



Takoma Park City Council Meeting – March 22, 2017

Agenda Item 6

Work Session

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.

On March 8, the City Council heard a presentation and was 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.

During the Council discussion, there were questions about the setback distance from Ethan Allen Avenue of the proposed house on the corner lot. Staff did additional research and provides the following information. A map was prepared by City staff to help explain the information, and is attached.

- To help dissuade widening of MD 410 in Takoma Park, the right-of-way width of Ethan Allen Avenue was reduced in the Takoma Park 2000 Master Plan at the request of the community. The property lines of the houses towards New Hampshire Avenue are at the old right-of-way line, while the right-of-way line for the subject property reflects the narrower street right-of-way specified in the Takoma Park 2000 Master Plan.
- The reduced right-of-way resulted in the creation of a larger property which can accommodate the establishment of two properties fronting on Jackson Avenue which meet the 60 foot minimum width required by the Zoning Ordinance, and thus accommodate two houses as of right.
- The specificity of the rules determining setbacks and established building lines has been confirmed by County staff. What appears to be a fairly regular line of five houses from the subject property towards New Hampshire does not trigger the placement of the proposed house on the corner of Ethan Allen and Jackson Avenues. Instead, the determination is that the house should be set 25 feet from the Ethan Allen property line which, in this case, is closer to the paved street than the adjacent homes.

- A change in the location of the second proposed house would not help the situation with the proposed house on the corner lot. The second proposed house could move closer to the dividing line between the subject property and 7307 Jackson Avenue if the tree at the rear of the lot did not exist. However, the width of that lot is at the minimum 60 feet. The proposed house on the corner lot is as close to the dividing line as permitted so cannot move back from the Ethan Allen frontage unless the width of the home is narrower.

After detailed review, staff believes the proposed development meets all subdivision and site plan criteria. It has been the practice of the City to not oppose developments that meet all of the applicable criteria, even when it wishes there were changes. This is particularly important when considering the supermajority lever that the City Council can trigger if its position by Resolution differs from the Planning Board's position on a land use decision. The Council invokes the supermajority provision rarely, so as to ensure that it has special weight when it is invoked. There have been Resolutions that state that the City is not opposing a particular development application but notes that it would prefer something different. This does not trigger the supermajority action but notes the City's comments on the proposal.

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

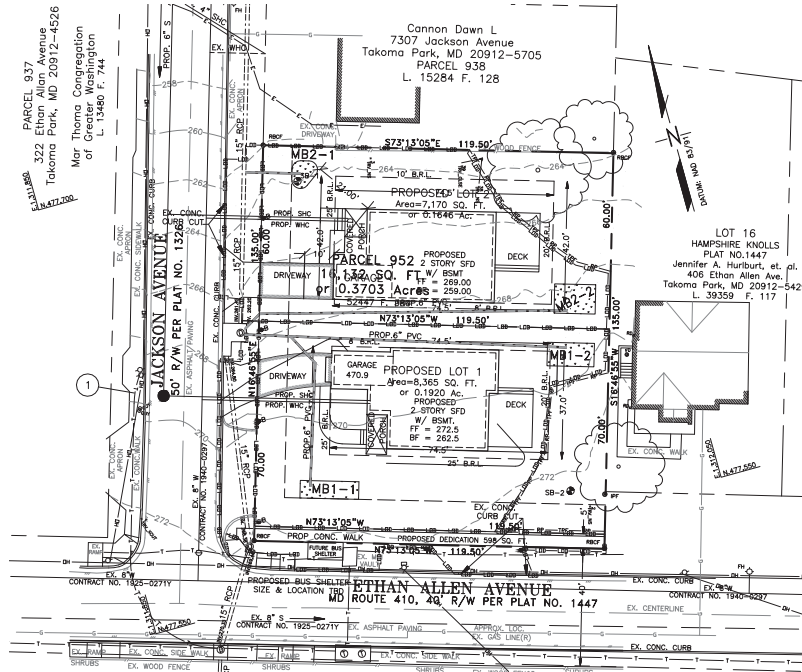
- Staff-prepared Area Map showing buildings and property lines
- Draft resolution
- Revised Site Plan
- Development Review Page (with links to the site plan application and Resolution 2015-53):
<https://takomaparkmd.gov/government/housing-and-community-development/community-development/development-review/>

Ethan Jackson Property - Parcel 952

Lot Sizes of Surrounding Properties
(in Square Feet)



* The illustration of the proposed subdivision and building footprints on parcel 952 is for illustrative purposes only and should not be used to make detailed measurements of the proposed property lines or structures.



PRELIMINARY PLAN

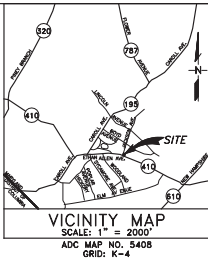
SCALE: 1" = 20'

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.	EXISTING PARCEL: 1	PROPOSED LOT AREAS:
SITE ZONING IS R-60	PROPOSED LOTS:	LOT 1
		LOT 2
		PROPOSED LOT AREAS:
		8,365 S.F. or 0.1920 Ac.
		7,770 S.F. or 0.1783 Ac.

PUBLIC UTILITY SERVICE

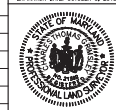
This project will be served by the following public utilities:

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

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

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

PHONE: (301) 230-5881
FAX: (301) 230-5884

PLANNERS
SURVEYORS

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