



Takoma Park City Council Meeting – November 28, 2018 Agenda Item 6

Voting Session

Resolution Commenting on a Subdivision Application for 430-434 Ethan Allen Avenue (Plan #120160170)

Recommended Council Action

Approve the accompanying Resolution

Context with Key Issues

The owner of two lots on the Eastbound side of Ethan Allen Avenue at Prince George's Avenue, Marcello Nucci, has submitted a plan prepared by KIM Engineering to subdivide the two existing residential lots into a total of five lots. The site contains two existing homes. Three additional single family homes will be constructed on the newly created lots. A representative from KIM Engineering presented the site plan to Council on November 14. As the plan conforms to Montgomery County zoning regulations, City staff has recommended Council support of the subdivision application.

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 Planning Board hearing is scheduled for December 20, 2018.

Council Priority

A Livable Community for All

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 allows for 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. Assuming an average assessed value of \$615,050 for each of the new houses based on the assessed value of the existing properties and using the current levy rate, the proposal could generate an estimated \$9,500 annually in additional local property tax revenues.

Racial Equity Considerations

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

Attachments and Links

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

Introduced by: Councilmember

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2018-

**Resolution Providing Comment on the Subdivision Application of
430-434 Ethan Allen Avenue**

WHEREAS, the owner of the property at 430-434 Ethan Allen Avenue (Plan #120160170) has submitted an application to the Montgomery County Planning Board for the subdivision of two existing parcels for the purpose of creating five residential lots with three new houses; and

WHEREAS, an engineering firm representing the property owner presented the site plan for the subdivision to Council on November 14, 2018; and

WHEREAS, the Takoma Park City Council plays an important role in the review of development applications in the City by considering the intent and potential impacts on the community and formally commenting on these impacts to the Montgomery County Planning Board; and

WHEREAS, the Council supports the construction of additional housing in the City to accommodate housing demand and improve quality of life for residents; and

WHEREAS, a stormwater management plan and tree protection plan for the site have been submitted and approved by City Staff; and

WHEREAS, the proposed subdivision adheres to Montgomery County Zoning Code requirements for R-60 residential lots;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park, recommends approval of the subdivision application as proposed.

Adopted this ____ day of _____, 2018.

Attest:

Jessie Carpenter City Clerk