

Introduced by: Councilmember Stewart

**CITY OF TAKOMA PARK, MARYLAND**

**Resolution No. 2015-53**

**Resolution Recommending the Approval of the  
Site Plan Application 820120160 for 6413 Orchard Avenue**

- WHEREAS, Orchard Road Parcel B LLC (the Applicant) has submitted a Site Plan (File 820120160) for review by the Maryland-National Capital Park and Planning Commission to facilitate the development of a two-story commercial building to be used for storage of materials related to nearby Maggio Roofing, and its associated solar panel business; and
- WHEREAS the Montgomery County Planning Board (Planning Board) is expected to review the Site Plan (File 820120160) on October 15, 2015; and
- WHEREAS, the Takoma Park Master Plan 2000 recommends the revitalization of the Maryland Gateway, which includes the commercial area along Sligo Mill Road and Orchard Avenue, supporting continued commercial use on the whole site and site design that limits impacts on nearby residential areas; and
- WHEREAS, the City Council and community have expressed a strong interest in the revitalization and redevelopment of the New Hampshire Avenue corridor, with the adoption of the New Hampshire Avenue Concept Plan (2008) and New Hampshire Avenue Streetscape Standards (2012) which recommend the transformation of New Hampshire Avenue into a pedestrian friendly multi-way boulevard with mixed-use retail, office, and residential; and
- WHEREAS, the City of Takoma Park supports the expansion of independent business and investment in real property in the city and appreciates the conscientious use of attractive architectural details for a commercial storage building; and
- WHEREAS, the Pinecrest Community Association and adjacent property owners have expressed interest in an approved Site Plan that maintains the screening around the dumpster, has an attractive façade along the western property line consistent in design and materials with the elevations presented to City staff, appropriately mitigates stormwater run-off from the site, and ensures that the use of the building is for storage and related uses that do not involve excessive noise or other nuisances that could negatively impact the community; and
- WHEREAS, the Site Plan property is situated in the commercial area along Sligo Mill Road and Orchard Avenue, which confronts and is adjacent to residentially zoned properties with recreational and conservation land uses, many of which are owned by the Maryland-National Capital Park and Planning Commission; and

- WHEREAS, the Pinecrest Community Association and adjacent property owners have expressed concerns about commercial vehicle parking and unloading activities on public rights-of-way throughout the commercial area along Sligo Mill Road and Orchard Avenue, as well as vehicular circulation associated with commercial uses through adjoining residential areas; and
- WHEREAS, to mitigate parking concerns identified by the neighborhood and adjoining property owners, the City of Takoma Park will work with the community to identify appropriate on-street parking restrictions to reduce the number and duration of commercial vehicles parking on portions of Sligo Mill Road and Orchard Avenue; and
- WHEREAS, the City of Takoma Park will prohibit parking and storage in the public alley off of Orchard Avenue; and
- WHEREAS, the Applicant has applied for a parking waiver as the Site Plan does not provide the adequate number of parking spaces required in the Montgomery County Zoning Ordinance; and
- WHEREAS, the Planning Board may waive the requirements for parking setbacks and numbers of spaces where it finds that such waivers will accomplish the goals of the master plan including revitalization, enhancing the pedestrian environment and encouraging the use of transit; and
- WHEREAS, the City of Takoma Park, to encourage thoughtful and community serving infill development, has supported parking waiver requests of site plan applicants in the past where no options for providing parking on site or off site have been available; and
- WHEREAS, the Applicant has stated that five or more vehicles will be parked within the proposed storage building in addition to using the parking spaces shown on the proposed site plan; and
- WHEREAS, the Applicant owns the undeveloped property, identified as Lot 6, Block 17 on the Site Plan, located immediately across the public alley from the proposed structure and presently uses it for vehicle parking; and
- WHEREAS, the City of Takoma Park strongly encourages the Applicant to add language to the site plan proposal that indicates the number of vehicles to be parked within the proposed building and/or to commit to using Lot 6, Block 17 for parking of commercial vehicles and unloading of materials, to minimize negative impacts on adjacent residential and recreational uses; and
- WHEREAS, the Applicant is requesting a reduced setback on the rear of the property; and

WHEREAS, the City of Takoma Park supports the Applicant's request for a reduced rear setback.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed Site Plan (File 820120160).

BE IT FURTHER RESOLVED that the City Council supports a design for the western facade of the building along the property line constructed of a split-faced architectural block that is consistent with that used on the other building facades.

BE IT FURTHER RESOLVED that the City Council of the City of Takoma Park does not support the requested parking waiver of six spaces and strongly encourages the Applicant to exercise all available options to satisfy the parking requirement for the proposed commercial development by providing additional parking spaces through the

- a) Designation of such spaces within the proposed building; or
- b) Reconfiguration of the location or footprint of the building to provide for vehicle parking in front of the east-facing garages, perpendicular to the public alley, which is permitted in Takoma Park; or
- c) Dedicating a portion of the adjacent Lot 6, Block 17 to allow for the provision of the balance of required parking.

Adopted this 28th day of September, 2015.

Attest:

  
Jessie Carpenter, CMC  
City Clerk