



*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

## ROSP SE-3570/01

Application	General Data
<b>Project Name:</b> Oakcrest Towers Apartments  <b>Location:</b> Northeasterly side of Pennsylvania Avenue at its intersection with Brooks Drive, known as 2100 Brooks Drive.  <b>Applicant/Address:</b> Oakcrest Towers L.L.C./Scott Management Inc. Harald Mangold, President 300 N. Lee St. #200 Alexandria, Virginia 22314	Date Accepted: 10/19/04
	Planning Board Action Limit: N/A
	Plan Acreage: 9.28
	Zone: R-10
	Dwelling Units: NA
	Square Footage: 61,023
	Planning Area: 75A
	Tier: Developed
	Council District: 07
	Municipality: N/A
	200-Scale Base Map: 203SE05

Purpose of Application	Notice Dates
Parking Lot Access Controls/Bollards (30 inches high)	Adjoining Property Owners Previous Parties of Record Registered Associations: N/A (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

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



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

December 6, 2004

## PLANNING DIRECTOR DECISION

### Limited Departures and Revisions to Approved Plans

Application No: ROSP 3570/01  
Project Name: Oakcrest Towers Apartments  
Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for installing a security bollard system, consisting of 30-inch-high bollards, to control ingress and egress for the parking lot. The proposed security system will be installed for the parking lots for 2100 to 2140 Brooks Drive. The purpose of the bollards is to decrease unauthorized vehicle traffic and deter violent crime and theft of automobiles from the parking lot. Operation of the bollards would require the use of proximity cards issued to authorized residents and employees. The steel bollards are up to 30 inches high and have an 8-inch diameter. The bollards retract when the proximity card is waived in front of the card reader and the bollards automatically rise when a sensor indicates the vehicle has passed. Red and yellow lights will be used to indicate when the bollard is up or down as an added safety measure. A 140-square-foot structure will be added on the west side of the bollard system to include an emergency generator and hydraulic control building for operating the bollard security system. The hydraulic control building will be ten feet in length, eight feet in width, and eight feet in height. The total gross floor area of the two existing buildings is 61,023 square feet. The proposed addition is 0.2 percent of the total existing floor area.

The applicant is also reducing the originally approved 449 parking spaces to 405 parking spaces. A condition of approval has been added to require the applicant to provide parking calculations that show that the proposed parking spaces are adequate and meet the requirements of the Zoning Ordinance.

- B. **Zoning History:** In 1971, the District Council approved a Special Exception for the Oakcrest Towers multifamily residential development. On January 18, 1985, the District Council approved a Special Exception application for using a portion of the Oakcrest Towers property for retail sales and services. On December 3, 2003, the Planning Director approved a Revision to the Special Exception, SE-2605/01, for a security bollard system for the parking areas along 2021 to 2031 Brooks Drive.
- 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. 27-447. Fences and walls.**

- (a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.)
- (b) Walls and fences more than four (4) feet high (above the finished grade) shall be considered structures requiring building permits.

**Sec. 27-317. Special Exceptions—General Requirements**

- (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.

**D. Determinations:**

1. The subject property is a 9.28-acre parcel located on the northeast side of Pennsylvania Avenue at its intersection with Brooks Drive, known as 2100 Brooks Drive, zoned R-10. It is surrounded by the following uses:  
  
North: Brooks Drive  
  
South: Multifamily Residential Use in the R-18 Zone and Mixed Uses in the M-X-T Zone  
  
East: Multifamily Residential in the R-18 Zone  
  
West: Pennsylvania Avenue
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 and direct vehicular access to Brooks Drive, an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.
4. The proposed bollards security system meets the height requirements of Section 27-447, Fences and Walls, of the Zoning Ordinance. The proposed bollard security system will not provide any visual obstructions to the existing traffic and will ensure the safety of the vehicles and residents in the parking lot. The bollards will be designed to look like an attractive, 30-inch-high, steel fence that will be compatible with the existing buildings and surroundings.
5. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception. The proposed bollard security system will be compatible with the existing security systems in the development.
6. The proposed revision does not alter the previous findings of the District Council with regard to the nature and scope of the operation and the type and amount of traffic to be generated. The proposed revision is minor in nature because it involves the addition of a fence-type structure and an increase in 0.2 percent of the existing gross floor area. With the proposed conditions, the proposal will ensure that the number of parking spaces is adequate.
7. 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 Suitland-District Heights and Vicinity master plan.

**D. Recommendation:**

Based on the above findings, it is recommended that ROSP SE 3570/01 be APPROVED with the following conditions:

1. Prior to certification, the site plans shall be revised to show the following:
  - a. The total gross floor area of the existing buildings
  - b. Parking calculations showing the minimum required number of parking spaces and the proposed number of parking spaces. If the proposed number of parking spaces do not meet the minimum required number, the applicant shall retain the approved 449 parking spaces.

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

**By:\_\_\_\_\_ Date:\_\_\_\_\_**

**Jimi Jones, Acting Zoning Supervisor**