September 16, 2026

To: The Honorable Timothy Adams, Councilmember

Kathleen Canning, Legislative Counsel, PHED Committee

Rana Hightower, Legislative Officer , PHED Committee

From: Maurene Epps McNeil, Chief Zoning Hearing Examiner

RE: CB- 081-2026

Thank you for the opportunity to submit the following comments on the proposed revision to CB-81-2026, since I have to go to District Court in the morning and may not be present when you discuss the bill in Committee.

(1) The purpose clause makes the mistake of placing the name of a zone outside of the parentheses and the acronym within. It has been a longstanding practice to do the opposite (i.e. RE (Residential Estate) Zone). Moreover the practice is placed within the Zoning Ordinance. See Sections 27-4102 -Classes of Zones, and Part 27-5 -Table of Uses. Please change the first page's purpose clause accordingly.

(2) There does not appear to be any minimum/maximum acreage for the use. Given all that it embodies (housing, community services, recreational service, private streets, etc. ) it would be helpful to amend the definition on page 2, or the specific standards on page 7 of the bill, to provide a minimum and maximum acreage to safely accommodate all that is envisioned on the site. Similarly, it may be helpful to provide a setback of some sort from surrounding single-family residences.

(3) Page 7, lines 12-13 should be revised to “the acreage of the site allocated to residential use, notwithstanding the land use density recommended by the applicable Master or Sector Plan.”

(4) On page 8, there is a reference to 27-5402 (D)(2)(A) and I can’t find that Section.

(5) On page 8, the language in (2) can be simplified as follows: The Zoning Hearing Examiner shall issue a recommended disposition, and not a final decision. The District Council shall render the final decision in accordance with the required findings in Section 27-3604(e).

(6) The minimum parking standards are currently only provided for places of worship. Since this use is akin to an enclave or residential, recreational, office, and religious uses,

some of which may serve the general public, you may want to require a small visitor parking area.