



Takoma Park City Council Meeting – November 14, 2018 Agenda Item 1 & 7

Presentation and Work Session

Subdivision Application for 430-434 Ethan Allen Avenue (Plan #120160170)

Recommended Council Action

Discuss Subdivision Application and Provide Comment

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 if they so choose. The Council may decide not to take action on a particular 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 parcels located on the Eastbound side of Ethan Allen Avenue at Prince George's Avenue (Plan #12016070). The owner of both lots, Marcello Nucci, has submitted a plan prepared by KIM Engineering to subdivide two existing lots into a total of five lots. The site contains two existing homes and three single family homes will be constructed on the newly created lots. The lot is zoned R-60 which allows for the construction of single family homes and the three new lots exceed the required lot area minimum of 6,000 square feet.

Staff have completed its review of the request and recommend support of the subdivision as proposed.

If the Council elects to take a formal position on the 430-434 Ethan Allen Avenue subdivision application, staff recommends that the action be included on the November 28 agenda to allow for consideration by Planning Board. The Planning Board is tentatively scheduled to consider the subdivision application in early December.

Council Priority

A Livable Community for All; Engaged, Responsive, and Service Oriented Government; Community Development for an Improved & Equitable Quality of Life

Environmental Considerations

As an in-fill development with good access to public transportation, this site is a more sustainable development option than most green-field alternatives. The proposed plan incorporates stormwater management improvements on site, including a bio swale, dry wells, and landscaping. A tree protection concept plan has been reviewed and approved for this site.

Fiscal Considerations

The site plan proposes the construction of three new single family homes which would result in

additional annual real property taxes to be collected by the City. The two existing homes have assessed values of \$471,800 and \$758,300 respectively.

Racial Equity Considerations

The impact of this proposal on racial equity is unable to be determined at this time.

Attachments and Links

- [Montgomery County R-60 Fact Sheet](#)
- [Development Review Page](#)
- [Subdivision and Site Plan](#)