



## MINOR REVISION TO SPECIAL EXCEPTION NO. 4372/1, VSE-4372/1 AND AC-02026

Application	General Data
<b>Project Name:</b> <b>EZ Storage at South Bowie</b>  <b>Location</b> 1010 NE Crain Highway, south side of Pennsbury Drive, between northbound and southbound Robert S. Crain Highway  <b>Applicant/Address</b> South Bowie Land LLLP c/o Sienna Corporation 12011 Guilford Road, Suite 101 Annapolis Junction, MD 20701 Attention: Craig Pittenger  <b>Correspondent</b> Thomas Kiffer Ben Dyer Associates, Inc. 11721 Woodmore Road, Suite 200 Mitchellville, MD 20721	Date Accepted 3/29/02
	Planning Board Action Limit N/A
	Tax Map & Grid N/A
	Plan Acreage 9.46
	Zone C-M
	Dwelling Units N/A
	Square Footage 133,694
	Planning Area 71B
	Council District 04
	Municipality Bowie
	200-Scale Base Map 211/212E1

Purpose of Application	Notice Dates
<ul style="list-style-type: none"> <li>■ Minor Revision of Site Plan for Consolidated Storage.</li> <li>■ Variance from the ten-foot building setback requirement.</li> <li>■ Alternative compliance from Section 4.2 (of the <i>Landscape Manual</i>)</li> </ul>	Adjoining Property Owners (CB-15-1998) 4/2/02
	Previous Parties of Record (CB-13-1997) 5/20/02
	Sign(s) Posted on Site 8/16/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: Elsabett Tesfaye
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



August 28, 2002

**TECHNICAL STAFF REPORT:**

TO: The Prince Georges County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Elsabett Tesfaye, Senior Planner

SUBJECT: **Minor Revision of Site Plan for Special Exception No. 4372/1**

REQUEST: **Consolidated Storage in the C-M Zone**

RECOMMENDATION: <b>ROSP SE-4372/1:</b>	<b>APPROVAL with Conditions</b>
<b>VSE-4372/1:</b>	<b>APPROVAL</b>
<b>AC-02026:</b>	<b>APPROVAL with Conditions</b>

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

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## FINDINGS:

- A. Location and Field Inspection: The property is located on the south side of Pennsbury Drive, between northbound and southbound Robert S. Crain Highway (US 301). The property comprises a total of 9.46 acres of land and is improved with a newly constructed consolidated storage facility with associated parking lots and a stormwater management pond. The property is irregularly shaped and is characterized by topography that is generally level in the center and steeply sloped at its western edge. The property is zoned C-M and has approximately 1,024 feet of frontage on southbound Crain Highway(US 301), 718 feet of frontage on northbound Crain Highway, and 381 feet of frontage on Pennsbury Drive. The property is accessed via Pennsbury Drive.

- B. Development Data:

<u>Indicator</u>	<u>Existing</u>	<u>Proposed</u>
Zoning	C-M	C-M
Use	Consolidated Storage	Consolidated Storage
Gross Floor Area	133,694	133,694
No. Storage Unit	1070 units (985 internally accessed and 85 externally accessed	1070 units (985 internally accessed and 85 externally accessed
Residential unit	1 unit (1850 square feet)	1 unit (1850 square feet)
Parking Spaces	43	55
Loading Spaces	9	9

- C. History: The property was developed with a lumber and hardware store in the early 1980s. The Bowie Branch of the Prince George's County Library was temporarily located there from 1997 to 1999. The building became vacant after the library moved out during the last week of August 1999. Special Exception 4372 was approved in April 2001 to permit the construction of a 1,070-unit consolidated storage facility. The 1991 *Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity* retained the existing C-M Zone for the subject property.
- D. Master Plan Recommendation: The 1991 *Master Plan for Bowie-Collington-Mitchellville and Vicinity* recommends the property for service-commercial use.
- E. Request: The applicant requests Planning Board approval of a minor change to an approved site plan for a consolidated storage (SE-4372) to allow several minor modifications. The majority of the proposed revisions involve the relocation and cosmetic modification of fencing. The proposal also includes a revision of the landscape plan to accommodate the revised ultimate rights-of-way of north and southbound US 301.
- F. Neighborhood and Surrounding Uses: The neighborhood is generally defined by Pointer Ridge Drive to the north, northbound lanes of Crain Highway to the east, Central Avenue to the south, and the Pennsylvania Railroad tracks to the west. The immediate area surrounding the site is characterized by a mixture of uses. A wooded parcel of land is located to the north of the property across Pennsbury Drive, and a single-family detached dwelling is located to the south, also in the R-R Zone. To the east, across northbound US 301, are located a farm and business establishment (selling sheds) in the R-A and C-M Zones, respectively. To the west, northwest and southwest of the property, across southbound US 301, are located the Pointer Ridge Plaza, single-family houses, townhouse developments, and a service station in the C-S-C, R-T, R-R, R-M and C-M Zones.

G. Minor Change Provision: **Section 27-325 (b) (1)** specifies that the Planning Board is authorized to approve the following minor changes:

- A. An increase of no more than 15 percent in the gross floor area
- B. An increase of no more than 15 percent in the land area covered by a structure other than building.
- C. The redesign of parking or loading areas.
- D. The redesign of a landscape plan.

The applicant is proposing to make the following revisions to the site and landscape plans:

- a. Revise the design, type and location of the fencing and gates.
- b. Add 18 pairs of bollards along the interior facing walls of the building in the loading area, to protect the doors into the building.
- c. Make a computation correction (by less than .02 percent) in the size of the property based on a new survey.
- d. Revise the landscape plan to accommodate the proposed site plan revisions and the changes (alternative compliance requested) with regard to the ultimate rights-of-way and the proposed ramp.
- e. Increase the number of parking spaces.

H. Specific Special Exception Requirements:

***Note:** Pursuant to Council Bill 29 of 2000 (CB-29), consolidated storage is no longer permitted as a special exception in the C-M Zone. The bill allows special exception applications filed prior to January 1, 2000, to continue through the review and hearing procedures in Part 4 of the ordinance. Moreover, CB-29 also specifies that uses that are approved may continue in effect, may be revised or amended, and shall not be considered nonconforming. The approved special exception that is being revised through the instant application was initially filed on December 2, 1999, and approved by the District Council in April of 2001.*

**Section 27-344.01** sets forth the 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.
- (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.
- (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.
- (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 fifty (50) feet).

The proposed revisions will not change the footprint and/or gross floor area of the existing or proposed buildings that were approved in SE-4372. Moreover, the revisions would not reduce the number of parking and loading spaces. The revisions, however, result in an increase, by 17, in the number of parking spaces. It also results in a slight increase (about .02 percent) in lot coverage.

The State Highway Administration (SHA) has recently revised the planned ultimate right-of-way for the US 301 corridor. The new right-of-way line is located along the west side of the existing building and, therefore, eliminates the area available for the required Commercial/Industrial Landscaping Strip (Section 4.2). Moreover, the proposed right-of-way for a ramp associated with the planned upgrade of US 301 in the master plan crosses the rear (southwest corner) of the subject property, affecting the landscape bufferyard (Section 4.7) of the approved landscape plan. The Planning Director has recommended approval, of Alternative Compliance Application No. 02026 with the following condition:

The applicant shall obtain permission from SHA to allow the landscape strip to remain within the right-of-way. When the actual widening of US 301 along the property is programmed for construction, the applicant shall be required to distribute the plant materials to be removed during construction to the other parts of the subject property.

With regard to the deficiency in building setback along the western property line that came about due to the ultimate right of way of US 301 south, the applicant has requested a variance (VSE-4372/1). The variance request is addressed in Section O of this report.

- I. **Parking Regulations:** Pursuant to of the Zoning Ordinance and relative to this application, the total number of required parking spaces for a Consolidated Storage use is determined as follows:

**Section 27-568 requires one parking space for every 50 units having direct access only from within the building, plus four parking spaces for every 1,000 square feet of gross floor area (GFA) of office space. Two additional parking spaces are also required for every dwelling unit within a commercial building.**

The parking schedule on the site plan shows a total of 985 internally accessed units, one residential unit, and 650 square feet of gross floor area of office space. A total of 25 spaces are required (20 spaces for storage units, two spaces for the residential unit, and three spaces for the office use). Fifty-five parking spaces, including two van spaces for the physically handicapped, are provided. The number of total spaces have increased by 17 from what was shown in the parking schedule of the approved plan. The increase in the number of parking spaces will not result in a notable change in the design or layout of the parking area. However, the schedule and calculation for Section 4.3(c) of the *Landscape Manual* (interior planting) must be revised to include the expanded area of the parking lot. In addition, the site plan needs to be revised to provide for (both in the drawing and the parking schedule) a total of three parking spaces for the physically handicapped.

- J. **Loading Requirements:** Section 27-582 of the Zoning Ordinance requires two loading spaces (per building) for consolidated storage comprising up to 10,000 square feet of GFA, plus one loading space for each additional 40,000 square feet of GFA (or fraction).

Nine loading spaces are required and provided; all of the nine loading spaces are dimensioned at 12 feet wide by 45 feet long.

- K. **Landscape Manual Requirements:** The Urban Design staff has a concern regarding compliance to Section 4.7 of the *Landscape Manual* along the southern property line. To the south of the subject site is an existing single-family detached house. The consolidated storage use is defined as a high-impact use by the *Landscape Manual*. A type ■D• bufferyard is required with a width of 40 feet. The landscape plan provides only 37-foot-wide bufferyard between the subject site and the adjacent single-family detached house. A fence and a gate are within the required landscape bufferyard. Either the plans should be revised to satisfy the requirements of Section 4.7 or an Alternative Compliance application should be filed simultaneously with this ROSP application in order to validate the existing conditions.

- L. **Zone Standards:** With the requested variance, the site plan conforms to all other development standards of the C-M Zone.

- M. Sign Regulations: Section 27-614(a)(1) of the Zoning Ordinance requires that the main building associated with a freestanding sign must be located 40 feet behind the street line. The Permit Review Section has indicated that a departure of 40 feet for building No.1, 18 feet for Building No. 2, and 17 feet for Building No. 3 is required. The applicant must obtain approval of the departure from the City of Bowie or remove the sign from the site and landscape plans. In addition, the proposed freestanding sign is located less than ten feet from the ultimate right-of- way of northbound US 301. The applicant can address this by complying with 27-614(a)(4)(A), (B) and (C) of the Zoning Ordinance or can add to the departure request with the City of Bowie. All departure requests should be added to the general notes on the site plan.

In addition, the location of the freestanding sign on the site plan appears to differ slightly from the one shown on the landscape plan; both plans should be consistent with each other with regard to the location of the sign. The setback of the sign must also be provided on the site plan.

N. Other Issues:

1. The building dimensions for all three buildings on the site plan are different than dimensions on the landscape plans. Building dimensions on both plans should be consistent.
2. The building setback from the right-of-way along the south property line must be added to General Note No. 5 on the site plan.
3. All variance, departure and alternative compliance requests should be added to the general notes on the site plan.
4. The proposed ramp that is located on the southwestern portion of the property and the re-aligned rights-of-way lines of US 301 should be delineated and labeled accurately and clearly, on both the site and landscape plans, as specified by SHA.

- O. Variance Request (VSE-4372/1): The proposed plan requires a variance from Section 27-462(b). The existing building, which was recently renovated and enlarged to a 46,444-square-foot consolidated storage building, does not comply with the ten-foot building setback requirement. This deficiency has occurred as a result of the recent alteration by the State Highway Administration of the US 301 ultimate right-of-way line.

Section 27-230 requires the Planning Board to make the following findings in order to grant a variance.

1. **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**
2. **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or undue hardship upon, the owner of the property;**
3. **The variance will not substantially impair the intent, purpose or integrity of the General Plan or Master Plan.**

The proposal meets the three tests for variances. The SHA recently revised the planned ultimate right-of- way. The expanded right-of- way line reduces the width of the property by 20 to 30 feet



along its western property line. In fact, it coincides with the wall of the existing building, thereby necessitating a variance of 10 feet from the 10-foot building setback requirement. The recent realignment of the proposed upgrading of US 301 creates an extraordinary condition on the subject property.

Compliance with the required 10-foot building setback can not be attained without substantial damage to the existing building. Therefore, the strict application of this Subtitle will result in undue hardship upon the applicant.

The requested variance is needed, for the most part, to validate the building which existed on the property for over 20 years. In the Crain Highway Corridor chapter, the master plan refers to the subject property and makes the following recommendation:

The portion of the median south of the Pennsbury Drive crossover is developed with Lowe's Lumber and scattered dwellings. The remaining median areas that will not be required for highway right-of-way are shown for open space. The SMA retains the existing R-R zoning and downzones an underdeveloped 2.4-acre C-2 zoned property to the R-R Zone. Again, potential for special exception uses are recognized provided that access points to the existing southbound lanes and future service road are consolidated and minimized. The consolidation of these properties is encouraged to preclude the proliferation of individual and uncoordinated developments.

The variances will not impair the intent, purpose or integrity of the *Bowie-Collington and Vicinity Master Plan*.

P. **Required Findings: Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The fundamental purposes of the Zoning Ordinance, as found in Section 27-102, are to protect the health, safety and welfare of the public and promote compatible relationships between the various types of land uses. Review of the applicant's site plan for conformance with the requirements of the Ordinance indicates no potential for adversely affecting these fundamental purposes. With the recommended conditions, the subject property can project a positive image which is compatible with development guidelines for the immediate neighborhood.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

The subject property is located in the C-M Zone, which permits the proposed consolidated storage facility as a special exception. With the recommended conditions, and approval of the requested variance, the use will conform to all 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.**

The proposed use is in accordance with the *Bowie-Collington and Vicinity Master Plan* insofar as the subject site is recommended for ■service-commercial■ land use. The proposed site plan has consolidated access points to the site to the extent possible, as recommended by the master 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.**

The proposed facility will not adversely affect the health, safety or welfare of residents or workers in the area nor will it be detrimental to the use or development of adjacent properties or the general neighborhood. The facility is designed in a manner that is compatible with and would complement existing developments in the immediate area. The proposed facility is adequately screened from the nearest residential properties through a combination of architectural, topographical and landscaping features, which at the same time create an aesthetically pleasing environment on the subject property.

The Transportation Planning Section has indicated that none of the proposed changes are significant enough to alter findings that were previously made by that Section and, therefore, pose no issue. The SHA has also indicated that it has no objection to the proposed changes to the site plan.

- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

The Environmental Planning Section has indicated that the current Letter of Exemption, E - 60-99/01, is valid through August 10, 2003. Any changes of the limits of disturbance that clear additional woodlands will require a revision letter of exemption.

## CONCLUSION

The proposed revision of the site and landscape plans is minor but necessary, and it will not be detrimental to the use or development of adjacent properties or the general neighborhood. Furthermore, it does not alter any of the Council's findings in the original application. Based on the preceding analysis and findings, it is recommended that **ROSP SE-4372/1 (Minor Change), VSE 4372/1 and AC 02026** be **APPROVED**, subject to the following conditions:

1. Prior to the issuance of permits, the site and landscape plans shall be revised to include the following:
  - a. The schedule and calculation for Section 4.3(c) of the *Landscape Manual* (interior planting) shall include the expanded area of the parking lot.
  - b. Provide for a total of three parking spaces for the physically handicapped, at least one of which must be designed as van accessible.
  - c. The requirements of Section 4.7 shall be satisfied along the southern property line.

- d. Building dimensions for all three buildings shall be consistent on both the site and landscape plans.
  - e. The building setback from the right-of-way along the south property line shall be added to General Note No. 5.
  - f. All variance, departure and alternative compliance requests shall be added to the general notes on the site plan.
  - g. The location of the freestanding sign shall be consistent on both the site and landscape plans.
  - h. The proposed ramp that is located on the southwestern portion of the property and the re-aligned rights-of-way lines of US 301 shall be delineated and labeled accurately and clearly, on both the site and landscape plans, as specified by the State Highway Administration.
- 2. The proposed freestanding sign shall be relocated to meet the requirements of the Zoning Ordinance for a freestanding sign. Otherwise, the applicant shall obtain approval of a departure from the sign standards from the City of Bowie (prior to the issuance of permit for the freestanding sign).
  - 3. Prior to the issuance of permits, the applicant shall obtain permission from SHA to allow the landscape strip within the right-of-way. When the actual widening of US 301 along the property is programmed for construction, the applicant shall redistribute the plant materials to be removed during construction to the other parts of the subject property.