

Introduced by: Councilmember Qureshi

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2016-23

**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 revised site plan (File 820120160) for review by the Maryland-National Capital Park and Planning Commission to facilitate the development of a single-story commercial building to be used for storage of materials related to nearby Maggio Roofing, and its associated solar panel business; and

WHEREAS, the Takoma Park City Council reviewed an earlier iteration of the site plan in September 2015 and adopted Resolution 2015-53 that recommended approval of the project but opposed the Applicant's request for a parking waiver; and

WHEREAS, Resolution 2015-53 encouraged the applicant to exercise all available options to satisfy the parking requirement for the proposed development; and

WHEREAS, the revised site plan eliminates the second floor area of the proposed building, reducing the proportional parking requirement in half, to only six spaces; and

WHEREAS, the six parking spaces are accommodated on the revised site plan and parking waiver request is no longer applicable; and

WHEREAS, the City Council reviewed the revised site plan on July 6, 2016 and continues to support the project so long as a parking waiver is not required; and

WHEREAS the Montgomery County Planning Board (Planning Board) is expected to review the Site Plan (File 820120160) sometime in the Fall of 2016.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed Site Plan (File 820120160), so long as a parking waiver is not required.

Adopted this 20th day of July, 2016.

Attest:

Jessie Carpenter
City Clerk