



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Revision of Site Plan (Limited Minor Change) SE-2605/01

|  |  |  |           |
|--|--|--|-----------|
| Application  |  | General Data                             |           |
| <b>Project Name:</b><br>Oakcrest Towers Apartments<br><br><b>Location:</b><br>West side of Brooks Drive, approximately 577 feet south of Marlboro Pike, known as 2021 Brooks Drive.<br><br><b>Applicant/Address:</b><br>Oakcrest Towers, L.L.C.<br>300 N. Lee Street, Ste. 200<br>Alexandria, Virginia 22314 |  | Date Accepted:                           | 11/25/03  |
|  |  | Planning Board Action Limit:             | N/A       |
|  |  | Plan Acreage:                            | 5.00± ac. |
|  |  | Zone:                                    | R-10      |
|  |  | Dwelling Units:                          | N/A       |
|  |  | Square Footage:                          | N/A       |
|  |  | Planning Area:                           | 75A       |
|  |  | Tier:                                    | Developed |
|  |  | Council District:                        | 07        |
|  |  | Municipality:                            | N/A       |
|  |  | 200-Scale Base Map:                      | 203SE05   |
|  |  |  |           |
| Purpose of Application   |  | Notice Dates                             |           |
| Restripe parking lot and add parking lot access controls   |  | Adjoining Property Owners                |           |
|  |  | Previous Parties of Record               | N/A       |
|  |  | Registered Associations:<br>(CB-12-2003) |           |
|  |  | Sign(s) Posted on Site:                  | N/A       |
|  |  |  |           |

|                      |                          |                            |            |
|----------------------|--------------------------|----------------------------|------------|
| Staff Recommendation |                          | Staff Reviewer: Jimi Jones |            |
| APPROVAL             | APPROVAL WITH CONDITIONS | DISAPPROVAL                | DISCUSSION |
|                      | X                        |                            |            |



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

## **PLANNING DIRECTOR DECISION**

### **Limited Departures and Revisions to Approved Plans**

**Application No:**           ROSP SE-2605/01

**Project Name:**           Oakcrest Towers Apartments

**Reviewer's Name:**       Jimi Jones, Acting Supervisor

A.   **Nature of the Applicant's Request:** Minor changes to the site plan are requested to accommodate the installation of parking lot access controls for the existing parking lot for the Oakcrest Towers Apartments complex. A special exception was approved in 1972 for a "medical practitioners' establishment" and retail uses to serve the apartment complex. The applicant proposes to install a bollard system to control ingress and egress for the majority of the parking lot. This controlled access system is intended to decrease unauthorized vehicle traffic and deter vehicular theft. In addition, there is a proposed increase in gross floor area of 100 square feet for an emergency generator/hydraulic control building. The total gross floor area of the existing building is 20,837 square feet.

B.   **Required Findings:**

**Section 27-325 (c). Limited minor changes, Planning Director.**

- (1) The Planning Director is authorized to approve minor changes administratively, without public hearing, in cases listed in (b), but only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent (10%). The Director shall deny any administrative approval request proposing site plan changes which will have a significant impact on adjacent property.**
- (2) Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.**
- (3) The Director is not authorized to waive requirements in this Subtitle, grant variances, or modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.**
- (4) The applicant's property shall be posted within ten (10) days of the Director's acceptance of filing of the application. Posting shall be in accordance with Part 3,**

**Division 1. On and after the first day of posting, the application may not be amended.**

- (5) The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.**
- (6) If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.**
- (7) If the Director denies the application or a timely hearing request is submitted, then the application shall be treated as re-filed on the date of that event. The applicant, Director, and Technical Staff shall then follow the procedures for Planning Board review in (a) above.**

**Sec. 27-317. Required findings.**

- (a) A Special Exception may be approved if:**
  - (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
  - (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
  - (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
  - (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
  - (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
  - (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

**C. Determinations:**

- 1. The subject property is part of a larger apartment complex in the R-10 Zone that contains over 1,100 apartment units. The specific apartment building subject to the proposed revision is "Building 7." This building contains 209 apartment units, a doctor's office, and a beauty salon. The doctor's office and beauty salon were approved in November 1972 under SE-2605 subject to the following conditions:**
  - a. Outside parking for the medical office shall be marked and reserved for patient use only during office hours.**

- b. Office parking hours shall be restricted to the daytime to avoid parking conflict with residents at night. Evening office hours may be allowed only if additional parking is provided for patients' parking needs, or if the hours are to be reserved solely for residents of the apartment development.
  2. The subject development is surrounded by the following uses:  
  
North- Single-family homes in the R-55 Zone and multifamily dwellings in the R-18 Zone  
  
East- Across Brooks Drive are multifamily dwellings in the R-10 Zone  
  
South- Undeveloped land in the R-10 Zone.  
  
West- Oakcrest Apartment Building number 8 in the R-10 Zone.
  3. The Director has approved the waiver of the posting requirement due to the limited scope and nature of the proposed improvements upon the recommendation of the Supervisor of the Zoning Section.
  4. The proposed revision meets the criteria for a limited minor change approvable by the Planning Director. The proposed revision entails the redesign of a parking lot in accordance with Section 27-325(b)(1)(C) above. The approved special exception site plan provided 290 parking spaces for 209 apartments including a doctor's office and a beauty salon. While the proposed security equipment eliminates several parking spaces from the original parking layout, the revised site plan provides the same total number of parking spaces as originally approved and includes parking for handicapped persons. This new parking layout was achieved by converting less than one-third of the parking spaces to compact size.
  5. There is also a proposed increase in gross floor area of 100 square feet for an emergency generator/hydraulic control building. The total gross floor area of the existing building is 20,837 square feet. This constitutes an increase of 0.48 percent of gross floor area. The proposed increase is well within the 15 percent limit in Section 27-325(b)(1)(A).
  6. The Permit Review Section, in a memo dated December 18, 2003, submits that the commercial uses (i.e., doctor's office and beauty salon) must be shown on the parking schedule. Also, the dimensions of the parking spaces for the physically handicapped must be shown on the plan. The site plan must be revised to address these comments.
  7. The minor revisions to the site plan proposed under the current application will improve security on the site. These revisions will not impair the findings made by the District Council when approving this special exception.
- D. **Recommendation:** Based on the above findings, it is recommended that ROSP-SE-2605/01 be APPROVED, subject to the following conditions:
1. Prior to the issuance of permits, the site plan shall be revised to include the following:

- a. The commercial uses (i.e., doctor's office and beauty salon) shall be shown on the parking schedule.
- b. The dimensions of the parking spaces for the physically handicapped shall be shown on the site plan.
- c. Outside parking for the medical office shall be marked and reserved for patient use only during office hours.
- d. Office parking hours shall be restricted to the daytime to avoid parking conflict with residents at night. Evening office hours may be allowed only if additional parking is provided for patients' parking needs, or if the hours are to be reserved solely for residents of the apartment development.

\* \* \* \* \*

**APPROVED BY AUTHORITY OF:**  
**Fern V. Piret, Planning Director**

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Jimi Jones, Acting Zoning Supervisor**