



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Revision of Site Plan

ROSP SE-3569/02

Application	General Data
Project Name: Capital Plaza Mini Storage Location: Northwest corner of 64 th Avenue and Columbia Avenue, known as 3800 64 th Avenue Applicant/Address: Dahn Corporation 18552 McArthur Boulevard #495 Irvine, CA 92612-1271	Date Accepted: 02/18/05
	Planning Board Action Limit: N/A
	Plan Acreage: 4.33
	Zone: C-M
	Dwelling Units: NA
	Square Footage: 51,754
	Planning Area: 69
	Tier: Developed
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 205NE05

Purpose of Application	Notice Dates
Addition of 1,365 square foot of office/manager residence	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

February 28, 2005

PLANNING DIRECTOR'S DECISION

Limited Departures and Revisions to Approved Plans

Application No: ROSP SE-3569/02

Project Name: Capital Plaza Mini Storage

Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for addition of a 1,365 square foot, second-story office/manager residence to the existing office and residence building. The existing use of the property as a mini storage facility will not be altered.
- B. **Zoning History:** A Special Exception was approved by the Zoning Hearing Examiner for the mini storage facility on January 14, 1985. A revision to the Special Exception ROSP SE-3569/01 was filed on November 17, 1986. No action was taken on the application.
- C. **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, 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. The Director shall deny any administrative approval request proposing site plan changes that 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 days of the Director's acceptance of the 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.

Sec. 27-475.04. Consolidated Storage.

1. Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this Section. Consolidated storage constructed pursuant to a building permit issued prior to this date; consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.
2. Requirements.
 - a. No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any residential or commercial zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).
 - b. Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.
 - c. The maximum height shall be 36 feet. Structures exceeding this height and approved before January 1, 2000, shall not be considered nonconforming.
3. In order for a consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a).

Sec. 27-317. Special Exceptions—General Requirements

1. A special exception may be approved if:
 - a. The proposed use and site plan are in harmony with the purpose of this Subtitle;
 - b. The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;
 - c. 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;

- d. The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
- e. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and
- f. The proposed site plan is in conformance with an approved tree conservation plan.

D. Determinations:

1. The subject property is a 4.33-acre parcel located on the northwest corner of 64th Avenue and Columbia Avenue, known as 3800 64th Avenue.

It is surrounded by the following uses:

North—Annapolis Road and properties across Annapolis Road in the C-S-C Zone

East—64th Avenue and properties across 64th Avenue in the R-10, R-18 and R-80 Zones

South—Columbia Avenue and properties across Columbia Road in the R-80 Zone

West—Motel and restaurant uses in the C-S-C Zone

2. The posting requirement for this minor revision was waived because the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.
3. The subject property has frontage on Annapolis Road and 64th Avenue. Annapolis Road and 64th Avenue have sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.
4. The existing mini storage (warehouse) facility will serve the surrounding residential and commercial development as previously determined by the District Council.
5. The existing use of the property will not be altered by the subject proposal. The existing landscaping will also not be altered by the subject proposal. The existing parking is adequate to accommodate the additional square footage for the office/manager residence.
6. The proposal will not alter any of the previous conditions of approval for Special Exception SE 3569.
7. The proposed office/manager's residence will improve the use of the property as a mini storage (warehouse) facility by providing on-site residential facilities for the manager so that there is staff available on-site all the time. The proposed revision meets the criteria for a limited minor change approvable by the Planning Director because it is only three percent of the existing floor area. The proposed changes are minor in scope and nature and will have no appreciable effect on adjacent properties.

8. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception. Since the addition is a second-story addition to the existing building, the design, colors and materials of the addition will be compatible with the existing building.
9. The proposed revision does not alter the previous findings of the Zoning Hearing Examiner with regard to the nature and scope of the operation and the type and amount of traffic to be generated.
10. The proposed revisions will not alter the previous findings of compatibility with the surrounding area, conformance with the regulations of the Zoning Ordinance, or impairment of the Bladensburg-New Carrollton and Vicinity Master Plan.

Recommendation:

Based on the above findings, it is recommended that RO SP SE-3569/02 be APPROVED.

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

By:_____ Date:_____

Jimi Jones, Acting Zoning Supervisor