkes, Artis, Hedrick and Lane on behalf of the Catholic University of America. The applicant is requesting consolidated review and approval of a planned unit development (PUD) and related change of zoning from R-5-A to SP-1 for parcels 122/55 and 155/74 located at 3900 Harewood Road, N.E.

The PUD would consist of a new three-story building plus a below-grade level to accommodate a non-profit Intercultural Center devoted to the study of papal teachings of the Roman Catholic Church. The building would be constructed to a height of 66 feet and would contain approximately 100,000 square feet of total building area and 64,230 of gross floor area. Upon completion, the building would occupy 4.9 percent of its 11 acre site. The total floor area ratio (FAR) of the new structure would be 0.126.

ANC-4D

The entire site is currently zoned R-5-A. The applicant is requesting a map amendment from the existing R-5-A zone district designation to the SP-1 designation for the site. R-5-A zone district allows all types of urban residential development as a matter of right, as well as other related uses including libraries and museums. This zone also permits certain institutional and semi-public uses, such as colleges, universities, and private schools by special exception.

The proposed SP-1 zone district permits medium-density development and is designed to act as a buffer to residential uses. The uses permitted as a matter of right include all those permitted in the R-5 zone plus certain other institutional establishments such as private schools, community centers and chanceries.

Z.C. ORDER NO. 809
CASE NOS. 96-9C & 95-16P
PAGE NO. 2

Z.C. CASE NO. 95-16P

(Preliminary PUD and Map Amendment @ 100 Potomac Avenue,
S.E.)

Case No. 95-16P is an application from Florida Rock Properties, Inc. requesting preliminary (first Stage) approval of a planned unit development (PUD) and change of zoning from M to C-3-C for Lots 800, 801, and 802 in Square 707, Lot 809 in Square 708, Lots 807 and 808 in Square 707, and Lot 809 in Square 7085, located at 100 Potomac Avenue, S.E.

The applicant proposes to develop an office/retail/hotel project. The proposal is for 6.0 FAR of office development plus a 2.0 FAR hotel component and has a maximum height of 130 feet. The site is bounded by Potomac Avenue, the Anacostia River and the Capitol Gateway.

ANC-6B

The M District permits general industrial uses to a maximum FAR of 6.0 and a maximum height of 90 feet with new residential uses prohibited.

The C-3-C District permits matter of right major business and employment centers of medium/high density development, including offices, retail, housing, and mixed uses to a maximum height of 90 feet, a maximum floor area ratio (FAR) of 6.5 for residential and other permitted uses, and a maximum lot occupancy of 100 percent.

It is hereby ORDERED that Z.C. Case Nos. 96-9C and 95-16P be scheduled for public hearings. The formal notices of public hearing are forthcoming.


MADELIENE H. DOBBINS
Director