



NCPC File No. ZC 05-35

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT FOR
STANTON SQUARE RESIDENTIAL DEVELOPMENT**

Bounded by Elvans Road, Stanton Road and Pomeroy Road, SE

Squares 5877, Lots 60-61, 78, 832, 835, 853-858, 873 878, 879.
Washington, D.C.

Delegated Action of the Executive Director

July 26, 2007

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed planned unit development and map amendment for the Stanton Square residential development would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a planned unit development and map amendment rezoning from R-3 to R-5-A for the Stanton Square residential development, a mixed income housing project of approximately 187 dwelling units with one third dedicated to and made available as workforce affordable units with portions established for households earning up to 60% and 80% of the Area Median Income. The 8.1 acre project site, located in the Fort Stanton neighborhood, is owned by Horning Brothers/ Stanton Square, LLC. The project will construct new or improve public roads, alleys, parking, tot lot, rain gardens and row type townhouses at Square 5877, Lots 60-61, 78, 832, 835, 853-858, 873, 878, 879 in southeast Washington, DC. The project will include two third of the units for sale at market rate with the balance dedicated as low to moderate income workforce dwelling units. It should be noted that on May 23, 2007, the District Department of Transportation responded to the Director of Zoning, through memorandum, that it “cannot approve the Consolidated PUD application as drafted”. The issues of concern to DDOT, however, are local interest issues.

The project is situated east of the Anacostia River and is located north of Suitland Parkway. The proposed development is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

Patricia E. Gallagher, AICP
Executive Director