

Westbard Self Storage, Limited Site Plan Amendment No. 82017011A

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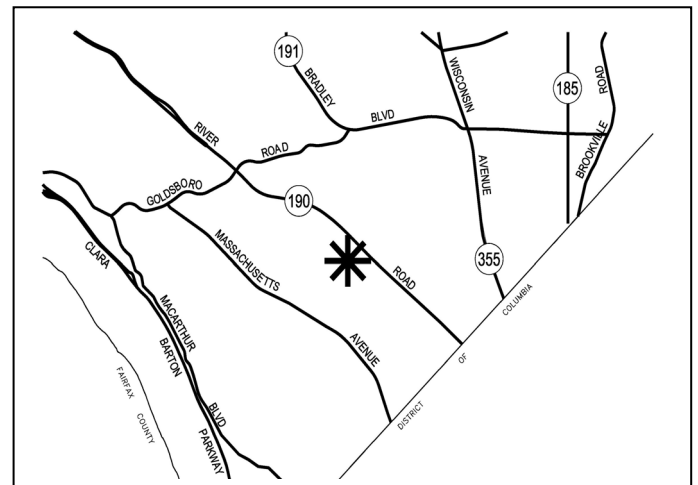
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Description

- Request to revise the front and rear building setbacks and confirm the Parcel 1 Parkland Dedication area
- IM Zone
- Current use: Active construction site
- Located at 5204 River Road, Bethesda, MD
- 0.98 gross acres
- Applicant: Bethesda Self Storage Partners, LLC
- Acceptance date: April 14, 2020
- Review Basis: Chapter 59



Summary

- Staff recommends approval of the Site Plan Amendment, with conditions.
- Proposal for revisions to the front and rear building setback and confirmation of the Parcel 1 Parkland Dedication area.
- No changes to the building footprint or location are proposed. The front setback is being corrected to fully address the building layout/overhang as originally proposed.
- The rear setback is being updated to reflect the recently finalized location of the Parcel 1 Park Dedication area on the western boundary of the subject Property.
- The decreased setback figures remain considerably greater than the minimum required for the zone.
- Staff received correspondence from community groups and citizens. Copies of the correspondence are attached and discussed herein.
- In February 2019, the Applicant conveyed fee simple ownership of Parcel 177, identified as part of the historical location of the White's Tabernacle No. 39 of the Ancient United Order of Sons and Daughters, Brothers and Sisters of Moses Cemetery, to the Parks Department in 2019 per Condition 20 of Westbard Self Storage Preliminary Plan 120170280. Parcel 177 is not part of the approved Site Plan nor part of this Amendment application.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Site Plan Amendment 82017011A for revisions to the front and rear building setbacks, confirmation of the Parcel 1 Parkland Dedication area and associated adjustments to the data table. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions. All other previously approved conditions remain in full force and effect:

13. Parks Department

- a. The Applicant must add the following note to the Certified Site Plan Amendment must revise notes to include the following text associated with:

M-NCPPC may require minor changes during the Park Construction Permit process for Parcel 1 and the Park easement areas as deemed appropriate by Parks and Planning staff without requiring amendment of the Project Approvals, potentially including revisions to site grading, the location of paving, lighting, benches, signage, or other changes of similar nature.

- b. The locations and details of the interpretive signs along Outlet Road must be shown on the Certified Site Plan subject to Staff approval. However, further refinement of the details and locations may occur as part of the Park Construction Permit process.

- c. The Applicant must add a note on Architectural sheet 007 to read:

Content for the interpretive signs will be created by M-NCPPC Cultural and Historical Resources staff in close coordination with the community during the Willett Branch Greenway Facility Planning process.

14. Prior to the submittal of the Certified Site Plan for this Amendment the Applicant must coordinate with Staff on any necessary clarifications, corrections and updates for the plans, notes, index and tables.

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

The Property is located south of River Road in the southwest quadrant of the intersection of River Road and the Capital Crescent Trail and is bordered by a McDonald's restaurant on the north, the Capital Crescent Trail on the east, the Willett Branch on the west, and industrial uses to the south (Property of Subject Property). Access to the Site is provided from a County-maintained access road along the eastern frontage, parallel to the Capital Crescent Trail. The existing structures on the Property have been demolished and the site is currently being prepared for sheeting and shoring. The Site contains no forest, the Site topography slopes about 12 feet down, from east to west, towards the adjacent Willett Branch, and a portion of the Site is within the Willett Branch stream valley buffer.

The neighborhood surrounding the Property includes multi-family residential uses, commercial uses, retail uses, and industrial uses. Willett Branch stream to the west is currently contained in a concrete channel.

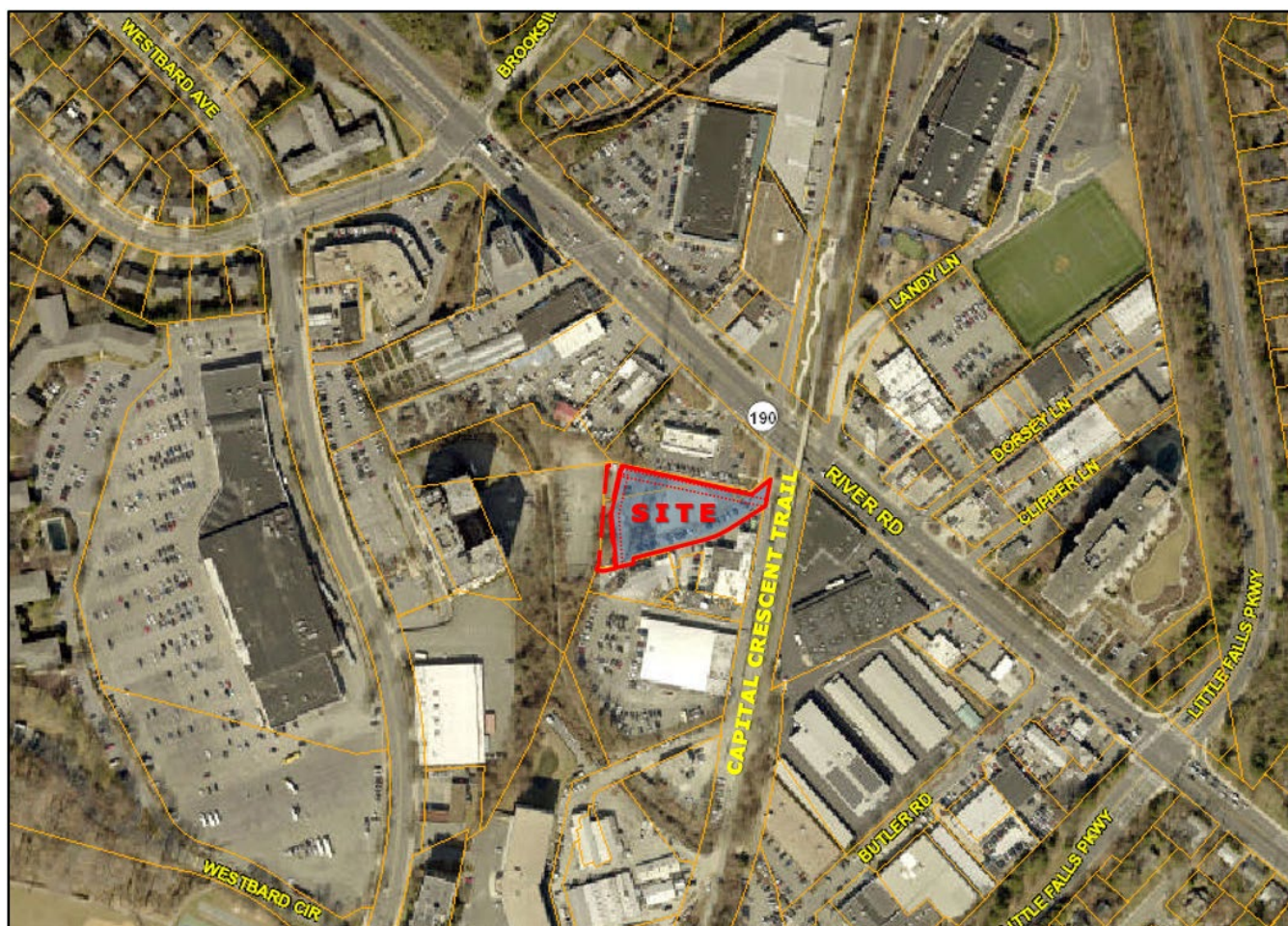


Figure 1 – Vicinity Map

North ↑

Site Description

The total tract area is about 0.98 acres (42,812 square feet).

SECTION 3: PROPOSED AMENDMENT

Previous Approvals

The Planning Board approved Westbard Self-Storage Preliminary Plan No. 120170280 (MCPB No. 17-122) by resolution dated January 12, 2018. The Project created one lot for a new self-storage building and one Parcel (Parcel 1) for dedication to Parks for the future implementation of the Willett Branch Greenway. The Preliminary Plan also included the conveyance of the existing Parcel 177 as described below. The self-storage building has a maximum total density of 195,527 square feet of self-storage uses, including 107,030 square feet of Gross Floor Area (GFA) derived from the tract area, and 88,497 square feet of “cellar” area excluded from the definition of GFA under Section 59.1.4.2. of the Zoning Ordinance.

Parcel 177 is part of the original cemetery property known as White’s Tabernacle No. 39 of the Ancient United Order of Sons and Daughters, Brothers and Sisters of Moses Cemetery. On February 28, 2019 the Applicant conveyed to M-NCPPC, at no charge, the ownership of Parcel 177, per Condition 20 of Westbard Self Storage Preliminary Plan 120170280 (the remainder of the cemetery site is under ownership of the Housing Opportunities Commission). Parcel 177 is not part of the approved Site Plan nor part of this Amendment application.

The Planning Board concurrently approved Westbard Self-Storage Site Plan No. 820170110 (MCPB No. 17-123) by resolution dated January 12, 2018 for a 50-foot-tall Self-Storage building. The Site Plan approval included the development standards and addressed details of the building architecture, landscaping, and other amenities such as the Sector-Planned Outlet Road shared-use path along the northern edge of the Site (which includes native landscape species, benches, historical display boards and lighting).

The building is situated on the Site to preserve the Stream Buffer and future Willett Branch Greenway to the west and the Outlet Road shared-use path to the north.

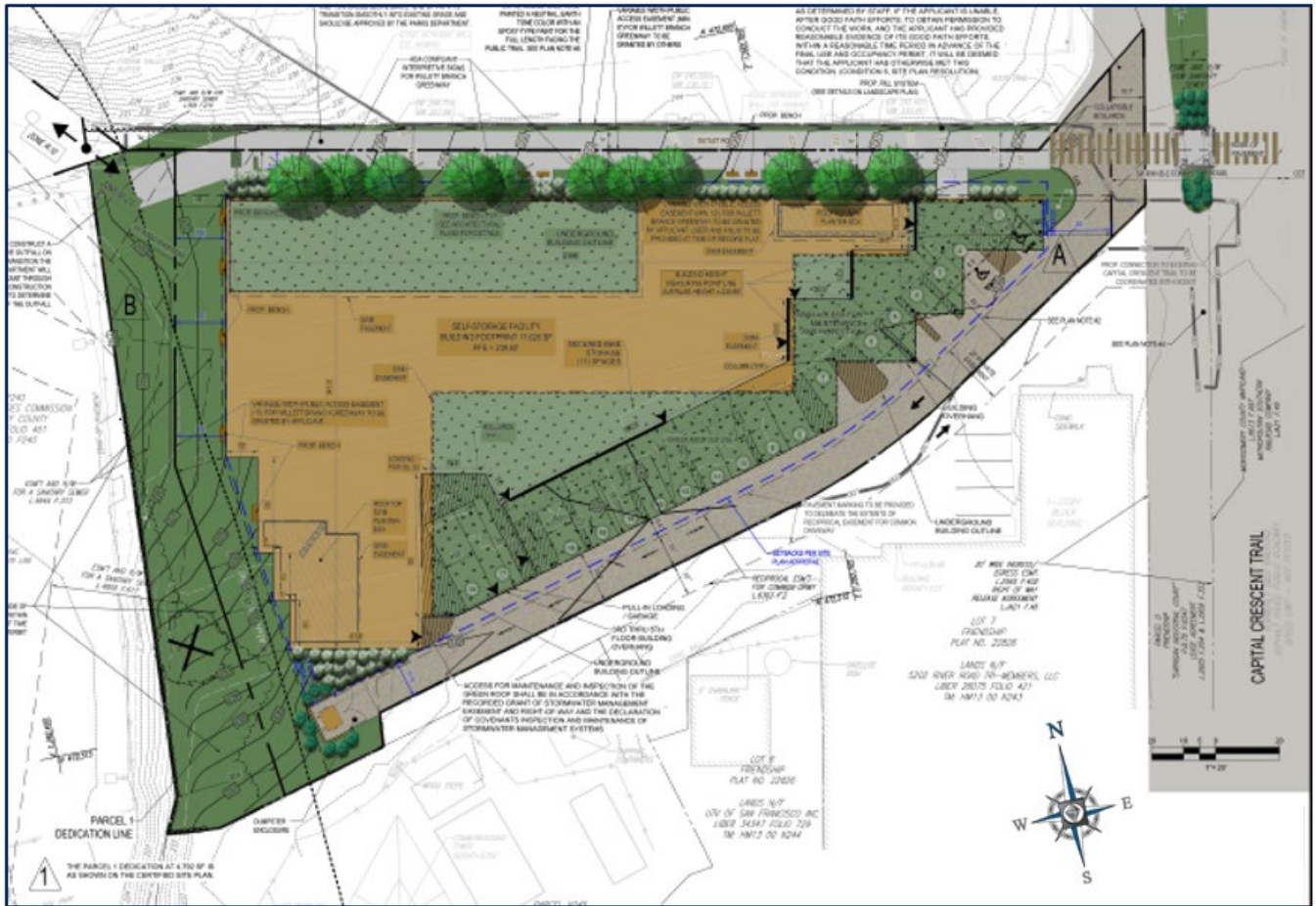


Figure 2– Rendered Site Plan Showing Building Outline in Tan w/ Green Roof Areas

Proposed Site Plan Amendment

No changes to the building footprint, density or height are proposed. The Applicant requests to correct the front and rear building setback figures (updating the data table accordingly) and confirm the related Parcel 1 dedication area.

The front setback figure (eastern setback on narrowest portion of building closest to the Capital Crescent Trail) is proposed to decrease by thirteen feet from an approved minimum of 33 feet, to a minimum of 20 feet. The front setback is being corrected to fully address the building layout/overhang as originally proposed but erroneously described in the Applicant’s data table. The revised setback is still significantly in excess of the minimum 10-foot setback required by the zone.

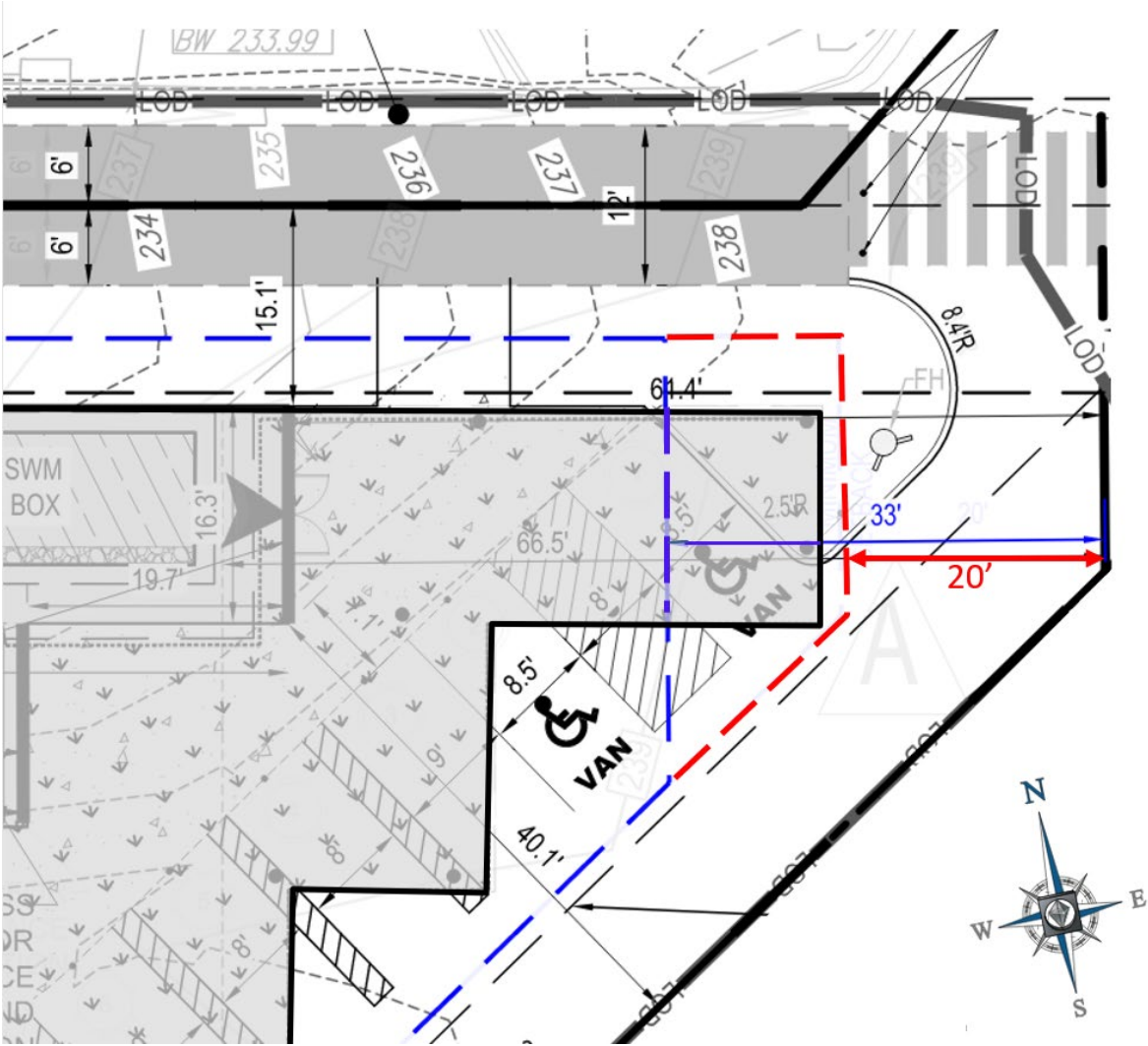


Figure 3– Front Setback Exhibit. Blue line shows setback per approved data table; redline shows proposed.

The setback figures for the west side of the building (closest to the stream buffer) could not be precisely determined at the time of the original Planning Board hearing because the extent of the Park dedication for Parcel 1 had not yet been established (Preliminary Plan Condition No. 18). Now that the extents of the dedication have been finalized, the revised rear setback reflects the dedication and proposes to reduce the rear setback, from 19 feet, to 16 feet. The revised setback is still significantly in excess of the minimum 10-foot setback required by the zone.

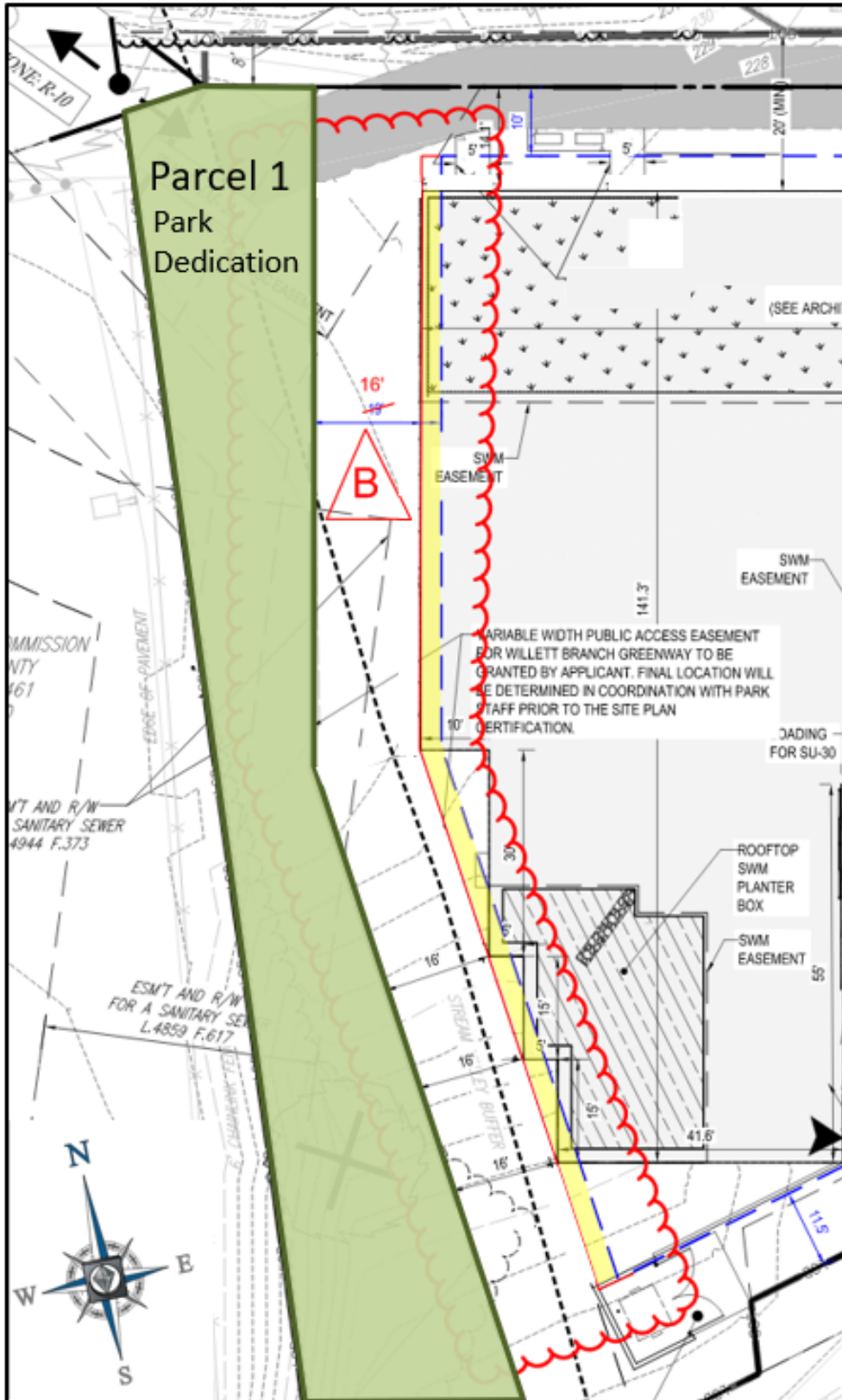


Figure 4– Rear Setback Exhibit.
 Blue dashed line shows setback per approved data table; solid redline shows proposed.
 Yellow area highlights the setback change.

SECTION 4 – ANALYSIS AND FINDINGS

FINDINGS

This Amendment complies with the general requirements and development standards of the Zoning Ordinance and Subdivision Regulations and substantially conforms with the goals and recommendations of the 2016 *Westbard Sector Plan*. The proposed modifications to Site Plan No. 820170110 will not alter the overall character or impact of the development with respect to the original findings of approval, except as follows:

- a. *satisfies applicable use standards, development standards, and general requirements under this Chapter;*
- i. *Division 4.8. Light Industrial Zones*

Development Standards

The Westbard Self Storage tract area is approximately 0.98 acres, zoned IM-2.5 H-50. The following Data Table shows the Application’s conformance to the development standards of the zone.

Table 1 -- Site Plan Data Table				
Section 59.4	Development Standard	Permitted/ Required	Approved 820170110	Proposed 82017011A
	Tract Area (Square Feet)	n/a	42,812 (0.98 acres)	42,812 (0.98 acres)
	Proposed ROW Dedication (min.)	n/a	579	579
	Parcel 1 Dedication	n/a	n/a	4,792
	Site Area (max.)	n/a	42,233 (0.969 acres)	37,441 (0.86 acres)
4.8.2.A.1	Maximum Density (FAR/SF)			
	IM-2.5 H-50	2.5/107,030	2.5/107,030	2.5/107,030
	Cellar area exempt from Gross Floor Area per 59.1.4.2.G		88,497	88,497
	Total		195,527	195,527
4.8.2.A.1	Building Height (feet)			
	IM-2.5 H-50	50 feet	50 feet	50 feet
4.8.3.A.1	Amenity Open Space (minimum)			
	Public Open Space (% of Site/sf.)	10/4,223	40.2/16,974	40.2/16,974
4.8.3.A.3	Minimum setbacks			
	Front	10 feet	33 feet	20 feet
	Rear	10 feet	19 feet	16 feet
	North Side	10 feet	10 feet	10 feet
	South Side	0 feet	11.5 feet	11.5 feet
6.2.4.B	Parking spaces, minimum			
	Vehicular	12	18	18
	Bicycle	11	11	11

SECTION 5: COMMUNITY CORRESPONDENCE

The Applicant has complied with all submittal and noticing requirements. Sign postings regarding the Site Plan Amendment were installed on the site frontages, and written notice letters for the application and hearing were sent, however a community meeting for the Amendment was not required. As of the writing of this report, Staff has received two inquiries from the community concerning this application. These inquiries included general concern over the accuracy of the plans, potential for the building footprint relocating into the stream valley buffer, and enforcement of the approved locations. Staff has responded to these inquiries.

Staff also received correspondence regarding the excavation currently underway associated with construction of the approved development, and the potential for impacting the White's Tabernacle No. 39 of the Ancient United Order of Sons and Daughters, Brothers and Sisters of Moses Cemetery. Pursuant to the October 9, 2019 Phased Final Forest Conservation Plan approval for Sheeting and Shoring (Attachment C), the Applicant has hired a professional archeologist qualified to recognize human remains and funerary objects to monitor the drilling work associated with the tiebacks in the northwest corner of the building foundation, which is closest to the cemetery. The letter sets forth notification procedures if human remains or funerary objects are found and further requires reporting of their inspections. To date, the archeologist has filed four reports, which are included as Attachment D, and they indicate that no human remains, funerary artifacts, grave shaft features, or cultural features associated with the River Road Moses Cemetery have been observed during monitoring.

Staff has included all correspondence in Attachment B.

SECTION 6: RECOMMENDATION AND CONCLUSION

The proposed modifications to the Site Plan will not alter the overall character or impact of the development with respect to the original findings or approvals. Staff recommends approval of Site Plan Amendment 82017011A with the conditions specified at the beginning of the staff report.

ATTACHMENTS

- A. Previous Resolutions
- B. Correspondence
- C. Phased Final Forest Conservation Plan approval conditions
- D. Archeologist Field Reports