

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: Attman Real Estate Company

ASSESSMENT DISTRICT: 3

CASE NUMBER: 2019-0024-S

COUNCILMANIC DISTRICT: 3

HEARING DATE: March 26, 2019

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting approval of a special exception to allow a self-service storage facility in a C3-General Commercial District on property located at 8237 Ritchie Highway in Pasadena.

LOCATION AND DESCRIPTION OF SITE

The subject property has 220 feet of frontage on the northeast side of Ritchie Highway, 956 feet south of Elvaton Drive and is 5.6 acres in area. The property is shown on Tax Map 23, Block 4 as Parcel 50 and is currently zoned "C3-General Commercial District". This zoning was implemented by the comprehensive rezoning for the Third Council District on January 29, 2012.

The property is currently an undeveloped, forested lot. Public water and private sewer serve the site.

APPLICANT'S PROPOSAL

The applicant is proposing to construct a self-service storage facility consisting of two structures having a total storage space of 108,000 square feet. A two level structure is to be located on the rear half of the property and will have 72,000 square feet of storage space. An adjunct administrative office with a floor area of 810 square is located on the west side of this structure. A one level storage located on the front half of the property will have some 36,000 square feet of storage space. 40 parking spaces are to be provided around the proposed two self-service storage buildings

The applicant has advised that they have yet to secure a specific tenant for the proposed facility and as a consequence the desired number of storage units and resultant required parking may change. The applicant is therefore requesting that the special exception approval provide for a reduction in required parking shown on the final site development plan without the need for a modification to the approved special exception if such a need arises all to the satisfaction of the Planning and Zoning Officer.

The applicant is also requesting pursuant to Section 18-16-405. (b) of the Code that the Hearing Officer extend the standard 18 month period provided in Section 18-16-405(a) for the applicant to obtain a building permit. The applicant is requesting that the time to obtain a building permit be extended for an additional 18-month period.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for a self-service storage facility may be granted are set forth under Section 18-11-154. of the Zoning Code. Additionally, all special exceptions are subject to the general standards contained in Section 18-16-304.

FINDINGS

The specific special exception standards for a self-service storage facility require that the use be located on a lot of at least 2.0 acres. In this case, the subject property at 5.61 acres exceeds the minimum lot size requirement of the Code for a self-service storage facility.

In accordance with the use specific special exception standards, storage and a residence for a caretaker will be the only activities conducted at the facility, each one-way interior driveway will have a travel lane at least 15 feet in width and traffic direction and parking will be designated by directional signs or pavement painting. There will be no outside storage.

In accordance with the general standards for granting a special exception, the Office of Planning and Zoning finds that the proposed use of the subject property for a self-service storage facility will not be detrimental to the public health, safety, or welfare. The Fire Department and Health Department have indicated they have no objection to the application. The use will be compatible with the appropriate and orderly development of the district in which it is located. The proposed use is suitably located at the periphery of a residential area along a principal arterial roadway and is contiguous to other commercially zoned lands.

The use of the subject property for a self-service storage use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed under this article. The activity associated with the use will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. As stated earlier, the use is appropriately located at the periphery of a residential area. The use is separated from adjacent residential uses by a public roadway (Elvaton Road) and a proposed 35-foot forest conservation easement or 25 foot landscaped buffer. There is no evidence that the proposed use will conflict with any existing or programmed public facility, public service, school, or road.

The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use. The administrative site plan however will be subject to revision so as to comply with the requirements of the Landscape Manual.

The applicant is to present sufficient evidence of public need for the use.

This Office would have no objection to the site development plan being revised during Preliminary Plan review and Site Development Plan review if necessary to accommodate a change in the number of storage units and required parking.

The applicant has indicated that designing and constructing a large self-service storage facility on a site that is largely forested and that is also located on a State road requires extensive agency coordination on environmental and transportation issues. In light of the above, the applicant is requesting an additional 18 month period to obtain a building permit. The Office of Planning and Zoning agrees with the applicant and has no objection to the request.

Agency Comments:

The **Department of Health** had no objection to the application subject to receiving an approvable design for the proposed on-site sewage disposal system prior to the approval of any site development plan or building permit.

The **Long Range Planning Division** of the Office of Planning and Zoning advised that the proposal is consistent with the Pasadena/Marley Neck Small Area Plan, the 2009 General Development Plan and the 2017 Water and Sewer Master Plan goals and recommendations.

The **Development Division** of the Office of Planning and Zoning reviewed a revised plan and indicated that insufficient landscaping has been proposed. The Division also advised that a more complete review of the project during the Preliminary Plan and Site Development Plan may require revisions to the plan that has been submitted for special exception.

The **Engineering Division of the Department of Inspection and Permits** advised that stormwater management requirements including environmental site design (ESD) to MEP is being addressed through the use of 9 (Nine) micro-bioretentions. The review of stormwater management for the site will be reviewed in detail with preliminary plan application. Based on the above, this Office has no objection to the above referenced special exception request from either an Engineering and/or Utility standpoint.

The **Maryland State Highway Administration (SHA)** had no objection to the application.

The **Department of Recreation and Parks** advised that the proposed development will not impact any Anne Arundel County greenways, parks, and trails.

RECOMMENDATION

With regard to the standards by which a special exception may be granted as set forth under the County Code in Section 18-6-304., the Office of Planning and Zoning recommends the following:

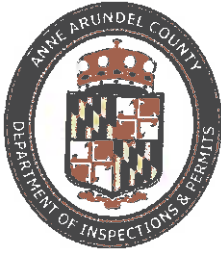
- 1) That the special exception application to allow a self-service storage facility be **approved**

- subject to the applicant providing satisfactory evidence of need for the use,
- 2) That the approval allow for the attached site plan to be revised to the satisfaction of the Planning and Zoning Officer to satisfy any further requirements or revisions resulting from a Preliminary Plan Review and Site Development Plan review and possible revision to the number of storage units by the applicant that might result in less required parking and,
 - 3) That the 18 month time period to obtain a building permit specified in 18-16-405. (a) of the Code be extended pursuant to 18-16-405. (b) for an additional 18 month period.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



WREK



Greg Africa, Director

Memorandum

To: Krystyna Lane, Zoning Division, Office of Planning and Zoning
From: Ram L. Shrestha, P.E., CFM, Engineering Division, Department of Inspections & Permits
Date: March 22, 2019, (Revision to February 28, 2019)
Subject: 8237 Ritchie Hwy (Tax # 3000-0627-4554)
Variance # 2019-0024-S

Request – Variance/Special Exception to allow a self-service storage facility on the subject property, zoned C3 and consisting of approximately 5.60 acres

Review - This office has received the subject application, reviewed for engineering (utilities, stormwater) issues and has the following comments:

1. Based on the plan provided, it appears that the property will be served by public water and private septic systems. Septic systems will need to be reviewed and approved by the Health Department
2. Administrative Zoning Line Adjustment (ZMC 2018-0014) to entire property to C3 Zoning from C1 and R1 has been approved on December 21, 2018.
3. An application to correct the address from 8337 Ritchie Highway to 8237 Ritchie Highway has been submitted to the county on January 16, 2019 and is in process for change.
4. Stormwater management requirements including environmental site design (ESD) to MEP is being addressed through the use of 9 (Nine) micro-bioretenctions.
5. The review of stormwater management for the site will be reviewed in detail with preliminary plan application.

Determination/Recommendation – Based on the above, this office has no objection to the above referenced special exception request from either an Engineering and/or Utility standpoint.



ANNE
ARUNDEL
COUNTY

M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

MEMORANDUM

TO: Lori Rhodes, Assistant Planning & Zoning Officer

FROM: Courtney Wilson, Planning Administrator, Regional Team

VIA: Courtney Wilson, Planning Administrator, Regional Team

SUBJECT: Attman Real Estate Company;
8237 Ritchie Hwy, Pasadena, MD
2019-0024-S

DATE: March 5, 2019 (revised March 20, 2019)

This memo is in response to the Zoning Division request for comments regarding a Special Exception to allow for a Self-Storage Facility within a C3 (Commercial-General) Zoning District. This Office defers to the Zoning Division whether the applicant meets the above application standards for the Special Exception requirements of Article 18-16-304. If approved, the Development Division offers the following comments: **(Please be advised that the comments below do not represent a comprehensive review of the proposed development or landscaping. Once adequate information has been provided with a Preliminary Plan application, a comprehensive review of the proposed development for compliance with planning, environmental and landscape regulations may generate comments which require plan revisions.)**

1. Please note, compliance with the Preliminary and Site Development Plan application, per Article 17-4-201 and 202, will be required for approval.
2. Please note, as this site is forested and per the State Forest Conservation Technical Manual, third edition 1997 Section 3.1.3 and Figure 3:3, the objective of the FCP (Forest Conservation Plan) in site planning is to maintain forest at the breakeven point or above.
3. Insufficient Landscaping is proposed. The following has not been addressed and/or met:
Landscape Manual Section V.B.1.
 - a. Reserve 10% of the parking lot area including parking spaces, drive aisles, and loading spaces for interior landscaping.
 - d. When parking spaces abut a building, the face of the curb or parking lot edge shall be a minimum of 10 feet from the face of the building to accommodate a 5 foot planting area and 5 foot sidewalk.

Landscape Manual Section V.D.1.

The proposed non-residential buildings require 50% façade of foundation plantings. Planting details would need to be provided that show how the proposed 3' wide façade planting areas will be able to accommodate façade landscaping.



M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

TO: Zoning Division

FROM: Patrick Hughes, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: February 20, 2019

Name of Project: Attman Real Estate Co.
Case #: 2019-0024-S
Location: east side of Ritchie Highway, south of Elvaton Drive
Tax Map 23, Parcel 50
Planning Area: Pasadena / Marley Neck

Summary:

The applicant is requesting a Special Exception to allow a self-service storage facility in a C3 zoning district. The 5.6-acre site is unimproved and forested. The applicant proposes two structures totaling 115,000 square feet, with 216 storage units, 70 parking spaces and forest conservation buffers on the north and east sides of the site. Access from Ritchie Highway will be via an existing drive shared with an adjacent property.

The site is split between Commercial and Low Density Residential designations on the 2009 General Development Plan (GDP) Land Use Map. The parcel is primarily zoned C3, with a small portion of C1 at the south of the site. The site is within the Priority Funding Area and the Managed Growth Development Policy Area. Surrounding 2009 GDP Land Use designations include Commercial to the east, south and west and Low Density Residential to the north.

Findings:

Consistency with Master Plans:

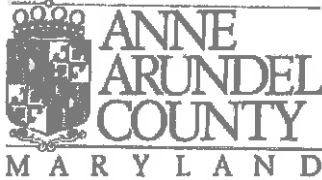
Pasadena / Marley Neck Small Area Plan (SAP):

The Pasadena/Marley Neck SAP recommended a Land Use change for part of Parcel 50 from Natural Features to Low Density Residential (Page 42). During the 2005 Comprehensive Zoning process, the parcel was rezoned to C3. The Pasadena / Marley Neck SAP does not have additional recommendations that are specific to the site. The proposal is consistent with the Pasadena / Marley Neck SAP goals and recommendations.

2009 General Development Plan: The 2009 GDP does not have recommendations that are specific to the subject site, and the proposal is consistent with its goals, policies and recommendations. No application for rezoning was filed for this property during the 2010 Comprehensive Zoning process.

2017 Water and Sewer Master Plan: The site is in the Future sewer service category in the Broadneck Sewer Service Area and proposes use of a private septic system. The property is split between the

Existing water service category along Ritchie Highway and the Future service category at the rear in the Glen Burnie Low Water Pressure Zone. The proposal is consistent with the 2017 Water and Sewer Master Plan.



Anne Arundel County Department of Health
J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, MD 21401
Phone 410-222-7193 Fax 410-222-7479
Maryland Relay (TTY users): 1-800-735-1158
www.aahealth.org

Billie Penley, M.B.A.
Acting Health Officer

MEMORANDUM

TO: Krystyna Lane, Zoning Applications
Planning and Code Enforcement, MS-6301

FROM: Albert Herb, Program Manager
Bureau of Environmental Health

DATE: February 28, 2019

RE: 2019-0024-S

The Health Department has reviewed the above referenced Special Exception request to allow a self- service storage facility in a C3 General Commercial District. The Health Department offers the following comments:

The Anne Arundel County Department of Health has no objection to the above referenced Special Exception subject to receiving an approvable design for the proposed on-site sewage disposal system prior to the approval of any site development plan or building permit.

If you have further questions or comments, please contact J. Thomas Gruver at 410-222-7194.

cc: Lori Rhodes
Sherry Smith
File



STUART PITTMAN, COUNTY EXECUTIVE
RICK ANTHONY, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Krystyna Lane, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance and Special Exception Cases

DATE: February 25, 2019

The Department of Recreation and Parks has reviewed the case materials submitted to determine if there may be impacts to Anne Arundel County greenways, parks, and trails. As these cases will not have such an impact, the Department of Recreation and Parks has no comment.

Applicant	Case Number
Roseann M. Whyte	2019-0020-V
Sylvan Shores Service Co.	2019-0022-V
Sylvan Shores Service Co.	2019-0023-V
Attman Real Estate Company	2019-0024-S
Katrina J. Campbell	2019-0025-V

cc: Ken Alban
Sherry Smith
File



Sherry Smith <pzsmit23@aacounty.org>

Transmittal of Petitions 2.7.19

Stephen Stanton <fd001157@aacounty.org>
To: Sherry Smith <pzsmit23@aacounty.org>, Lori Rhodes <pzrhod00@aacounty.org>

Thu, Feb 7, 2019 at 3:08 PM

Good afternoon,

The office of the fire marshal approves the following;

- 2019-0020-V
- 2019-0021-V
- 2019-0022-V
- 2019-0023-V
- 2019-0024-S
- 2019-0025-V

thank you,

[Quoted text hidden]

 Stephen E. Stanton II, BS, NRP, EMT-Tactical
 Special Assistant State Fire Marshal
 Nationally Certified Fire Inspector III
Lieutenant, Fire Marshal Division - **FM3**
 2660 Riva Road suite 290
 Annapolis MD, 21401
 410-222-7574

OFFICE OF PLANNING AND ZONING
ZONING DIVISION

INTER-OFFICE CORRESPONDENCE

DATE: February 7, 2019
TO: ERICH FLORENCE, STATE HIGHWAY ADMINISTRATION
FROM: KRYSTYNA LANE

Attached are zoning applications that require review and comments. Please e-mail the comments to Krystyna Lane (pzlane00@aacounty.org) by **February 7, 2019**. Any questions regarding the applications should be directed to Krystyna Lane X7437. Thank you for your prompt attention to this matter.

APPLICANT

CASE#

Attman Real Estate Company

2019-0024-S

No Comment

Erich Florence
3/14/19

Homel Del. 2/17
e/400pm
(S)