



Delegated Action of the Executive Director

PROJECT
Map Amendment at Square 3846
 Channing PI NE and Reed St NE
 Washington, DC

REFERRED BY
 Zoning Commission of the District of Columbia

NCPC FILE NUMBER
 ZC 10-30

NCPC MAP FILE NUMBER
 00.00(06.20)43621

DETERMINATION
 Approval of report to the Zoning
 Commission of the District of Columbia

REVIEW AUTHORITY
 Advisory
 per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The applicant (Jemal’s Channing Place LLC) has requested that the official zoning map of the District of Columbia be amended to rezone Square 3846 and adjacent lots from C-M-2 to C-2-C. The site is located just northwest of the intersection of Channing Place NE and Reed Street NE, and is bounded on the west by the Washington Metropolitan Area Transportation Authority’s Red Line. The reasons for the proposal are as follows:

- The current C-M-2 zoning does not permit new multifamily residential development.
- The area immediately east of the property is already zoned C-2-C.
- The Future Land Use Map of the Comprehensive Plan designates the property for mixed-use: high density residential and medium density commercial uses.

NCPC staff finds that the proposed map amendment is not inconsistent with the Comprehensive Plan for the National Capital. Rezoning the property would allow for new residential development near the Rhode Island Avenue Metrorail station, which may provide federal employees additional opportunities to commute via mass transit.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed map amendment to rezone Square 3846 and adjacent lots from C-M-2 to C-2-C would not be inconsistent with the Comprehensive Plan for the National Capital.

 Marcel Acosta
 Executive Director

 [Date]