

Work Session

Agenda Item #	7
Meeting Date	October 12, 2015
Prepared By	Erkin Ozberk, Senior Planner
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Discussion of Site Plan Application for N.E. Quadrant of New Hampshire Avenue and Holton Lane (Taco Bell)
Background	<p>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. City Council communicates with the Planning Board via resolution. Options include:</p> <ol style="list-style-type: none"> 1. No Resolution 2. Resolution to Approve 3. Resolution to Approve with Conditions 4. Resolution to Disapprove <p>The Council is asked to consider the site plan application for the Taco Bell development on New Hampshire Avenue at Holton Lane. Site plan review dictates landscaping, parking, and building specifics, which are being considered at this time. This is the first of two Council work sessions that have been scheduled. The site plan is tentatively scheduled to be reviewed by the Planning Board in December 2015.</p> <p>Status of the site plan review and downloads of plans and reports can be found on the Montgomery County Development Activity Information Center (DAIC) website: http://mcatlas.org/Development_Info/default.aspx?apno=820150150.</p> <p><u>Project Description</u></p> <p>The applicant, MUY Brands, LLC (Taco Bell) has submitted a site plan application to construct a single-story commercial building on a pad site at the northeast quadrant of the intersection of New Hampshire Avenue and Holton Lane. The site is known as Lot 56 in the Gude and Abraham’s Subdivision with a net lot area of 24,591 square feet (0.56 acres), owned by JBG/Takoma Park Retail Center, LLC. Presently, the site is improved with a paved surface parking lot with some landscaped areas. This proposal would allow for the development of a single-story building with a 2,063 sq. ft. footprint to be used as a Taco Bell restaurant that facilitates a drive-through aisle, and landscaping around the building on both the New Hampshire Avenue and Holton Lane frontages.</p> <p><u>Zoning Designation</u></p> <p>The property is zoned CRT-2.5, a mixed use zoning designation with maximum Floor Area Ratio (FAR) of 2.5.</p>

	<p><u>Project Review</u></p> <p>In November 2014, land use attorneys from Lerch, Early, & Brewer, representing Taco Bell, contacted HCD staff to discuss the project and the City’s involvement in Montgomery County’s development review process. At the time, staff recommended the Takoma/Langley Crossroads Sector Plan (and associated Design Guidelines) and the Holton Lane Area Improvement Vision as key policy documents to consider when developing the Site Plan application.</p> <p>On April 29, 2015, the applicant hosted a community meeting at the Takoma Park Community Center, a mandatory requirement before submitting a site plan application.</p> <p>On September 2, 2015, a completed site plan application was accepted by the Montgomery County Planning Department and provided to City staff. In response to comments provided by City staff on the site plan application at the September 14, 2015 Development Review Committee meeting held at the Montgomery County Planning Department, the following additions were made to the application:</p> <ul style="list-style-type: none"> • A concrete pad for a future bus shelter on New Hampshire Avenue at existing K6 bus stop (shelter to be provided by the City or its contractor); • Three decorative pedestrian lights on Holton Lane (City ROW); • On-site bicycle parking; • Internal walkways widened from 5’ to 6’ to accommodate pedestrian traffic; • A signalized pedestrian signal for the crosswalk on the north leg of New Hampshire Avenue. <p>Taco Bell representatives presented the project to City Council on September 21, 2015 to provide additional background information and answer questions about the project. A resolution is scheduled for City Council consideration on the October 19, 2015 meeting.</p>
<p>Policy</p>	<p><u>Takoma Park, Maryland Strategic Plan FY2010-FY2015:</u></p> <p>“Support commercial and residential development and redevelopment projects that increase the City’s property tax base.” –p.6</p> <p>“Coordinate with surrounding jurisdictions to foster and promote comprehensive, environmentally sound development and redevelopment in the community and throughout the region; support higher density retail, commercial, and residential development near transportation routes and hubs, that is environmentally sensitive and of a design and scale appropriate to surrounding neighborhoods and their historic nature.” –p.8</p> <p>“Implement existing plans that promote the use of alternative modes of transportation...” –p.8</p>

	<p><u>Takoma/Langley Crossroads Sector Plan (2012):</u></p> <p>“Allow for interim development that does not compromise the Sector Plan’s ultimate objectives and recommendations if it provides for growth opportunities for existing businesses/uses.” –p.19</p> <p>“Identify and support economic opportunities that stimulate pedestrian activity, encourage lively street frontages, and promote the wealth of international business within the community.” –p.20</p> <p>“Build a connected pedestrian environment of safe, convenient routes and sidewalks.” –p.20</p> <p>“Support expanding youth serving and gang prevention programs within the Plan area.” –p.21</p> <p>“Encourage the application of Crime Prevention through Environmental Design principles in public and private projects.” –p.21</p> <p>“Retain street fronting neighborhood services and local retail.” –p.24</p> <p>“Increase the number of community gathering places and incorporate public art that celebrates the diversity of TLC community and Maryland’s International Corridor.” –p.24</p> <p>“Redevelop large commercial sites and parking lots as pedestrian-oriented environments with walkable blocks, attractive public spaces, pedestrian paths, street lever retail, and attractive stormwater management practices.” –p.24</p> <p>“Improve New Hampshire Avenue and University Boulevard with landscaped panels, wide sidewalks, and attractive street treatment.” –p.24</p> <p>“Use design standards and traffic calming to establish a quality pedestrian environment.” –p.24</p>
Fiscal Impact	None
Attachments	<ul style="list-style-type: none"> • Taco Bell Site Plan (Sheet EX-S) • Draft Resolution Recommending Approval for the Site Plan for Taco Bell
Recommendation	Discuss site plan application and comment on proposed resolution.
Special Consideration	Article 28 of the Maryland State Code requires that a two-thirds majority vote of both the Planning Board and the District Council of Montgomery County is required to take any action relating to zoning or land use planning within the City of Takoma Park that is contrary to a resolution of the Mayor and City Council.

REVISED OCTOBER 12, 2015

Introduced by:

CITY OF TAKOMA PARK, MARYLAND

Resolution No. 2015-

**Resolution Recommending the Approval of the
Site Plan Application 820150150 for Taco Bell at the
NE Quadrant of New Hampshire Avenue and Holton Lane**

WHEREAS, Taco Bell (the Applicant) has submitted a site plan (File 820150150) for review by the Maryland-National Capital Park and Planning Commission to facilitate the development of a one-story commercial building to be used for a quick service restaurant with a Drive-Thru aisle; and

WHEREAS the Montgomery County Planning Board (Planning Board) is expected to review the site plan (File 820150150) in late December, 2015; and

WHEREAS, the Takoma Park Master Plan (2000) and the Takoma/Langley Crossroads Sector Plan (2012) recommend the revitalization of the Takoma/Langley Crossroads commercial district, which includes the subject site; and

WHEREAS, the Taco Bell site plan is the first development project to be reviewed in the Takoma/Langley Crossroads area after adoption of the Takoma/Langley Crossroads Sector Plan, and the first development project to be reviewed within the City of Takoma Park since the adoption of the updated Montgomery County Zoning Ordinance on October 30, 2014; 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), development of the Holton Lane Area Improvement Vision (2009), and New Hampshire Avenue Streetscape Standards (2012) which recommend the transformation of New Hampshire Avenue into a pedestrian friendly multi-way boulevard with a mix of retail, office, and residential uses; and

WHEREAS, the subject property is a recorded lot, not subject to a subdivision process whereby right-of-way dedications and public improvement easements are required; and

WHEREAS, the proposed building is set back 75' from the New Hampshire Avenue centerline, providing for the 150' right-of-way recommended in the Takoma Park Master Plan (2000) and Countywide Transit Corridors Functional Master Plan (2013); and

WHEREAS, the Montgomery County Planning Department considers the site plan an interim development that would not preclude future implementation of the Takoma/Langley Crossroads Sector Plan, as the other lots and parcels on the site would require a subdivision process for the property as a whole to redevelop, thus triggering right-of-way dedication and public improvement easements; and

WHEREAS, the City of Takoma Park supports the expansion of business that provides local employment and investment in real property in the city; and

WHEREAS, the applicant has applied the Takoma/Langley Crossroads Sector Plan Urban Design Guidelines to place the Drive-Thru behind the building and screen it from the street using landscaping, screen dumpsters with a fence, and locate appropriately screened HVAC units on the roof; and

WHEREAS, the City of Takoma Park appreciates the application of the Holton Lane Area Improvement Vision and the New Hampshire Avenue Streetscape Standards to incorporate pedestrian-oriented urban design features including the siting of the building, use of attractive architectural details, outdoor seating on Holton Lane, multiple building entrances, abundant windows that provide transparency to activate the streetscape, and decorative street lighting on Holton Lane; and

WHEREAS, approval of an accessory Drive-Thru use must satisfy standards outlined in Section 3.5.14.E and Section 6.2.7 of the Montgomery County Zoning Ordinance; and

WHEREAS, the Montgomery County Planning Board must make a make a finding that a need exists for a Drive-Thru, “due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood,” as outlined in Section 7.3.4.E.3 of the Montgomery County Zoning Ordinance; and

WHEREAS, the City of Takoma Park supports provisions for promoting alternative transportation, including bicycle parking on the site, the installation of a concrete pad for a future bus shelter at an existing bus stop on New Hampshire Avenue, and the installation of a signalized pedestrian signal across the north leg of New Hampshire Avenue; and

WHEREAS, the City of Takoma Park commends the responsiveness of the applicant’s representatives throughout the site plan application process, outreach conducted to area residents, and comprehensive public presentations to City Council; and

WHEREAS, the City of Takoma Park appreciates the applicant’s stated intent, in response to

community input, to provide ample indoor seating, earlier opening hours for the restaurant for serving breakfast, free wireless internet, and outlets for personal electronics to encourage patrons to linger at the location and consider it a local meeting place; and

WHEREAS, the City of Takoma Park acknowledges the applicant's stated commitment to maintaining the site of the future Taco Bell restaurant, mitigating current community concerns of litter and loitering; and

WHEREAS, the City of Takoma Park applauds the applicant's stated commitment to work with Takoma Park-based group Making A New United People (MAN-UP) to employ local youth at this Taco Bell location.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Takoma Park recommends approval of the proposed site plan (File 820150150), recognizing that this site plan operates as an interim use, provides community amenities and acceptable screening of the Drive-Thru, and uses the existing curb cuts

THEREFORE, BE IT FURTHER RESOLVED, the City appreciates the applicant's commitment to:

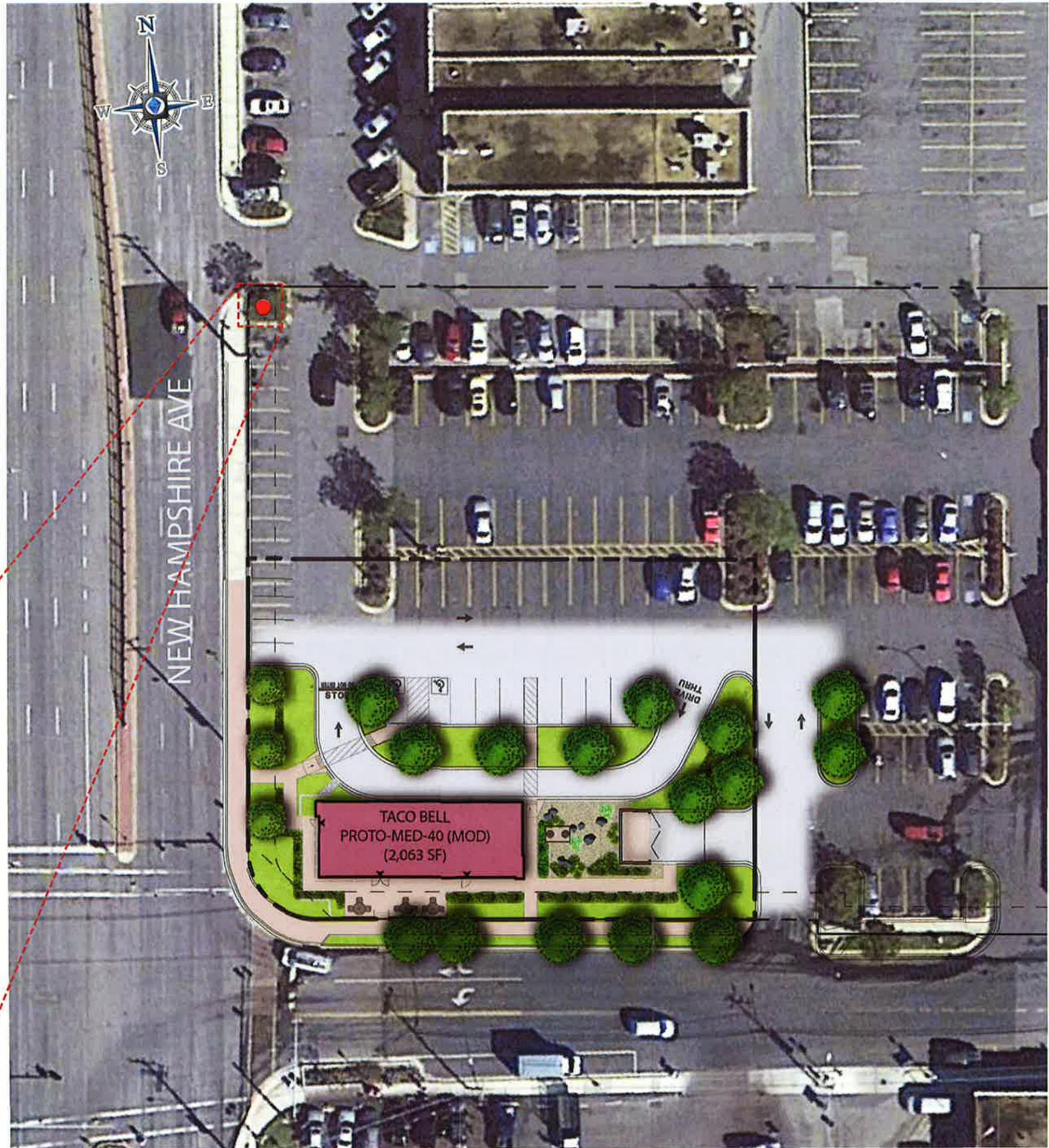
1. reduce litter in the area;
3. maintain the trees and landscaping year-round;
4. hire and train local youth in cooperation with M.A.N.U.P. and similar programs as practicable;
5. actively participate in the Takoma/Langely Crossroads Development Authority;
6. support community programs; and
7. continue to work with the community in response to identified concerns.

THEREFORE, BE IT FURTHER RESOLVED, the City Council of the City of Takoma Park requests the Montgomery County Council and the Montgomery County Planning Board amend the text of Section 7.3.4.E.3 of the Montgomery County Zoning Ordinance to include objective measures for making a finding that a need exists for a Drive-Thru accessory use, especially in historic districts and transit-oriented master plan and sector plan areas like Takoma/Langley Crossroads.

Adopted this ____ day of _____, 2015.

Attest:

Jessie Carpenter
City Clerk



LOCATION MAP
 COPYRIGHT 2003
 DELORME STREET ATLAS 2004 PLUS USA
 SCALE: 1"=2000'

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 URBAN DESIGN
 URBAN NEW YORK
 NEW YORK METRO
 PHILADELPHIA/SOUTHERN NJ
 SOUTH EASTERN PA
 CHARLOTTE, NC
 FOLEY, NC

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY REGISTERED ENGINEERS OR ANY PERSON PREPARING TO DESIGN THE EXHIBIT BEFORE WORK BEGINS IN THE STATES OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL 1-800-441-8400 (PA 1-800-242-1778) (DC 1-800-242-1778) (VA 1-800-441-8400) (MD 1-800-242-1778) (DE 1-800-242-1778)

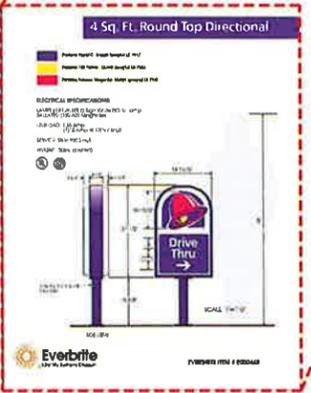
PROJECT No.: MR14200601
 DRAWN BY: AL BLF
 CHECKED BY: 06/25/15
 DATE: 06/25/15
 SCALE: 1" = 20'
 CAD ID: 110

PROJECT: **SITE PLAN #820150150 TACO BELL TAKOMA PARK FOR MUY TACO BELL**
 LOCATION OF SITE: NEW HAMPSHIRE AVE AND HOLTON AVE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY

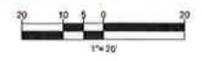
BOHLER ENGINEERING
 16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
 MD@BohlerEng.com

M. K. JONES
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND

SHEET TITLE: **SIGNAGE EXHIBIT**
 SHEET NUMBER: **EX-S**
 OF 1



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE CONDITIONS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT AND TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



Developer's Certificate
 The undersigned certifies to the best of his/her knowledge and belief that the information furnished in this plan is true and correct and that the same conform to all applicable laws, codes, and regulations.
 Designer: RJP Consulting, LLC
 Designer: Will Lewis
 Address: 100 East Lancaster Avenue, Suite 200, Downingtown, PA 19336
 Phone: 610-518-2500
 Signature: _____

PROFESSIONAL CERTIFICATION
 I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 36999, EXPIRATION DATE: 3/15/2017