



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

Revision of Site Plan (Limited Minor Change) SE-3734/02

Application	General Data
Project Name: Donnell House Location: Northeast corner of Donnell Drive and Donnell Place Applicant/Address: Donnell Storage Associates, LLC 4600 East West Highway, Suite 200 Bethesda, Maryland 20814 Attn: Selva Gunenc	Date Accepted: 4/11/05
	Planning Board Action Limit: N/A
	Plan Acreage: 5.64
	Zone: C-M
	Dwelling Units: NA
	Square Footage: 107,600
	Planning Area: 75A
	Tier: Developed
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 205SE06

Purpose of Application	Notice Dates
Addition of SWM pond, relocation of four loading spaces and reduction of paving along south side of building	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) <div>N/A</div>
	Sign(s) Posted on Site and Notice of Hearing Mailed: <div>N/A</div>

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

May 31, 2005

PLANNING DIRECTOR'S DECISION

Limited Departures and Revisions to Approved Plans

Application No: ROSP SE-3734/02
Project Name: Donnell House
Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for addition of a storm water management pond, relocate four loading spaces and reduce paving. The subject property is improved with a consolidated storage facility. The new storm water management pond is proposed to comply with the new storm water engineering regulations. Three loading spaces on the south side of the existing building will be relocated. Two of the loading spaces will be relocated to the northeast portion of the proposed building and one loading space will be relocated to the north of the proposed storm water management pond. The existing paving on the south side of the existing building will be reduced. Additional landscaping is proposed on the southwest portion of the property and a small access drive and gate are proposed along Donnell Drive to provide access to the storm water management pond. The existing use of the property as a consolidated storage facility will not be altered.
- B. **Zoning History:** On April 27, 1987, the District Council approved a Special Exception for a consolidated storage facility. On July 24, 2003 the Planning Board approved a minor revision to the Special Exception ROSP SE-3734/01 (PGCPB No. 03-167) and a Detailed Site Plan SP-02046 (PGCPB No. 03-164). The Planning Director approved a Revision to the Detailed Site Plan SP-02046/01 on May 27, 2005.

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:

The subject 5.64-acre property is located at the northeast corner of Donnell Drive and Donnell Place, approximately 800 feet south of Pennsylvania Avenue (MD Route 4).

The surrounding uses are as follows:

North: An office building and undeveloped property, both in the C-O Zone

East: 400-unit condominium-apartments in the R-18 Zone

South: Across Donnell Place, residential development (Forest Hills) in the R-80 Zone

West: Across Donnell Drive, an apartment complex (250 units) in the R-18 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 Donnell Drive and Donnell Place. Access to the property is from Donnell Drive. Donnell Drive has sufficient capacity to accommodate the type and amount of traffic generated by the use.
4. The existing consolidated storage 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 not be significantly altered by the subject proposal. The existing parking and loading are adequate.

6. The proposal will not alter any of the previous conditions of approval for Special Exception SE 3734.
7. The proposed storm water management pond will meet the new regulations for storm water management facilities. The relocation of the parking spaces and the reduction in paving will help accommodate a storm water management pond of adequate size. The proposed revision meets the criteria for a limited minor change approvable by the Planning Director because it is for the redesign of parking and loading areas and minor revisions to the site plan to comply with new storm water management regulations. The proposed changes are minor in scope and nature and will have no appreciable effect on the adjacent properties.
8. The proposed revision will conform to the requirements of the Zoning Ordinance and the conditions of approval of the original Special Exception.
9. The proposed revision will 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.
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 1986 Master Plan for Suitland District Heights and Vicinity.

Recommendation:

Based on the above findings, it is recommended that ROSP SE-3734/02 be APPROVED.

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

By: _____ Date: _____

Jimi Jones, Acting Zoning Supervisor