

Introduced by: Councilmember Smith

**CITY OF TAKOMA PARK, MARYLAND**

**RESOLUTION 2015-20**

**RESOLUTION OPPOSING ZONING TEXT AMENDMENT 15-04 TO SECTION 3.4.5 OF  
THE MONTGOMERY COUNTY ZONING ORDINANCE DEALING WITH  
EDUCATIONAL INSTITUTION (PRIVATE) USES**

- WHEREAS**, Zoning Text Amendment 15-04 was introduced at the Montgomery County Council meeting on March 3, 2015 and concerns Section 3.4.5 of the Montgomery County Zoning Ordinance dealing with Educational Institution (Private) uses; and
- WHEREAS**, Zoning Text Amendment 15-04 proposes to permit a height of up to 65 feet for Educational Institution (Private) uses in all applicable zones unless the height limit of the zone is higher than 65 feet; and
- WHEREAS**, the Council understands Zoning Text Amendment 15-04 originated from the Washington Adventist University to accommodate a proposed building for the Health Professions and Wellness Center on Maplewood Avenue in Takoma Park that would be taller than the permitted height of 35 feet in the underlying R-60 single family residential zone; and
- WHEREAS**, Zoning Text Amendment 15-04 would allow properties throughout Takoma Park and Montgomery County to have heights that could cause significant negative impacts on surrounding neighborhoods; and
- WHEREAS**, the Council acknowledges the long-standing and positive role of Washington Adventist University in Takoma Park and recognizes its ongoing need to redevelop; and
- WHEREAS**, the Council upholds the importance of neighborhood compatibility with all new buildings, which entails appropriate height and setback, and stepback requirements, in spite of their use or ownership.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND** is strongly opposed to Zoning Text Amendment 15-04 on the grounds that increasing the height beyond the limit in the existing zone is incompatible with adjacent uses and inconsistent with the neighborhood character. Furthermore, Zoning Text Amendment 15-04 is an inappropriate means of achieving the Washington Adventist University's goal of expanding and growing, with unrelated, yet far-reaching impacts on neighborhoods and communities throughout Takoma Park and Montgomery County.

Adopted this 13th day of April, 2015

Attest:

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Jessie Carpenter, CMC  
City Clerk