



Takoma Park City Council Meeting – July 6, 2016 Agenda Item 6

Work Session

Discussion of Revised Site Plan of 6413 Orchard Avenue

Recommended Council Action

Discuss the Revised Site Plan.

Context with Key Issues

The applicant, Scott Siegal of Maggio Roofing, submitted a site plan application for a warehouse facility at 6413 Orchard Avenue on August 17, 2012. The facility is in a small commercial area adjacent to the Pinecrest neighborhood, in the public alley behind the existing Maggio Roofing offices at 6476 Sligo Mill Road. The square footage of the proposed warehouse facility triggered a parking requirement of 12 spaces, though the project only accommodates six parking spaces on site. The applicant prepared a request to waive the requirement for six of the 12 parking spaces.

The proposal was discussed in community meetings and before the City Council in September 2015. The site plan application for the warehouse at 6413 Orchard Avenue was revised in response to City Council Resolution 2015-53 encouraging the applicant to explore all options to satisfy the parking requirement. The revised plan eliminates the second floor area of the proposed building, thus reducing the proportional parking requirement in half, to only six spaces. As six parking spaces are accommodated on the site, the applicant is no longer requesting a waiver from the parking requirements. City Council Resolution 2015-53 also included support for the use of split-faced architectural block that is consistent with that used on the other building facades. Additional community concerns identified by City Council related to existing commercial activities at Sligo Mill Road and Orchard Avenue, specifically parking and circulation of commercial vehicles.

The Takoma Park City Council may transmit a Resolution on site plan applications to the Montgomery County Planning Board, the approval authority. If the Planning Board wishes to take a position that is in opposition to a position of the City Council, the Planning Board may only do so with a two-thirds majority vote.

Council Priority

A Livable Community for All; Engaged, Responsive & Service-oriented Government; Advance Economic Development Efforts

Environmental Impact of Action

The proposed plan will replace several temporary storage structures existing on site, incorporates stormwater management on site, and provides some new vegetation.

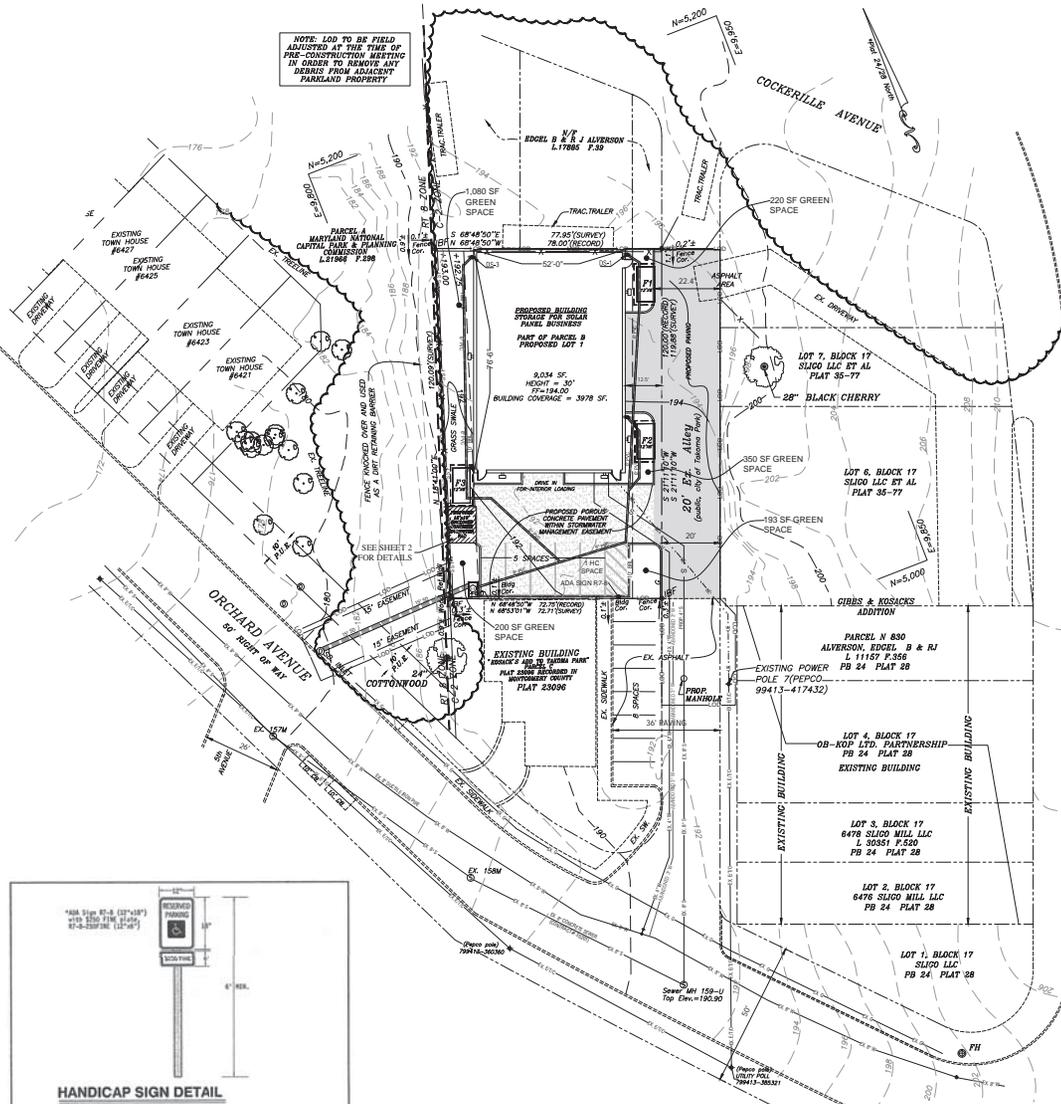
Fiscal Impact of Action

Real properties that are improved with new buildings increase the tax base. The site plan proposes a new building adding 3,978 square feet of commercial warehouse space. Existing commercial warehouse buildings immediately adjacent to 6413 Orchard Avenue are assessed between \$98 and \$245 per square foot. Based on this range, and Takoma Park's current tax rate of \$0.585 per \$100 of assessed value, the new building could result in \$2,280 to \$5,701 in additional annual real property taxes collected by the City.

Attachments and Links

- Revised Site Plan
- Development Review Page (with links to the site plan application and Resolution 2015-53): <https://takomaparkmd.gov/government/housing-and-community-development/community-development/development-review/>

NOTE: LOD TO BE FIELD ADJUSTED AT TIME OF PRE-CONSTRUCTION MEETING IN ORDER TO REMOVE ANY DEBRIS FROM ADJACENT PARKLAND PROPERTY



SURVEYOR'S CERTIFICATE:

THIS DRAWING AND THE TOPOGRAPHIC SURVEY WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12

DATE: FARDOKH ALIMHAMMADI
PROFESSIONAL LAND SURVEYOR
MD. REG. 21382

TOPOGRAPHIC INFORMATION NOTES:

1. THIS DRAWING AND THE SURVEYING WORK REFLECTED HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE MAY NOT REFLECT ALL EASEMENTS & ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY.
2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR VERIFIED PER FIELD SURVEY PERFORMING JANUARY 7, 2016.
3. THE VERTICAL CONTROL FOR THIS SURVEY WAS PROJECTED FROM THE FOLLOWING WSSC SEWER AS BUILT CONTRACT NO. 35201 MH 061159U
4. IBF INDICATES IRON BAR FOUND.
5. 2' TOPOGRAPHY BY ALMO ASSOCIATES, LLC.



VICINITY MAP SCALE: 1"=2000'

PROJECT DATA TABLE

(C-2/Revitalization Overlay Zone)

Development Standard	Permitted/Required	Proposed
Development Method		Standard
Minimum Tract Area	N/A	9,034 Square Feet
Minimum Setbacks:		
Front Front Lot Line	10 Feet	10 Feet
Site	0	0
Rear (Adjacent Side Yard of Residential Zone)	20 Feet *	10 Feet
(Adjacent zone R-2 & R-8)		
Maximum Building Coverage:		
- F.A.R.(Floor Area Ratio)	1.5 (13,551 S.F.)	0.44 (3,978 S.F.)
Minimum Green Area (%)	10%	22.6%-2,043 S.F.
Maximum Building Height (ft.)	30'(overlay zone)	30'
Parking Spaces	1.5 spaces 1,000 S.F. Floor Area 6 spaces	6 (1 HCP)**

* If adjoining residential zone, same as required for that zone.
On our property line, adjacent zoning is R-2 & R-20 setback is required. However, A reduced setback of 10' is proposed. Request for reduced setback is submitted.
** 5 spaces outside building / 1 space inside building

NOTES:

1. Address: 6413 Orchard Avenue, Takoma Park, MD, Municipality: Takoma Park
2. Zoning: C-2/Revitalization Overlay Zone
3. Existing Use: Storage Lot with Trailers
Proposed Use: "Wholly Enclosed Industrial Bldg."
4. Existing Site Area: Part Parcel B: 9,034 Square Feet
Proposed Site Area: 9,034 Square Feet
5. Election District: 13th
6. Tax Map: JN51
7. WSSC 200 Map: 208 NE 01
8. Water and Sewer Category: W-1 and S-1
9. Watershed: Sligo Creek
10. The topography shown on this plan is 2' topography based on field run survey by ALMO Associates, LLC
11. Parking Requirements:
Required Spaces:
Based on Proposed Use: 1.5/1,000 square feet
Total Spaces Required=6
Total Spaces Provided=6 (1 HCP)
Note: Water Request is submitted with Preliminary Plan and subsequent site plan Application.
12. Water and sewer service to be provided by WSSC.
13. Electric service is provided by PERCO.

STORMWATER MANAGEMENT NOTE:
A stormwater management concept has been Approved. By the City of Takoma Park, City Engineer. Stormwater requirements will be fulfilled, using the MDI criteria. The improvements of the site will be 75% proposed stormwater management includes, porous concrete pavement and filterra structure, and grass swale.

EROSION AND SEDIMENT CONTROL:
Erosion control measures will be provided as applicable given the highly urban nature of this site. It is anticipated silt fence, and silt protection will be used in the vicinity of disturbed areas.

EXISTING FEATURES LEGEND	
SUBJECT SITE BOUNDARY	---
ADJOINING SITE BOUNDARY	---
EX. STRUCTURES	[Symbol]
EXISTING CONTOURS (MINOR)	---
EXISTING CONTOURS (INDEX)	---
EX. FENCE	X
EX. GATE	G
EX. SEWER MANHOLE	[Symbol]
EX. STORM DRAIN MANHOLE	[Symbol]
EX. SEWER	---
EX. WATER LINE	---
EXISTING GAS LINE	---
EXISTING OVER HEAD UTILITY (ELECTRIC/TELEPHONE/ CABLE)	---
ZONING LINE	---
BUILDING RESTRICTION LINE	---
EXISTING TREE LINE	---
EXISTING TREE	[Symbol]
PROPOSED FEATURES LEGEND	
PROPOSED UTILITY EASEMENT	20' EASEMENT
PROPOSED POROUS CONCRETE PAVEMENT	[Symbol]
PROPOSED ASPHALT PAVEMENT	[Symbol]
PROPOSED BUILDING	[Symbol]
EXTERIOR LIGHTING FIXTURE	[Symbol]
PROPOSED SEWER SERVICE	---
PROPOSED WATER SERVICE	---
PROPOSED OVERHEAD UTILITY SERVICE (ELECTRIC/TELEPHONE/CABLE)	---
PROPOSED CONTOURS	---
PROPOSED FILTERRA STRUCTURE & SWM EASEMENT	[Symbol]
PROPOSED 19" STORM DRAIN	[Symbol]
PROPOSED 15" STORM DRAIN	[Symbol]
PROPOSED SUPER SALT FENCE	[Symbol]
PROPOSED SUPER SALT FENCE	[Symbol]

Developer's Certificate
The undersigned certifies to be the holder of the Site Plan Approval, including Approval Conditions, Development Program, and Certified Site Plan.
820120160

Developer: _____
Address: _____
Phone: _____
Signature: _____

Certified Site Plan
File No: 820120160
Montgomery County Planning Board Approval
Chair of Board: _____
Date: _____

PROFESSIONALS' REVIEW STATEMENT:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND (LICENSE NUMBER: 22742; EXPIRES: JUNE 15, 2016)



REV#	DATE	DESCRIPTION
1	09/16/2013	CLARIFY SITE UTILITIES; ADD OFFSITE INFORMATION; ENHANCE GRAPHICS, LEGENDS, NOTES AND LABELS; REVISE VICINITY MAP; REVISE WATER AND SEWER SERVICE ALIGNMENTS AND ADD EASEMENTS
2	09/16/2013	ADD DUMPSTER DETAIL; ADD TURNING TEMPLATES
3	09/16/2013	ADJUST GREEN SPACE ON PROJECT DATA TABLE
4	12/16/2014	REVISED PER COMMENTS

OWNER/DEVELOPER
ORCHARD ROAD PARCEL B LLC
6476 SLIGO MILL ROAD,
TAKOMA PARK, MD 20912

SITE PLAN (REVISED PLAN)
6413 ORCHARD AVENUE
GIBBS & KOSACKS ADDITION
PART PARCEL B
THIRTEENTH (13TH) ELECTION DISTRICT TAKOMA PARK, MONTGOMERY COUNTY TAX MAP JN51 WSSC GRID - 208 NE 01

RAZTEC ASSOCIATES, INC.
civil engineers & planners
3280 Urbana Pike
Jjamsville, Maryland 21754
Tel (301) 775-4394
Fax (301) 831-8978
email: raztecen@comcast.net



SCALE
1" = 20'
CHECKED BY: MR
DRAWN BY:
DATE: SEPTEMBER 2013
SHEET NUMBER
1 of 2