

Special Session

Agenda Item #	2
Meeting Date	October 19, 2015
Prepared By	Erkin Ozberk, Senior Planner
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Resolution Commenting on Site Plan for NE 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.</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.</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	Resolution Recommending Approval for the Site Plan for Taco Bell
Recommendation	Consider and vote on the 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.