

**CONSOLIDATED PLANNED UNIT DEVELOPMENT AND MAP AMENDMENT  
SHERIDAN TERRACE  
Southeast, Washington, D.C.**

Submitted by the Zoning Commission of the District of Columbia

**Delegated Action of the Executive Director**

September 25, 2008

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 Consolidated Planned Unit Development for a 344-unit, residential development located between Sheridan, Pomeroy, Bowen, Sayles and Stanton Roads in southeast Washington, D.C. and related map amendment from R-5-A to R-5-B and C-2-A is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a 344-unit consolidated planned unit development and a related map amendment at Sheridan Terrace in southeast Washington, D.C.

The map amendment would allow for the northwestern portion of the site to be zoned C-2-A and the rest of the site to be zoned R-5-B. Currently, the entire site is zoned R-5-A. The proposed zoning would allow increased lot occupancy and smaller side and rear yards as well as a commercial use, a community center in a mixed-use, multi-family building at the northern portion of the site.

The development proposal consists of 344 market rate and workforce housing units less than one-half mile from the Anacostia Metro Station on a steeply sloped site next to Suitland Parkway. Included in this design are various housing types; ranging from multi-family units to townhouses. A community center will be included in the development on the first floor of a mixed-use, multi-family building located at the northern end of the site.

