

Team NORTH
~~Regional~~

ANNE ARUNDEL COUNTY
PLANNING & ZONING
DEVELOPMENT DIVISION
Annapolis, Maryland

INTERNAL TRACKING	
Submission Date	<u>2-9-16</u>
Access	<u>MST</u>
To CRS	<u>2-9-16</u>
OK to distribute	<input checked="" type="checkbox"/>
To TL	<u>2/10/16</u>
Ret to PEG	<u>2-11-16</u>
PEG Dist.	<u>2-11-16</u>
Change time frame	_____

Transmitted Date: 2-11-16
MODIFICATION TRANSMITTAL

- TO:
- | | |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Review Planner <i>Dan</i> | <input checked="" type="checkbox"/> Dept of Nat Res/Pas-HONECZY |
| <input checked="" type="checkbox"/> Engineering Review <i>Brad</i> | <input type="checkbox"/> Dept of Nat Res/Annap/SADZINSKI |
| <input checked="" type="checkbox"/> Traffic Review <i>Sarah</i> | <input type="checkbox"/> MD Department of Environment |
| <input checked="" type="checkbox"/> Utilities Review | <input type="checkbox"/> Army Corps of Engineers |
| <input checked="" type="checkbox"/> Environmental Review | <input type="checkbox"/> MD Aviation-Noise Control |
| <input checked="" type="checkbox"/> Soil Conservation District | <input checked="" type="checkbox"/> Forester |
| <input checked="" type="checkbox"/> Health Department | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> State Highway Administration | <input checked="" type="checkbox"/> Modification File |
| <input type="checkbox"/> Board of Education | <input type="checkbox"/> PAC (VIOLATIONS) |
| <input checked="" type="checkbox"/> Fire Prevention Bureau | <input type="checkbox"/> Long Range Planning (only OTC) |
| <input type="checkbox"/> Public Works Eng./Utility (B Wright) | <input type="checkbox"/> Critical Area Commission |
| <input type="checkbox"/> Recreation & Parks | <input type="checkbox"/> P&Z – Chris Soldano |
| <input checked="" type="checkbox"/> P&Z Roseanne Zimmerman (w/copy of application) | |
| <input type="checkbox"/> P&Z – _____ | |

FROM: Office of Planning and Zoning/Development Division

PROJECT NAME: EZ Storage - Arnold

Modification Number: 14574 Subdivision #: _____

Permit #: _____ Project #: P _____

SDP #: C 2016 - 0008 - 00 PP

Tax Map 39 Block 17 Parcel 63, 266 167-170 Violation # _____

MODIFICATION REQUEST(S):

- Skip SDP
- Specimen Tree
- _____

This Office requests your comments as to the acceptability of the request, whether it should be granted or not, and any conditions that are recommended by your agency.

Please remit your comments to Judy Motta at subcomments@aacounty.org or mail stop MS 6001.

Comments are required by: March 9, 2016



January 29, 2016

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, 3rd Floor
Annapolis, MD 21401

Attn: Mr. Larry Tom, Planning and Zoning Officer

Re: **ezSTORAGE ARNOLD (JORDAN PROPERTY)
MODIFICATION REQUEST
WAIVE SITE DEVELOPMENT PLAN PROCESS,
SPECIMEN TREE REMOVAL
1434 RITCHIE HIGHWAY
ARNOLD, MD 21012
TM 39, GRID 17, PARCELS 163, 167, 168, 169, 170 & 266
C2016-**

Dear Mr. Tom:

On behalf of the developer, The Sienna Corporation we respectfully the following modification requests:

1. Waive the Site Development Plan Process – Article 17-4-202
2. Modification to remove nine (9) specimen trees – Article 17-3-303(b)(5)

Site Background

The subject site is located on Tax Map 39, Block 17, Parcels 163, 167-170, and 266 of the Anne Arundel County tax records. The existing zoning of the site is C-2 & C-3 (Commercial) and R-1 (Residential) and is located in the Anne Arundel County Third election district. The applicant intends to develop the property with a 3-story, 1,020 unit, 134,148 square feet ezStorage Facility.

MODIFICATION #1

A modification to Article 17-4-201 to waive the Site Development Plan process is requested. The site as described above is currently a predominately wooded property with several single family homes all of which will be demolished with the proposed development. The developer is currently going through the Preliminary Plan process for the review and approval of the proposed stormwater management as well as testing for Adequacy of Public Facilities (APF). The site has frontage on MD SHA and existing public water is available via a 12" water main along the property frontage. The development will be served by private septic with passing percolation tests already performed on the property. The proposed development will maintain the existing drainage patterns and will provide environmentally site design to the maximum extent practicable to comply with the Stormwater Management requirements of the Anne Arundel County for new development. A Traffic Study has been performed and the analysis has shown that the key intersections and road sections will continue to operate at satisfactory levels of service under future conditions. Additionally, a deceleration/acceleration lane has been added along MD 2 to increase safety at the proposed entrance to the property. There will be no impacts to schools since the development is commercial. Self Storage facilities are permitted in the C2 – Commercial zoning district as a Special Exception. A detailed review of the Preliminary/Special Exception (PP/SE) plan will be provided by the County during the Special Exception process with a public hearing part of the approval

process. Since this development meets all APF criteria with the PP/SE plan approvals, we respectfully request a modification to waive the Site Development Plan process and continue directly to a grading permit once the PP/SE are approved.

Modification #2

A modification is requested to Article 17, Title 6, Section 303(b)(5) for the removal of nine (9) specimen trees. The development proposes a Forest Conservation property of 2.16 acres with the required break even point of 1.65 acres. The development has been located as close to MD 2 as possible in order to maximize the preservation of the existing forested areas along the east (residential) and northern boundaries (Hiker/biker trail). It should also be noted that all of the specimen trees to be removed are in fair/poor condition with the exception of ST-1 which is in good condition.

The granting of these modification requests are consistent with the criteria set forth in Article 17, Section 2-108 of the Anne Arundel County Code and that the granting of the modification will not endanger or present a threat to the public health, safety and welfare and is the minimum relief necessary to relieve the hardship to the applicant.

If you have any questions, or if you require additional information, please feel free to contact me at (410) 897-9290.

Sincerely,
Bay Engineering, Inc.


Terry L. Schuman, P.E.

cc: client, file

F:\13-1399 Jordan Property\Correspondence\Modifications\Mod to SDP, Specimen Tree\Modification Ltr of Expl 1-21-16.doc



14574

MODIFICATION APPLICATION

Date: 1/21/16

Property Owner: The Siena Corporation Consultant: Bay Engineering, Inc.

Address: 8221 Snowden River Parkway Address: 2661 Riva Road, Building 800
Columbia, MD 21045 Annapolis, MD 21401

Phone No. 443-539-3070 Attn: Craig Pittinger Phone No. 410-897-9290

Email Address (Req'd) pitt@sienacorp.com Email Address (Req'd) tschuman@bayengineering.com

1. Modification Types: (Indicate the type of modifications requested)

Process: Major Sketch Minor Amended Plat SDP Preliminary Plan Other
Subdivision Standards: Road improvements Water extension Sewer extension Recreation Area
Street trees Lot size Lot ratio Lot density PUD Setbacks
Design Manual Standards: Cul de sac Right of way width Pavement width Sight Distance
Road radius Road intersection spacing
Environmental: Steep Slopes Specimen Trees Wetland Impacts Buffers
Flood Plain: _____
Other:(specify) _____

2. Development Types: (Check & complete appropriate category for in-process projects.
Include a Development Application if no in-process project or permit.)

Subdivision: Name: _____
Subdivision #S _____ Project #P _____
 Site Development Plan: Name: ezStorage - Arnold (Jordan Property)
Site Plan #C 2016-
Permit #G _____ #B _____

3. Location

Address: Ritchie Highway, Arnold, MD 21012
Tax Map 39 Block/Grid 17 Parcel 63,167,168,169,170, 266 Size of Tract (Acreage) 5.44 ac.
Tax ID (Req'd 12 digit number) 03-000-15800200, 03-000-17929800, 03-000-15799000, 03-000-15800400, 03-000-15801100, 03-000-90067409
Tax Assessment District 3 Councilmanic District 5 # of new units 1 Critical Area. **(N)**

4. A DETAILED Letter of Explanation that includes a description of each modification request and a justification is required. List below the Code Sections to which this application applies:

Section Reference Number (e.g., 17-4-202)	Summary of Regulation (e.g., Site Development)
#1. <u>17-4-202</u>	<u>Site Development Plan process</u>
#2. <u>17-3-303(b)(5)</u>	<u>Specimen Tree Removal</u>
#3. _____	_____
#4. _____	_____

5. Is this project/permit the subject of a violation? **(N)** Violation # _____

SIGNATURE: (OWNER/CONSULTANT) [Signature] DATE 2/1/16

