



Takoma Park City Council Meeting – July 14, 2021 Agenda Item 3

Work Session

Subdivision Application for 7402 Garland Avenue (Plan #120210220)

Recommended Council Action

Discuss resolution

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 site is zoned R-40, which allows for two dwelling units contained in a duplex building type. The proposal divides the property into two lots of similar but slightly different size. City of Takoma Park and Montgomery County staff have indicated that the proposed subdivision application follows the provisions in the Master Plan and Zoning Code that prescribe minimum lot size, minimum frontage, and residential density for the subject property. An illustrative site plan was also included in this application.

The applicant, Habitat for Humanity, plans to subdivide the property and renovate the existing structure into two units under their shared equity homeownership model. Property owners in the immediate vicinity have indicated that they would like to see the property renovated carefully for owners who would love their homes.

City Council approved the use of \$200,000 (\$100,000 per unit) from the Housing Reserve Fund to help ensure affordability for future purchasers.

Garland Avenue is a City street. The City of Takoma Park is waiving the requirement for the sidewalk improvements at 7402 Garland Avenue for this subdivision project. The City has its own policies and processes for sidewalks, and staff does not support the requirement of partial sidewalk in this location. The existing right-of-way in front of 7402 is wider than other nearby properties; no additional right of way is required.

City staff recommends the Council approve the draft Resolution.

Council Priority

A Livable Community for All; Community Development for an Improved and Equitable Quality of Life

Environmental Impact of Action

The proposed plan incorporates the provision of up to three (3) street trees to mitigate the impact of the development on any existing trees on-site. The proposed plan does not incorporate new on-site stormwater management improvements.

Fiscal Impact of Action

The site plan proposes the renovation of a retrofitted three-unit dwelling into a duplex with two attainably priced units. This would result in adjusted, and potentially increased, annual real property taxes collected by the City. Adjacent properties with single family homes have assessed values ranging from \$315,900 to \$698,600 and, in Levy Year 19, paid between \$1,670 and \$3,700 in property taxes to the City of Takoma Park. A successful project will also benefit the current property owners who live in Takoma Park.

Racial Equity Impact of Action

The proposed purchase price range for the two units is lower than the average home price in Takoma Park, allowing more people to be able to afford the units. One element of the Housing and Economic Development Strategic Plan is to create housing in the “missing middle” that is between the rent stabilized apartments and more expensive homes that together make up the majority of housing units in Takoma Park. Because these two types of housing are largely racially segregated in Takoma Park, alternative forms of housing can help make progress toward more racially and economically integrated neighborhoods.

Attachments and Links

- Draft resolution
- Revised Site Plan
- Development Review Page (with links to the site plan application):
<https://takomaparkmd.gov/government/housing-and-community-development/communitydevelopment/development-review/>

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Introduced by:

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION NO. 2021-

**PROVIDING COMMENT ON THE SUBDIVISION OF
7402 GARLAND AVENUE (LOT 25)**

WHEREAS, the owner of the property located at 7402 Garland Avenue, Habitat for Humanity Metro Maryland, Inc, has submitted an application to the Montgomery County Planning Board for the subdivision of an existing parcel for the purpose of creating two new residential lots (Plan #120210220); and

WHEREAS, a site plan detailing the subdivision and renovation of a three-unit rental property into a duplex, with frontage on Garland Avenue, has been submitted by the property owner for purposes of development; and

WHEREAS, the Takoma Park City Council plays an important role in the review of development applications by considering the intent and application of zoning and subdivision provisions and formally commenting on the impacts on the environment, the built environment, and the community; and

WHEREAS, the Takoma Park City Council supports residential development of the subject property and this project as a means of expanding “missing middle housing”; and

WHEREAS Montgomery County development review staff have stated that the proposed subdivision plan and the site plan for the 7402 Garland Avenue Property (Lot 25) conform to technical requirements put forth in the Takoma Park Master Plan (2000), and the Montgomery County Zoning Code; and

WHEREAS, the Montgomery County Planning Board is expected to review the Site Plan (Plan #120210220) on September 7, 2021.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends the Montgomery County Planning Board approve the proposed subdivision and site plan for 7402 Garland Avenue (Plan #120210220).

Adopted this ____ day of July, 2021.

Attest:

Jessie Carpenter
City Clerk