



## **Takoma Park City Council Meeting – March 8, 2017**

### **Agenda Item 3**

#### **Work Session**

Presentation and Work Session on a Subdivision Application for the NE quadrant of Ethan Allen and Jackson Avenue

#### **Recommended Council Action**

Discuss proposed subdivision application and site plan and provide staff with direction.

#### **Context with Key Issues**

The Memorandum of Understanding between the City of Takoma Park and the Montgomery County Planning Board establishes a coordinated review process for subdivision and site plan applications in Takoma Park. The City Council communicates with the Planning Board via resolution. The Council may elect not to take any action on a specific plan or proceed with the adoption of a resolution to recommend approval of the plan as presented, approval of the plan with conditions, or disapproval of the plan.

The City Council is asked to consider the subdivision and site plan application for the property at the north east quadrant of the intersection of Ethan Allen and Jackson Avenues (Plan #120170120). The owner, Benjamin Davis, has submitted an application to subdivide an existing parcel to create two new residential lots. The site is zoned R-60, which allows for single family detached homes.

#### **Council Priority**

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

#### **Environmental Impact of Action**

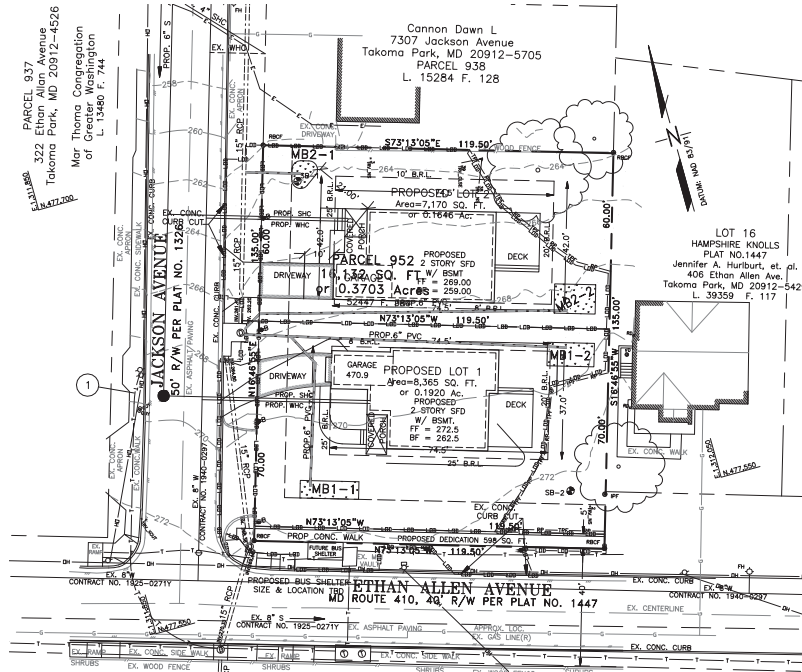
The proposed plan incorporates new onsite stormwater management improvements; provides for the removal of invasive vegetation and landscaping.

#### **Fiscal Impact of Action**

The site plan proposes the construction of two two-story single family homes which would result in additional annual real property taxes collected by the City. Adjacent properties with single family homes have assessed values ranging from \$340,000 to \$635,000 and, in Levy Year 17, paid between \$2,200 and \$3,600 in property taxes to the City of Takoma Park.

#### **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/>



PRELIMINARY PLAN

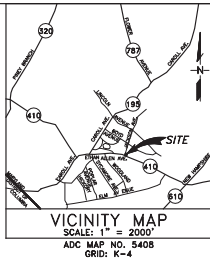
SCALE: 1" = 20'

# LEGEND

⊙ SEWER MANHOLE	⊙ POWER POLE	---	SUBJECT PROPERTY BOUNDARY
⊙ STORM DRAIN MANHOLE	⊙ GUY WIRE	---	ADJACENT PROPERTY BOUNDARY
⊙ WATER MANHOLE	⊙ TELEPHONE MANHOLE	---	WATER
⊙ FIRE HYDRANT	⊙ ROOF DRAIN	---	SEWER
⊙ WATER VALVE	⊙ FLOOR DRAIN	---	EXISTING INDEX CONTOUR
MB1-1	⊙ SOL BORING	---	EXISTING INTERMEDIATE CONTOUR
		---	EDGE OF EXISTING PAVEMENT
		---	OVERHEAD WIRE
		---	UNDERGROUND GAS
		---	UNDERGROUND TELEPHONE
		---	EXISTING STORM DRAIN
		---	PROPOSED STORM DRAIN

## GENERAL NOTES

- The subject property is identified as Parcel 952 on Tax Assessment Map JN52. Site Zoning = R-60. Total Tract Area = 16,132 sq. Ft. or 0.3703 acres.
- Purpose of subdivision is to subdivide existing Parcel 952 into two single family lots for residential use.
- Boundary and topographic information is field survey performed by Landmark Engineering, Inc. on July 20, 2016.
- The property will be served by public water and sewer. The Water and Sewer Categories are W-1 & S-1.
- Soil delineation map and type shown per Montgomery county as atlas and U.S.D.A. Natural Resources Conservation Service.
- There is no 100 year floodplain on the subject property. The subject property is shown as Zone X, Area of Minimal Flooding on the Flood Insurance Rate Map community panel no 24031C04600 dated September 29, 2006.
- The property is shown on WSSC 200' sheet 209NE01.
- The site lies within the Sligo Creek watershed.
- A 10 foot wide public utility easement will be provided along all public rights of way.
- There are no historic sites on or in the vicinity of the property.



## ZONING TABULAR SUMMARY

Zoning	R-60	Residential
Use	Required	6,000 sf
Description	Minimum Lot Size:	25 feet
	Minimum Yard	Frontage on public road
		Width of building line
		Maximum Lot Coverage by main and accessory building
		Maximum building height
		Minimum setbacks:
		front building line, main building from property line at public road
		sideline setback, main building, interior lot
		rear line, main building
		Accessory buildings and structures (must be located in rear yard)
		Minimum side yard setback
		Minimum rear yard setback

## SITE TABULATION

TOTAL SITE AREA = 16,132 S.F. or 0.3703 Ac.	PROPOSED LOT AREAS:
EXISTING PARCEL: 1	LOT 1
PROPOSED LOTS: 2	LOT 2
	PROPOSED LOT AREAS:
	8,365 S.F. or 0.1920 Ac.
	7,170 S.F. or 0.1648 Ac.
	PROPOSED DEDICATION = 598 S.F. or 0.0137 Ac.

## PUBLIC UTILITY SERVICE

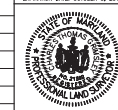
This project will be served by the following public utilities:

WSSC  
PEPCO  
WASHINGTON GAS  
COMCAST

## OWNER/APPLICANT

ETHAN JACKSON DEVELOPMENT, LLC  
BENJAMIN P. DAVIS  
P.O. BOX 26378  
WASHINGTON, DC 20001-0378  
PHONE: (202)-744-8794  
EMAIL: b.p.davis@etj.net

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11121, EXPIRATION DATE: OCTOBER 3, 2018.



## M-NCPPC PRELIMINARY PLAN 120170120

WSSC SHEET: 209NE01

NRI/FS/D: 42017042E

## PRELIMINARY PLAN OF SUBDIVISION ETHAN JACKSON PROPERTY - PARCEL 952

TAX MAP JN52  
L. 52447 F. 384  
ETHAN ALLEN AVENUE, TAKOMA PARK  
ELECTION DISTRICT (NO. 13)  
MONTGOMERY COUNTY, MARYLAND

LANDMARK ENGINEERING, INC.  
6110 EXECUTIVE BLVD, SUITE 110  
ROCKVILLE, MARYLAND 20852  
CONSULTING ENGINEERS PLANNERS SURVEYORS

DRN: OCT. 05. 076  
PROJECT NO.: 1889  
SCALE: AS SHOWN  
DATE: JAN. 07, 2017  
SHEET 1 OF 1