



Takoma Park City Council Meeting – July 20, 2016 Agenda Item 2

Voting Session

Resolution Commenting on Revised Site Plan of 6413 Orchard Avenue

Recommended Council Action

Adopt the resolution as part of the consent agenda.

Context with Key Issues

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 that alleviate the requirement of a parking waiver. The revised plan eliminates the second floor area of the proposed building, reducing the proportional parking requirement in half, to only six spaces. Six parking spaces are accommodated on the site and the parking waiver is no longer applicable. The City Council discussed the revised site plan on July 6, 2016 and was supportive of the applicant's approach and site plan proposal, so long as a parking waiver was no longer required.

The Takoma Park City Council may transmit a Resolution on site plan applications to the Montgomery County Planning Board, the approval authority, expected to review the proposal in the Fall of 2016. 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. Based on existing assessed values of nearby commercial properties and Takoma Park's current tax rate, 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 and Conceptual Rendering
- Draft Resolution Recommending the Approval of the Site Plan Application 820120160 for 6413 Orchard Avenue

Introduced by:

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2016-

**Resolution Recommending the Approval of the
Site Plan Application 820120160 for 6413 Orchard Avenue**

WHEREAS, Orchard Road Parcel B LLC (the Applicant) has submitted a revised site plan (File 820120160) for review by the Maryland-National Capital Park and Planning Commission to facilitate the development of a single-story commercial building to be used for storage of materials related to nearby Maggio Roofing, and its associated solar panel business; and

WHEREAS, the Takoma Park City Council reviewed an earlier iteration of the site plan in September 2015 and adopted Resolution 2015-53 that recommended approval of the project but opposed the Applicant's request for a parking waiver; and

WHEREAS, Resolution 2015-53 encouraged the applicant to exercise all available options to satisfy the parking requirement for the proposed development; and

WHEREAS, the revised site plan eliminates the second floor area of the proposed building, reducing the proportional parking requirement in half, to only six spaces; and

WHEREAS, the six parking spaces are accommodated on the revised site plan and parking waiver request is no longer applicable; and

WHEREAS, the City Council reviewed the revised site plan on July 6, 2016 and continues to support the project so long as a parking waiver is not required; and

WHEREAS the Montgomery County Planning Board (Planning Board) is expected to review the Site Plan (File 820120160) sometime in the Fall of 2016.

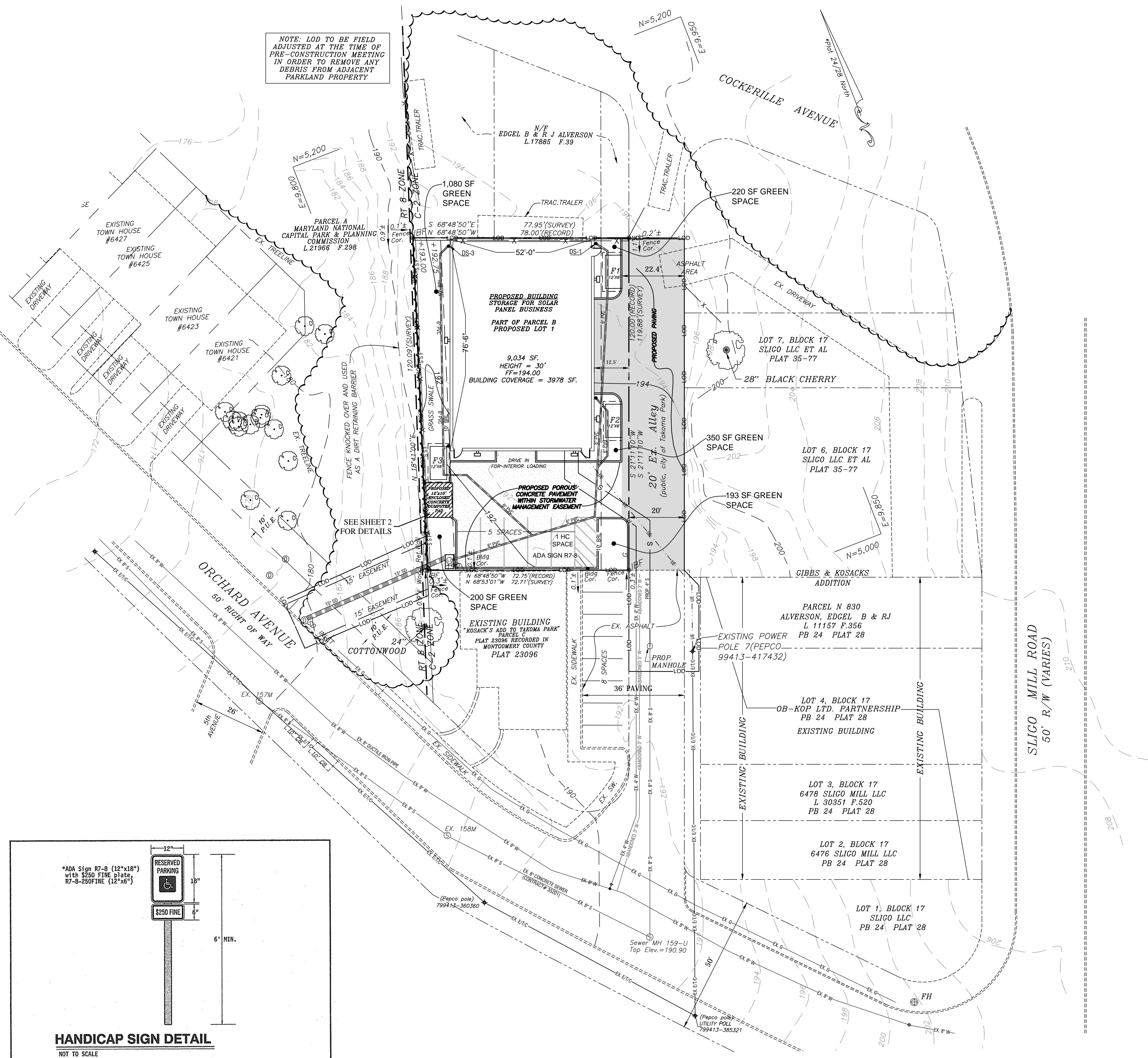
NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed Site Plan (File 820120160), so long as a parking waiver is not required.

Adopted this _____ day of July, 2016.

Attest:

Jessie Carpenter
City Clerk

NOTE: LOD TO BE FIELD ADJUSTED AT THE 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: FARROKH ALIMOHAMMADI
 PROFESSIONAL LAND SURVEYOR
 MD. REG. 21382

TOPOGRAPHIC INFORMATION NOTES:

- 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.
- ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR VERIFIED PER FIELD SURVEY PERFORMING JANUARY 7, 2010.
- THE VERTICAL CONTROL FOR THIS SURVEY WAS PROJECTED FROM THE FOLLOWING WSSC SEWER AS BUILT CONTRACT NO. 35201 MH 0611159U
- IBF INDICATES IRON BAR FOUND.
- 2' TOPOGRAPHY BY ALIMO ASSOCIATES, LLC.



VICINITY MAP
 SCALE: 1"=2000'

PROJECT DATA TABLE
 (C-2/Revitalization Overlay Zone)

Development Standard	Permitted/Required	Proposed
Development Method	N/A	Standard
Minimum Tract Area	N/A	9,034 Square Feet
Minimum Setbacks:		
From Front Lot Line	10 Feet	10 Feet
Side	0	0
Rear (Adjoining Side Yard of Residential Zone)	20 Feet *	10 Feet
(Adjacent zone is R-T 8.0)		
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 HC)**

* If adjoining residential zone, same as required for that zone.
 On rear property line, adjacent zoning is R-T 8, 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:**
- Address: 6413 Orchard Avenue, Takoma Park, MD.
 - Municipality: Takoma Park
 - Zoning: C-2/Revitalization Overlay Zone.
 - Existing Use: Storage Lot with Trailers
Proposed Use: "Wholly Enclosed Industrial Bldg."
 - Existing Site Area: Part Parcel B: 9,034 Square Feet
Proposed Site Area: 9,034 Square Feet
 - Election District: 13th
 - Tax Map: JN51
 - WSSC 200 Map: 208 NE 01
 - Water and Sewer Category: W-1 and S-1
 - Watershed: Sligo Creek
 - The topography shown on this plan is 2' topography based on field run survey by ALIMO Associates, LLC
 - Parking Requirements:
Required Spaces:
Based on Proposed Use: 1.5/1,000 square feet
Total Spaces Required = 6
Total Spaces Provided: 6 (1 HC)
 - Note: Waiver Request is submitted with Preliminary Plan and subsequent site plan Application.
 - Water and sewer service to be provided by WSSC.
 - Electric service is provided by PEPCO.

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 MDE criteria. The imperviousness of the site will be 75%. proposed stormwater management includes, porous concrete pavement and filterra structure, and grass swale.

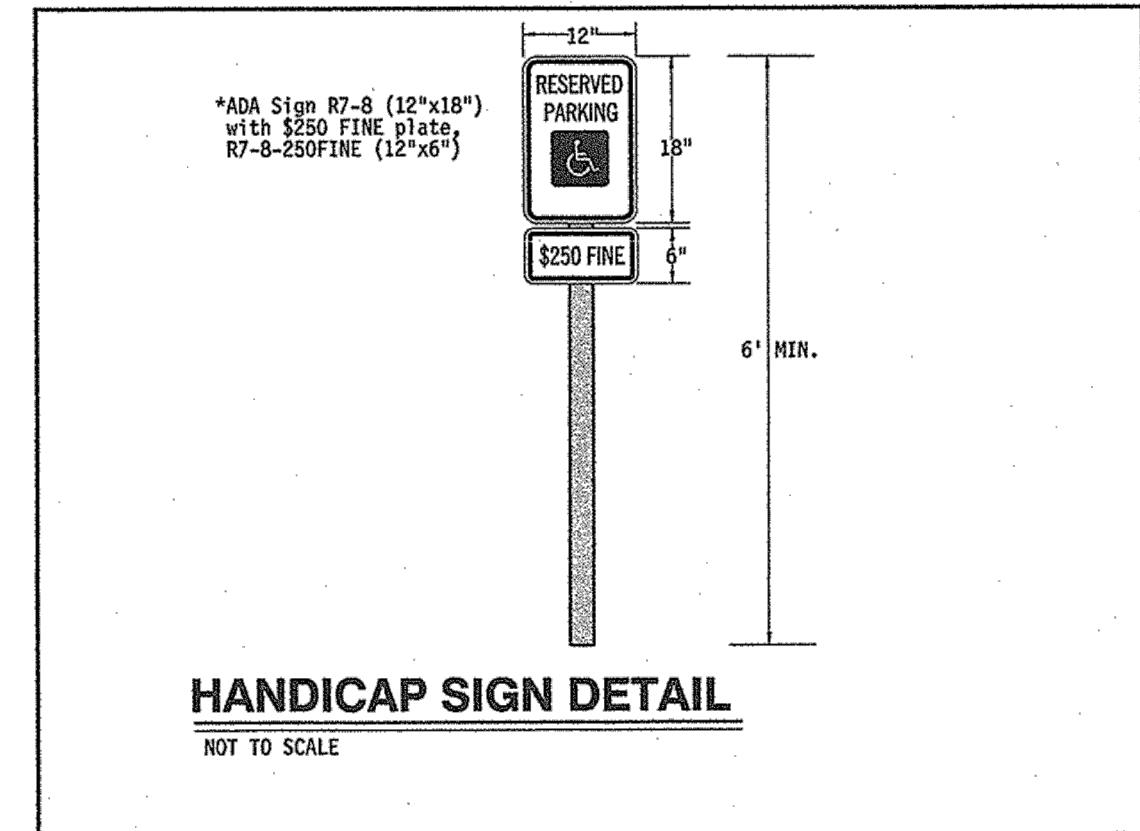
EROSION AND SEDIMENT CONTROL:
 Erosion control measures will be provided as applicable given the highly urban nature of this site. It is anticipated silt fence, and inlet protection will be used in the vicinity of disturbed areas.

EXISTING FEATURES LEGEND

SUBJECT SITE BOUNDARY	---
ADJOINING SITE BOUNDARY	---
EX. STRUCTURES	[Symbol]
EXISTING CONTOURS (MINOR)	---192---
EXISTING CONTOURS (INDEX)	---192---
EX. FENCE	X
EX. GATE	G
EX. SEWER MANHOLE	(S)
EX. STORM DRAIN MANHOLE	(D)
EX. SEWER	EX. 8" S
EX. WATER LINE	EX. 8" W
EXISTING GAS LINE	EX. G
EXISTING OVER HEAD UTILITY (ELECTRIC/TELEPHONE/ CABLE)	EX. ET/C
ZONING LINE	RT-10 C2
BUILDING RESTRICTION LINE	10' BBL
EXISTING TREELINE	[Symbol]
EXISTING TREE	(T)

PROPOSED FEATURES LEGEND

PROPOSED UTILITY EASEMENT	20' EASEMENT 20' EASEMENT
PROPOSED POROUS CONCRETE PAVEMENT	[Symbol]
PROPOSED ASPHALT PAVEMENT	[Symbol]
PROPOSED BUILDING	[Symbol]
EXTERIOR LIGHTING FIXTURE	[Symbol]
PROPOSED SEWER SERVICE	4" S
PROPOSED WATER SERVICE	2" W
PROPOSED OVERHEAD UTILITY SERVICE (ELECTRIC/TELEPHONE/CABLE)	E/T/C
PROPOSED CONTOURS	192
PROPOSED FILTERRA STRUCTURE & SWM EASEMENT	F2 1.5' W
PROPOSED 6" STORM DRAIN	6" PVC
PROPOSED 15" STORM DRAIN	15" SD
PROPOSED SUPER SILT FENCE	S-S-F
PROPOSED SUPER SILT FENCE	L-00



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

Developer's Certificate
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 820120160 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: _____ Company _____ Contact Person _____
 Address: _____
 Phone: _____
 Signature: _____

Certified Site Plan
 File No. 820120160
Montgomery County Planning Board Approval

Chair or Designer: _____ Date: _____
 Montgomery County Planning Department
 M-NCPPC

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

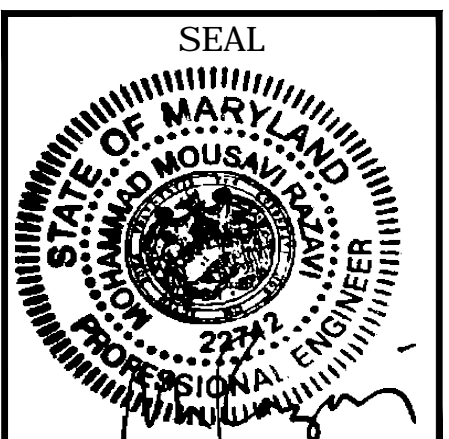
ORCHARD ROAD PARCEL B LLC
 6476 SLIGO MILL ROAD,
 TAKOMA PARK, MD 20912

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
 Ijamsville, Maryland 21754
 Tel (301) 775-4394
 Fax (301) 831-8978
 email: raztecengr@comcast.net



SCALE
 1" = 20'

CHECKED BY: MR

DRAWN BY:

DATE:
 SEPTEMBER 2013

SHEET NUMBER
 1 of 2

OWNER/DEVELOPER

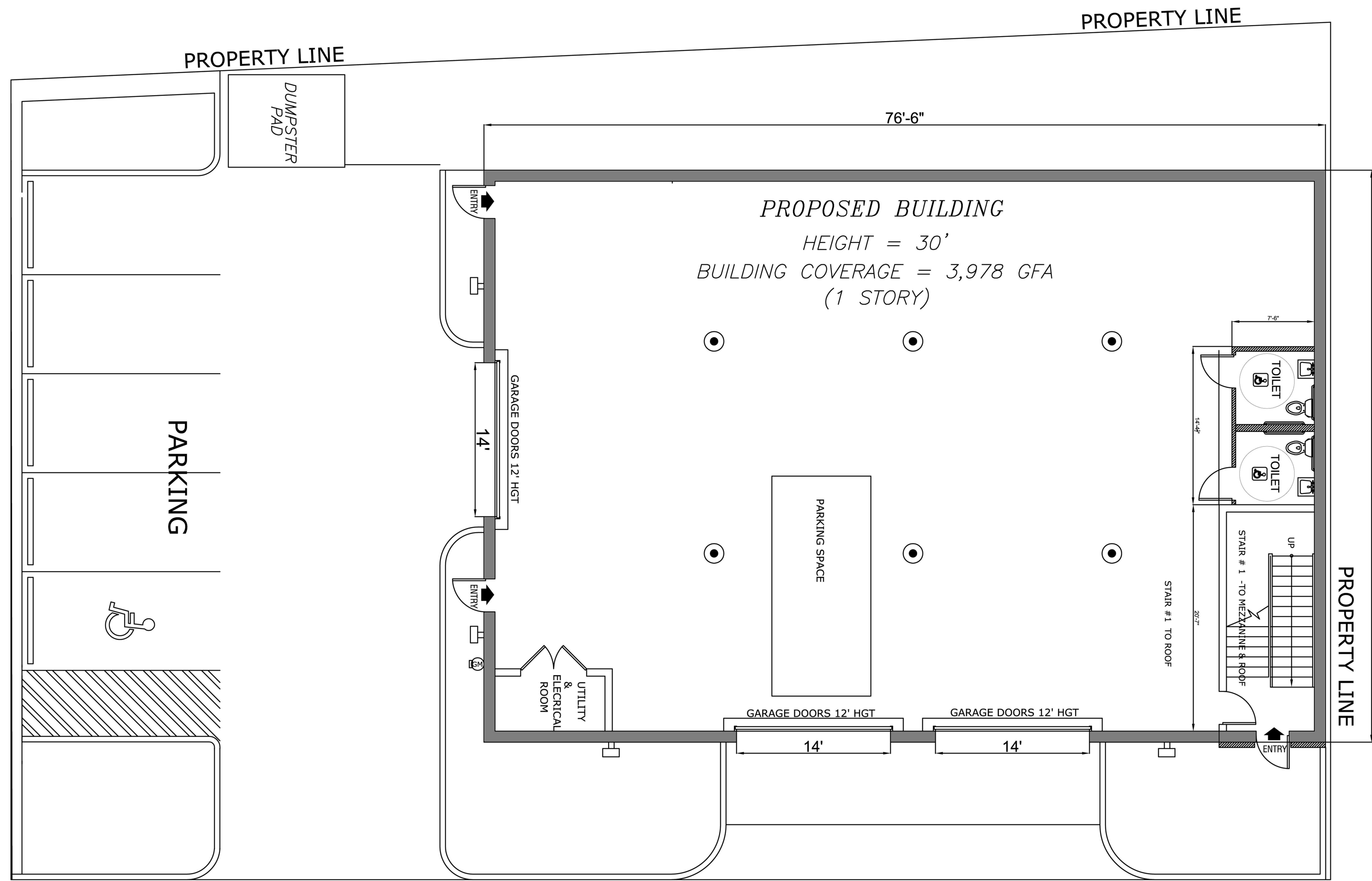
ORCHARD ROAD PARCEL B LLC
6476 SLIGO MILL ROAD,
TAKOMA PARK, MD 20912

ARCHITECTURAL
Design SERVICES, Inc., AIA

architects . planners . interior design

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FIRST FLOOR PLAN

*Plat 24/28 North



EAST SIDE ELEVATION



SOUTH SIDE ELEVATION

