



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

August 31, 2004

PLANNING DIRECTOR DECISION

Limited Departures and Revisions to Approved Plans

Application No: ROSP SE-3735/02

Project Name: Storage USA

Reviewer's Name: Laxmi Srinivas, Senior Planner

- A. **Nature of the Applicant's Request:** This minor revision was filed for changes to the previously approved architectural elevations and building signage for a consolidated storage facility initially approved in 1987. A previous minor revision, ROSP SE-3735/01, was approved on March 12, 2003, to accommodate the prototypical architecture of the current owner.

The applicant is proposing the following revisions:

Office Building

- A sloping royal blue metal roof with a royal blue metal trim.
- The building signs larger in size and relocated so that they are below the central portion of the sloping roof .
- A metal canopy over the entrance doors.

Building C

- A sloping royal blue metal roof for the two-story portion.
- The building signs larger in size and relocated so that they are below the central portion of the sloping roof .
- Light gray EIFS instead of the royal blue painted panels for the two-story portion.
- No royal blue trim on the lower portion of the building on the south side.
- Blue neon border below the time and temperature displays on the south and west sides.

Buildings E, A and F

- Dark gray CMU for the borders of Buildings E, A and F instead of royal blue CMU.

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, 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 refiled on the date of that event. The applicant, Director, and technical staff shall then follow the procedures for Planning Board review.

Sec. 27-344.01. Consolidated Storage—Specific Requirements

- (a) Consolidated storage may be permitted, subject to the following:
 - (1) The application shall be accompanied by:
 - (A) An impact statement explaining:
 - (i) The nature and scope of the operation; and
 - (ii) The type and amount of traffic expected to be generated;
 - (B) A description (graphic and narrative) of the proposed architectural facade of the building.

- (2) The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use;
 - (3) The use shall be appropriate, given the nature of development in the neighborhood; and
 - (4) The District Council shall find that:
 - (A) There is a need for the public in the surrounding area;
 - (5) The exterior and architectural facade of the building shall be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood;
 - (6) Beginning June 23, 1988, 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);
 - (7) 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; and
 - (8) Consolidated storage for which special exceptions were approved prior to the date reflected in paragraph 6, above, need not meet the provisions set forth in paragraphs 6 and 7, above.
- (b) In addition to what is required by Section 27-296(c)(1)(B), the site plan shall show the topography of the subject lot and abutting lots (for a depth of at least 50 feet).

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.

C. Determinations:

1. The subject property is a 3.34-acre parcel located on the east side of Whitney Place approximately 400 feet north of Marlboro Pike. It is zoned C-M. It is surrounded by the following uses:

North— Single-family detached residences in the R-55 Zone.

East— Cemetery in the R-55 Zone and multifamily dwellings in the R-18 Zone.

South— Bobcat sales and service dealer with outdoor storage in the C-M Zone, two mattress and carpet dealers, and a paint retailer in the C-S-C Zone.

West— Two-story office building (Amalgamated Transit Workers) in the C-S-C Zone and McNamara High School in the R-55 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 and direct vehicular access to Whitney Place, an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.
4. The proposed storage facility will serve the surrounding residential and commercial development as previously determined by the District Council.
5. The entrances to the individual storage units will be located to the interior of the development and will not be visible to surrounding properties and to Whitney Place.
6. A landscape plan that meets the requirements of the *Landscape Manual* has been previously submitted.
7. A TCP was previously submitted and revised in accordance with the comments of the Environmental Planning Section. The revised TCP I (dated 2/5/03) conforms to the requirements of the Woodland Conservation Ordinance.
8. The Permits Review Section has indicated that the area of the proposed signs complies with the requirements of Section 27-613 (c) (3) of the Zoning Ordinance regarding building signs in the C-M Zone. Section 27-613(c)(3) allows a maximum area of three square feet for each linear feet of frontage for two- to three-story buildings to a maximum of 400 square feet. The office building has a width of 35 linear feet for a maximum of 105 square feet of signage. The proposed signage is 27 square feet. Building C has a width of 250 linear feet for a maximum of 400 square feet of signage. The proposed signage is approximately 264 square feet. The colors and materials of the proposed signs are compatible with the colors and materials of the proposed buildings with the exception of the blue neon border below the

time and temperature displays on the south and west sides of Building C. The neon border is unnecessary for the overall design of the signs and draws undue attention to the time and temperature displays. It is not compatible with the overall subdued and superior quality of the proposed signs and buildings. Therefore, staff is recommending the removal of the blue neon border below the time and temperature displays on the south and west sides of Building C.

- 9. With the proposed condition, the proposed revision meets the criteria for a limited minor change approvable by the Planning Director. The proposed changes are minor in scope and nature and do not alter the previously approved building area and coverage. The proposed changes will have no appreciable effect on adjacent properties. The proposed revisions to the architecture and signage are minor in nature. The addition of the sloping roofs enhances the appearance of the proposed buildings and gives them a more subdued character that is compatible with the surrounding properties. The minor changes to the building signage are compatible with the architectural style and the colors and materials of the proposed buildings. The proposed architecture and signage will be compatible with the surrounding commercial development, which includes a two-story white concrete building, several cinderblock buildings, and two brick buildings.
- 10. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception. The architecture, building materials, and color scheme, which is predominantly gray, blue and white, are similar in character to that approved by the District Council in 1987.
- 11. 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.
- 12. 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-3735/02 be APPROVED. Prior to certification of the plans, the blue neon border below the time and temperature displays on the south and west sides of Building C shall be removed.

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

By:_____ Date:_____

Jimi Jones, Acting Zoning Supervisor