

LRDTF FACT SHEET

RIGGS ROAD CENTER, LLC REZONING APPLICATION CASE 18-11



FIVE KEY POINTS

1. Owner of Dakota Liquors property and surrounding buildings requesting a zoning change from industrial to mixed use.
2. Justifying change based on small area plan and other zoning documents.
3. Main result of change would allow for residential (market and affordable housing), broader retail uses.
4. Oct. 22: The Zoning Commission approved the matter to be “set down.”
5. Nov. 26: ANC 4B resolution supported amendment.
6. Feb. 7: Zoning hearing scheduled.

SUMMARY

- **Owner:** Riggs Road Center LLC and Avissar Riggs Road LLC
- **Address:** 5642 3rd Street NE, 5648 3rd Street NE, and 5650 3rd Street NE (Square 3710, Lots 848, 849, and 199)
- **Description:** Industrial buildings on 84,649 SF (1.94 acres)
- **Current zoning:** Production, Distribution & Repair (PDR)-1 zone (formerly known as C-M-1), which “is intended to permit moderate-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zone” —

<http://handbook.dcoz.dc.gov/zones/production-distribution-and-repair/pdr-1/>

- **Requested zoning:** MU-4 zone, which will: (a) permit moderate-density mixed-used development; (b) provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and (c) be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers. (11 DCMR Subtitle G §400.3)
- **Justification by developer:** “Consistent with the Future Land Use Map (“FLUM”) designation for the Property, the 2009 Riggs Road and South Dakota Avenue Area Development Plan (“Small Area Plan”), the Rock Creek East Area Element of the Comprehensive Plan, and the Comprehensive Plan’s Land Use Element.”
- **What is FLUM designation?:** Mixed use Moderate Density Residential and Moderate Density Commercial: (1) Moderate Density Residential: Used to define the District’s row house neighborhoods, as well as its low-rise garden apartment complexes; also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there also may be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or not zoned at all). (10A DCMR §225.4) (2) Moderate Density Commercial: Used to define shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger businesses.—*Office of Planning.*
- **Office of Planning report:** On October 10, OP recommended case to be “set down” (for public hearing):
On balance, the proposal to rezone the subject site from PDR-1 to MU-4 would be not inconsistent with the Comprehensive Plan and would help to further development priorities in the District. The varying policies cited in this report work together to support the redevelopment of an underutilized site located in an area well-served by mass public transportation. It would support the redevelopment of a site with multiple existing auto-oriented uses into a site with a mixture of commercial and residential uses, including the potential for affordable housing [LRDTF Note: Through inclusionary zoning]. The rezoning would be consistent with adjacent development patterns, would not be directly adjacent to

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existing low density residential areas, and would facilitate the mixing of compatible uses and increase residential density. Further, the rezoning would reinforce the major intersection of 3rd Street, NE/South Dakota Avenue, NE and Riggs Road NE as a defined neighborhood center with commercial uses that will directly support and benefit the community.

- **Community outreach:** The Applicant: (1) mailed a Notice of Intent on May 11, 2018, to ANC 4B and property owners within 200 feet (**LRDTF Note:** Most are nearby businesses); (2) appeared at ANC 4B meeting on June 25, 2018; (3) was in contact with ANC 4B08 Commissioner Barbara Rogers, who in turn updated LRDTF; (4) met with the LRDTF on Oct. 25; and (5)
- **Presented before ANC 4B on Nov. 26:** Developer gave presentation similar to that before the LRDTF, Gwen Cofield followed with overview of that meeting, and small area plan context, some residents had questions about zoning/potential development. ANC approved resolution supporting map amendment.
- **OP comparison chart.** See below.

LRDTF Note:

Key differences including: (1) eliminating PDR and storage use; (2) allowing for residential, to include IZ; (3) slight changes to floor area, lot maximum and yard sizes; (4) allowance for residential parking (vehicle and bikes).

	Existing Zone: PDR-1			Proposed Zone: MU-4		
	25 feet min. for each lot line that abuts a residential zone or use			8 ft. min for single or semi-detached dwelling units only		
Vehicle Parking:	PDR	1 per 1,000 sq. ft. in excess of 3,000 sq. ft.		Residential	1 per 1 dwelling unit (single dwelling unit) 1 per 2 dwelling units (residential flat) 1 per 3 dwelling units in excess of 4 units (multiple dwelling units)	
	Retail and Service	1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.		Retail and Service	1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft.	
	Office	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.		Office	0.5 per 1,000 sq. ft. in excess of 3,000 sq. ft.	
Bike Parking:	PDR	1 per 20,000 sq. ft. for long-term	None prescribed for short-term	Residential (multiple dwelling)	1 per 3 dwelling units for long-term	1 space per 20 dwelling units for short-term
	Retail and Service	1 per 10,000 sq. ft. for long-term	1 per 3,500 sq. ft. for short-term	Retail and Service	1 per 10,000 sq. ft. for long-term	1 per 3,500 sq. ft. for short-term
	Office	1 per 2,500 sq. ft. for long-term	1 per 40,000 sq. ft. for short-term	Office	1 per 2,500 sq. ft. for long-term	1 per 40,000 sq. ft. for short-term
GAR:	0.3 min.					
	0.1 min. for a lot with a building that is only one story 0.2 min. for a lot with a building that is only two stories			0.3 min.		

	Existing Zone: PDR-1		Proposed Zone: MU-4	
Permitted Uses:	Production, Distribution, Repair, Storage, Retail, Service, and Office ¹		Retail, Service, Office, Residential Use ²	
Lot Area:	None prescribed			
Lot Width:	None prescribed			
Height:	50 ft. max.			
Penthouse Height:	12 feet max. (1 story)			
	15 feet mechanical max. (2 stories)			
FAR (floor area ratio):	2.0 max. for restricted uses		2.5 max. (1.5 max. for non-residential)	
	3.5 max. for unrestricted uses		3.0 with inclusionary zoning (IZ)	
Lot Occupancy:	None prescribed		60% max.	
			75% max. with IZ	
Rear Yard:	12 feet min.		15 ft min.	
	25 feet min. for each lot line that abuts a residential zone or use			
Side Yard:	None prescribed		None prescribed	

¹ These are the general uses permitted in the PDR-1 zone. For a complete list of permitted uses please refer to 11 DCMR Subtitle U § 800.

² These are the general uses permitted in the MU-4 zone. For a complete list of permitted uses please refer to 11 DCMR Subtitle U § 512.