

Introduced by: Councilmember Smith

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2015-20

**RESOLUTION OPPOSING ZONING TEXT AMENDMENT 15-04 TO SECTION 3.4.5 OF
THE MONTGOMERY COUNTY ZONING ORDINANCE DEALING WITH
EDUCATIONAL INSTITUTION (PRIVATE) USES**

- WHEREAS**, Zoning Text Amendment 15-04 was introduced at the Montgomery County Council meeting on March 3, 2015 and concerns Section 3.4.5 of the Montgomery County Zoning Ordinance dealing with Educational Institution (Private) uses; and
- WHEREAS**, Zoning Text Amendment 15-04 proposes to permit a height of up to 65 feet for Educational Institution (Private) uses in all applicable zones unless the height limit of the zone is higher than 65 feet; and
- WHEREAS**, the Council understands Zoning Text Amendment 15-04 originated from the Washington Adventist University to accommodate a proposed building for the Health Professions and Wellness Center on Maplewood Avenue in Takoma Park that would be taller than the permitted height of 35 feet in the underlying R-60 single family residential zone; and
- WHEREAS**, Zoning Text Amendment 15-04 would allow properties throughout Takoma Park and Montgomery County to have heights that could cause significant negative impacts on surrounding neighborhoods; and
- WHEREAS**, the Council acknowledges the long-standing and positive role of Washington Adventist University in Takoma Park and recognizes its ongoing need to redevelop; and
- WHEREAS**, the Council upholds the importance of neighborhood compatibility with all new buildings, which entails appropriate height and setback, and stepback requirements, in spite of their use or ownership.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND is strongly opposed to Zoning Text Amendment 15-04 on the grounds that increasing the height beyond the limit in the existing zone is incompatible with adjacent uses and inconsistent with the neighborhood character. Furthermore, Zoning Text Amendment 15-04 is an inappropriate means of achieving the Washington Adventist University's goal of expanding and growing, with unrelated, yet far-reaching impacts on neighborhoods and communities throughout Takoma Park and Montgomery County.

Adopted this 13th day of April, 2015

Attest:

Jessie Carpenter, CMC
City Clerk