

Introduced by: Councilmember Wright

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2011-14

**Resolution Recommending the Approval with Conditions of the
Preliminary Plan for 6450 New Hampshire Avenue
Parcel 885 Montgomery County, MD**

WHEREAS, Mr. Claudio Joseph (the Applicant) has submitted a Preliminary Plan (File 120090210) for review by the Maryland-National Park and Planning Commission to facilitate the development of a laundromat; and

WHEREAS, the Takoma Park Master Plan 2000 recommends the revitalization of the Maryland Gateway, the establishment of a boulevard streetscape on New Hampshire Avenue, pedestrian friendly development, circulation and access for vehicles and pedestrians including attractive connections linking to the surrounding neighborhoods; and

WHEREAS, the Council and community have expressed a strong interest in the revitalization and redevelopment of New Hampshire Avenue with the adoption of the New Hampshire Avenue Concept Plan which recommends the transformation of New Hampshire Avenue into a pedestrian friendly, multi-way boulevard with mixed-use retail, office, and residential; and

WHEREAS, public utility easements have been co-located in the public right-of-way/public use easement in recent preliminary and site plans in Takoma Park commercial districts in order that new buildings front on public sidewalks and define streets.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed Preliminary Plan (File 120090210) Parcel 885 Montgomery County to allow the parcel to be converted into a lot with the following conditions:

1. The public utility easement shall be located within the proposed public right-of-way dedication, not to exceed 75 feet from the centerline.
2. Buildings on the lot shall be built to a line parallel to the edge of the New Hampshire Avenue public right-of-way, not to exceed 76 feet from the centerline.
3. No parking or drive aisles shall be located between the proposed building on the site and New Hampshire Avenue.
4. A sidewalk of at least five feet in width shall directly connect New Hampshire Avenue to Sligo Mill Road.

5. Along New Hampshire Avenue, the planting panel between the curb and the sidewalk shall be a minimum of 10 feet in width and the sidewalk shall be a minimum of eight feet in width and shall connect fully to the adjacent sidewalks.
6. The five-foot wide sidewalk on Sligo Mill Road shall have clear ADA connections to existing and future sidewalks and a minimum five foot planting panel between the sidewalk and the curb.
7. There shall be no vehicular access from Sligo Mill Road.

Adopted this 28th day of March, 2011.

Attest:

Jessie Carpenter, CMC
City Clerk