

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


APPLICANT: Compson of Severna Park LLC

ASSESSMENT DISTRICT: 3rd

CASE NUMBER: 2024-0234-S

COUNCILMANIC DISTRICT: 5th

HEARING DATE: March 4, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a special exception to allow a self-service storage facility in a C2 - Commercial Office District on property located at 335 Ritchie Highway in Severna Park.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5.10 acres and is identified as Lot 1 of Parcel 518 in Block 19 on Tax Map 24 as shown on an Administrative Plat of Trinity Holding Company of Glen Burnie. The property is zoned C2 - Commercial Office District, is located outside of the Critical Area and is currently improved with a facility that was previously operated by the Knights of Columbus.

APPLICANT'S PROPOSAL

The applicant seeks to redevelop the property with a 4 story, 140,000 square foot self-service storage facility. The facility will contain self-storage units, an accessory office and accessory parking.

SPECIAL EXCEPTION STANDARDS

§18-11-155 of the Anne Arundel County Zoning Ordinance sets forth the specific special exception requirements for public utility uses. Additionally, all special exceptions are subject to the general standards contained in §18-16-304 of the Zoning Ordinance.

FINDINGS

The applicant describes that the facility will consist of self-storage units, an accessory office and accessory parking. The office will be open seven days per week from 9:00 am - 6:00 pm. The facility will have gated access that will be available for customers who have an access key card seven days per week from 7:00 am - 11:00 pm and will utilize the existing access point from Ritchie Highway.

The Applicant outlines that the proposal is within the permissible bulk requirements for the C2 District and no variance relief is required for the building. It is described that the scale and scope

2024-0234-S

of the facility is compatible with development in the surrounding area as there are several large, multi-story buildings in the area such as the Spring Arbor Assisted Living Facility, Severna Park Market Center, Park View at Severna Park Senior Community and The Sheridan at Severna Park Senior Community. The site on Ritchie Highway provides a highly-trafficked location for the proposed use and customers will not be required to pass through residential neighborhoods or other low traffic areas in order to gain access.

The **Health Department** commented that it has no objection to the request subject to the availability of public water and sewer.

The **Development Division (Regional Team)** did not take a position on the request but offered the following comments:

1. The proposed development will be subject to Preliminary and Site Development Plan requirements found in Article 17, Title 4 of County Code. A comprehensive review of the proposed development will occur during the Preliminary and Site Development Plan review process.
2. Per Article 17-6-402, development may not occur within a nontidal wetland or within a 25-foot buffer of a nontidal wetland. While the plan provided for review does not depict the proposed limits of disturbance (LOD), the LOD required to construct the proposed improvements would likely impact the 25-foot buffer to the nontidal wetlands in both the eastern and western portions of the site.
3. Per Article 17-6-403, development may not occur within a stream bed or within a 100-foot non-disturbance stream buffer. The development proposal depicted on the plans includes development within the 100-foot buffer to both onsite streams, Stream A and Stream B.
4. Per Article 17-6-404, development may not occur within steep slopes or within 25 feet of the top of the steep slopes where the onsite and offsite contiguous area of the steep slopes is greater than 20,000 square feet. The 25%+ slopes in the eastern portion of the site meet the noted criteria and a 25-foot buffer is required from the top of the slope. Development is currently proposed within these steep slopes and their associated 25-foot buffer. It is unclear based on the plans provided if the 25%+ slopes in the western portion of the site meet the criteria necessary to require the application of the development prohibition and 25-foot buffer required by Article 17-6-404.
5. The proposed development will be subject to compliance with the Landscape Manual. While a comprehensive review of the proposed landscaping will occur with the submission of the required Landscape Plan during the development review process, the following is noted regarding the layout shown on the plans provided. The proposed layout, with asphalt abutting the entirety of the building facade, does not allow for compliance with the provisions of Section V(D), Nonresidential Structures, of the Landscape Manual. Per this section, at least 50% of the building facade is to contain foundation planting. Revision of the proposed layout will be required to allow for the required planting to be accommodated. Per Section V(B)(1)(f), a landscape island is required for every 12 parking spaces. The proposed row of 13 spaces must be revised to accommodate a landscaping island.

The **Long Range Planning Division** commented that the proposal is generally consistent with the goals, policies and strategies of Plan2040. Consistency with the County's Water and Sewer Master Plan will be determined at the time of the development plan submittal.

The **Office of Inspections and Permits (Engineering Division)** commented they recommend conditional approval of the special exception request from an engineering and/or utility review with their specific comments being addressed upon submission of the Preliminary or Site Development Plan.

The **Department of Recreation and Parks** commented that a portion of the site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

With regard to the specific special exception requirements, this Office submits the following findings:

1. *The facility shall be located on a lot of at least two acres.*

The request meets this requirement as the site consists of approximately 5.10 acres.

2. *Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.*

The activities proposed with the development are self storage units, an accessory office and accessory parking. Therefore, the proposal meets this requirement.

3. *Access shall be provided as follows: (i) Each one-way interior driveway shall have a travel lane at least 15 feet wide. (ii) Each two-way interior driveway shall have two travel lanes, each at least 12 feet wide. (iii) Traffic direction and parking shall be designated by directional signs or pavement painting.*

A review of the site plan indicates that the proposed drive lanes meet the required width and pavement painting is shown for traffic direction. Therefore, the proposal meets this requirement.

4. *Outside storage is not permitted.*

The proposal meets this requirement as no outside storage is proposed with this request.

5. *In a C2 District, a self-service storage facility shall be within an enclosed controlled central structure with no external access to individual units.*

A review of the site plan and letter of explanation indicates that the proposed facility is fully enclosed with no external access to individual units. Therefore, the proposal meets this requirement.

2024-0234-S

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the proposed use will not be detrimental to the public health, safety, or welfare; and, the facility will be compatible with the appropriate and orderly development of the C2 - Commercial Office District. The proposed use would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the C2 District. The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The proposed use is generally consistent with the goals, policies, and strategies of the County General Development Plan. The applicant has provided information in their letter of explanation that the market area in the vicinity of the site is underserved with regard to self-storage and it appears that the proposal can be considered expedient, reasonably convenient and useful to the public. As such the applicant has provided sufficient evidence of public need for the use.

The comments from the Regional Team and Engineering Division have indicated that revisions to the site plan may be required due to several issues including landscaping, steep slopes, stream and wetland buffers. While this Office has the opinion that the application meets the special exception criteria, should the site plan need to be revised during the review process, the applicant is advised that they may have to come back for a new special exception approval to address these revisions.

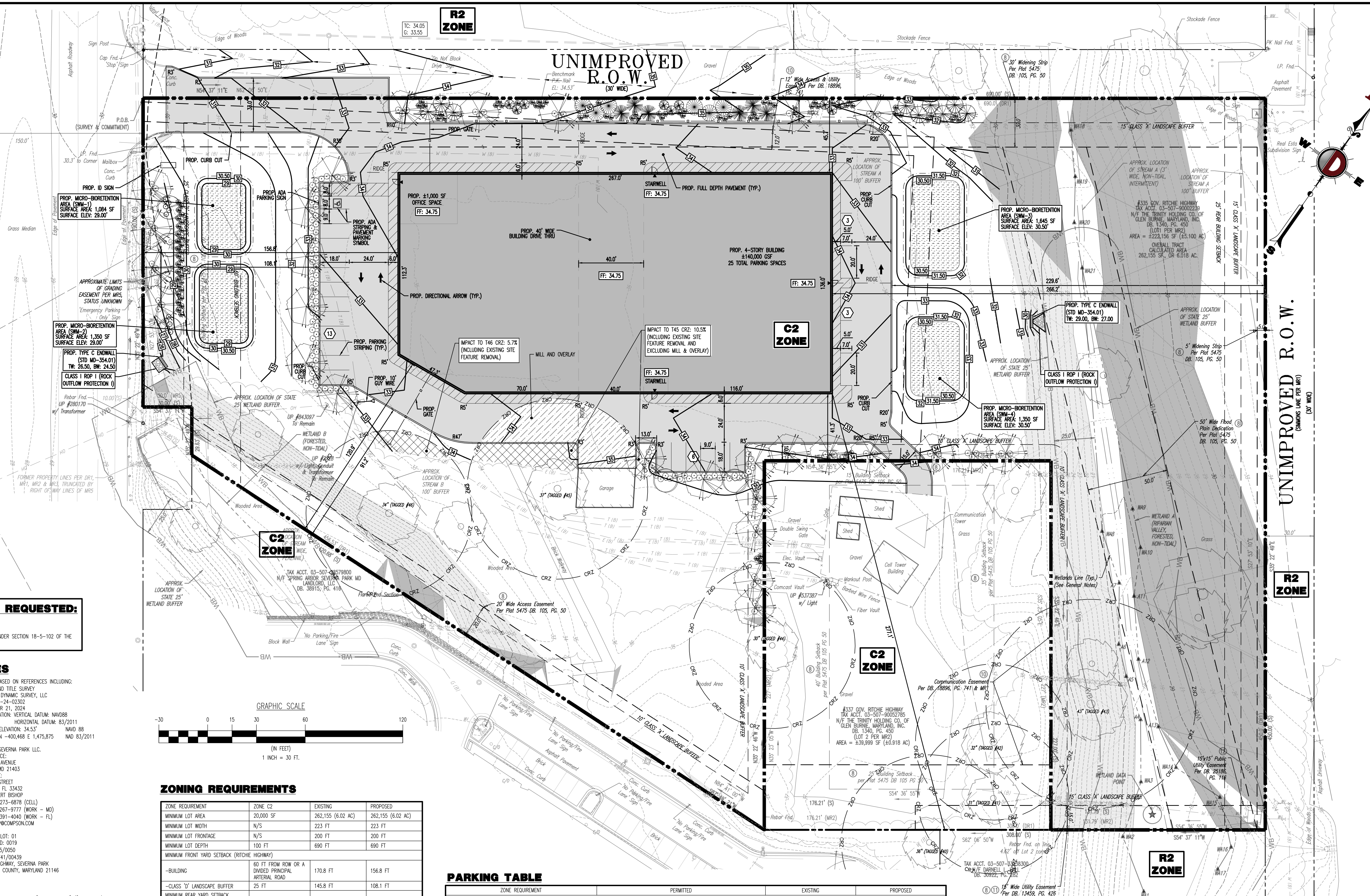
RECOMMENDATION

Based upon the standards set forth under § 18-16-304 and § 18-11-155 of the Code under which a special exception may be granted, this Office recommends ***conditional approval*** of a special exception to allow the proposed self-service storage facility use in a C2 - Commercial Office District as shown on the site plan. The approval should be conditioned on the applicant being able to satisfy the requirements of the agency comments that were received during the course of the special exception application review.

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.

GOVERNOR RITCHIE HIGHWAY

12/17/24 - 6:47 PM, By: janzuz
 File: P:\DCPC PROJECTS\5407\Compass Development\24-02270 Severna Park MD\Draw\Exhibits (Hearings)\SPEX Administrative Site Plan\054072402270EX1.dwg, --- 01 SPEX Administrative Site Plan



ZONING RELIEF REQUESTED:

SPECIAL EXCEPTION RELIEF TO APPROVE:
 USE SELF-STORAGE IN THE C2 ZONE UNDER SECTION 18-5-102 OF THE ANNE ARUNDEL COUNTY ZONING CODE.

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 ALTA/NSPS LAND TITLE SURVEY
 PREPARED BY: DYNAMIC SURVEY, LLC
 JOB NO.: 5407-24-02302
 DATED: OCTOBER 21, 2024
 DATUM INFORMATION: VERTICAL DATUM: NAVD88
 HORIZONTAL DATUM: 83/2011
 BENCHMARKS: ELEVATION: 34.53' NAVD 88
 N = 400,468 E 1,475,875 NAD 83/2011
- OWNER: COMPSON OF SEVERNA PARK LLC, MARYLAND OFFICE: 315 SEVERNA AVENUE, ANNAPOLIS, MD 21403
 FLORIDA OFFICE: 36 SE 3RD STREET, BOCA RATON, FL 33432
 CONTACT: ROBERT BISHOP
 PHONE: (240) 273-6878 (CELL), (410) 267-9777 (WORK - MD), (501) 391-4040 (WORK - FL)
 EMAIL: RBISH@COMPSON.COM
- PARCEL DATA: PARCEL: 0518 LOT: 01
 MAP: 0024 ORD: 01019
 PLAT REF: 0105/0050
 DEED REF: 40741/00439
 335 RITCHIE HIGHWAY, SEVERNA PARK, ANNE ARUNDEL COUNTY, MARYLAND 21146
- SITE AREA: 222,156 SF (5.10 AC)
- ZONE: C2 (COMMERCIAL ZONE)
- EXISTING USE: COMMERCIAL RECREATIONAL FACILITY (PERMITTED USE) (§18-5-102)
- PROPOSED USE: SELF-STORAGE (SPECIAL EXCEPTION USE) (§18-5-102)
- PLANNING: GROWTH TIER: 1A
 DEVELOPMENT POLICY AREA: NEIGHBORHOOD PRESERVATION
 THE SITE IS NOT WITHIN A MARKED GROWTH AREA.
 THE SITE IS WITHIN A PRIORITY PLANNING AREA.
- ENVIRONMENTAL: THE SITE IS WITHIN THE MAGOOTHY RIVER WATERSHED. THE SITE IS LOCATED WITHIN THE LOWER WESTERN SHORT TRIBUTARY. THE SITE IS NOT IN THE CHESTERDALE BAY CRITICAL AREA. THE SITE IS NOT WITHIN THE MEAN HIGH WATER LINES. THERE ARE STEEP SLOPES ON SITE. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN. PER FEMA FLOODMAP NO. 24040301S8F, EFFECTIVE FEBRUARY 18, 2015, THE SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- WATER AND SEWER CATEGORY: W-5 & S-5
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT STATEMENT: STORMWATER MANAGEMENT WILL BE PROVIDED TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP) THROUGH THE USE OF FOUR (4) MICRO-BIORETENTION FACILITIES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE SURVEY REFERENCES AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD-OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

ZONING REQUIREMENTS

ZONE REQUIREMENT	ZONE C2	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	262,155 (6.02 AC)	262,155 (6.02 AC)
MINIMUM LOT WIDTH	N/S	223 FT	223 FT
MINIMUM LOT FRONTAGE	N/S	200 FT	200 FT
MINIMUM LOT DEPTH	100 FT	690 FT	690 FT
MINIMUM FRONT YARD SETBACK (RITCHIE HIGHWAY)			

—BUILDING	60 FT FROM ROW OR A DIVIDED PRINCIPAL ARTERIAL ROAD	170.8 FT	156.8 FT
—CLASS 'D' LANDSCAPE BUFFER	25 FT	145.8 FT	108.1 FT
MINIMUM REAR YARD SETBACK			
—BUILDING	25 FT	395.3 FT	266.2 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	380.3 FT	235.6 FT
MINIMUM SIDE YARD SETBACK (UNIMPROVED ROAD & R2 ZONED LOTS 17 & 18 LOTS TO THE NORTH)			
—BUILDING	N/S	65.8 FT	45.7 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	2.4 FT (E)	15 FT
MINIMUM SIDE YARD SETBACK (C2 ZONED LOT 2 & PARCEL 513 TO THE SOUTH)			
—BUILDING	N/S	79.2 FT (P. 513), 103.6 FT (LOT 2)	120.9 FT (P. 513), 41.3 FT (LOT 2)
—CLASS 'X' LANDSCAPE BUFFER	10 FT	73.6 FT (P. 513), 34.8 FT (LOT 2)	91.2 FT (P. 513), 10.6 FT (LOT 2)
MINIMUM SIDE YARD SETBACK (R2 ZONED LOT 7 TO THE SOUTH)			
—BUILDING	N/S	341.75 FT	276.0 FT
—CLASS 'X' LANDSCAPE BUFFER	15 FT	326.25 FT	244.0 FT
MAXIMUM BUILDING HEIGHT	60 FT - 72 FT*	±20 FT	< 60 FT
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	BOX OF GROSS AREA	38.9% (86,692 SF)	39.9% (88,807 SF)
MINIMUM UNOCCUPIED OPEN SPACE	N/S	N/A	N/A
MAX. FLOOR AREA RATIO	1.0	0.05	0.53

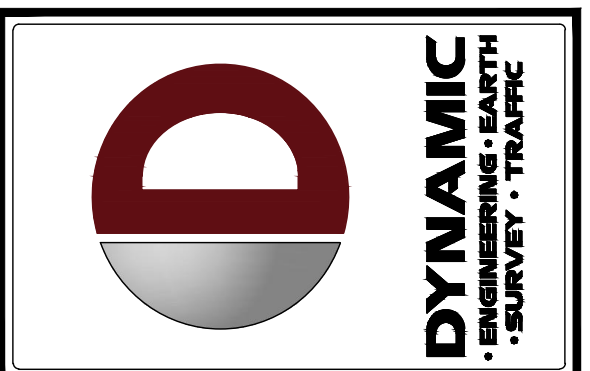
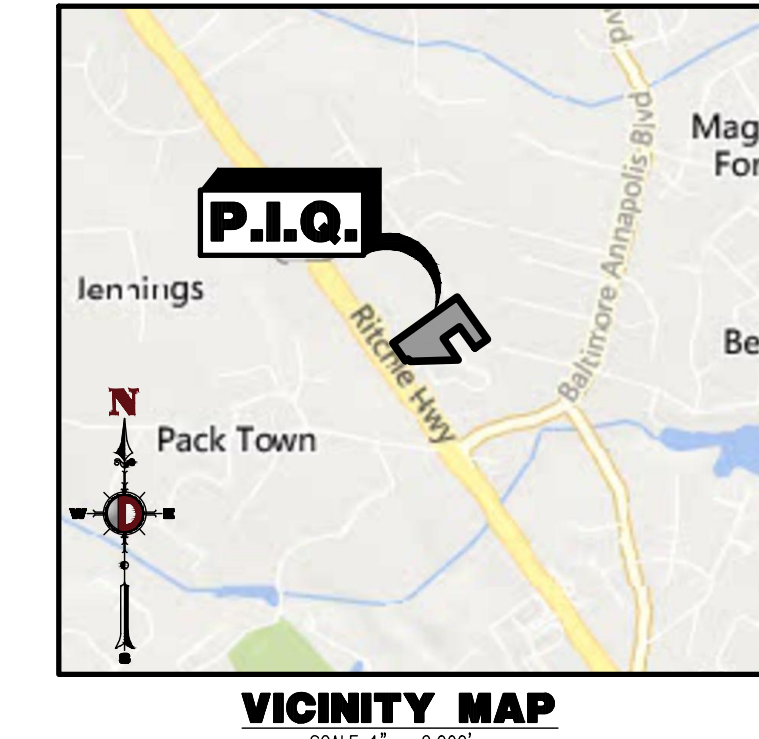
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
 * PER §18-5-301 OF THE ANNE ARUNDEL COUNTY ZONING CODE, 60 FT OR TO A MAXIMUM OF 72 FT FOR DEVELOPMENT IN WHICH MORE THAN 50% OF ALLOWABLE LOT COVERAGE CONSISTS OF ENVIRONMENTAL SITE DESIGN FEATURES APPROVED BY THE PLANNING AND ZONING OFFICER AND ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 60'

PARKING TABLE

ZONE REQUIREMENT	PERMITTED	EXISTING	PROPOSED
SELF-STORAGE FACILITIES	PARKING REQUIREMENTS (§18-3-104 OF THE ANNE ARUNDEL COUNTY CODE & §18-9-107 OF BILL NO. 84-25) 1 SPACE FOR EVERY 60 STORAGE BAYS; 4 SPACES LOCATED ADJACENT TO EACH UNOCCUPIED STORAGE AREA OF 8,000 SQUARE FEET; 2 SPACES FOR EMPLOYEE PARKING; 5 SPACES LOCATED AT THE BUSINESS OFFICE; [1 X (1000 BAYS/60 BAYS)] + 2 EMPLOYEE + 5 OFFICE = 24 SPACES 1 SPACE FOR 1-25 TOTAL SPACES (SPACE MUST BE VAN ACCESSIBLE)	±98 SPACES	25 SPACES
HANDICAP		11 SPACES	1 SPACE (VAN ACCESSIBLE)
MOTORCYCLE		N/A	N/A
CAR SHARE		N/A	N/A
ELECTRIC VEHICLE		N/A	N/A
BICYCLE		N/A	N/A
LOADING		N/A	AT INTERNAL BUILDING DRIVE-THRU
COMPACT CAR PARKING	8' x 14' (WITH 2' OVERHANG) OR 8' x 16'	N/A	N/A
NON-COMPACT CAR PARKING	9' x 15'	N/A	N/A
ANGLED PARKING	9' x 16'	N/A	N/A
LOADING SPACE	12' x 30'	N/A	N/A
HANDICAP PARKING SPACE	MIN. 8' WIDE SPACE WITH 5' WIDE ACCESS AISLE	N/A	N/A
VAN ACCESSIBLE PARKING SPACE	MIN. 11' WIDE SPACE WITH 5' WIDE ACCESS AISLE OR 8' WIDE SPACE WITH 8' ACCESS AISLE	N/A	N/A
ONE WAY DRIVE AISLE WIDTH (ANGLED PARKING OR NO PARKING)	MIN. 15'	N/A	N/A
TWO WAY DRIVE AISLE WIDTH (PERPENDICULAR PARKING)	MIN. 20'	N/A	N/A
TWO WAY DRIVE AISLE WIDTH	MIN. 24'	41.2 FT	24'

SLOPES TABLE

NUMBER	COLOR	SLOPE
1	[Color swatch]	15-24%
2	[Color swatch]	24% OR GREATER



REV.	DATE	COMMENTS
1	12/17/24	REV. PER COUNTY QPZ PRE-FILE SPEX COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: LMS
 CHECKED BY: LMS
 DRAWN BY: LMS
 CMM
 SPECIAL EXCEPTION ADMINISTRATIVE SITE PLAN
 TAX MAP 24, GRID 15, PARCEL #18, SUBDIVISION 507
 SEVERNA PARK, ANNE ARUNDEL COUNTY, MD 21146
 ELECTION DISTRICT NO. 3

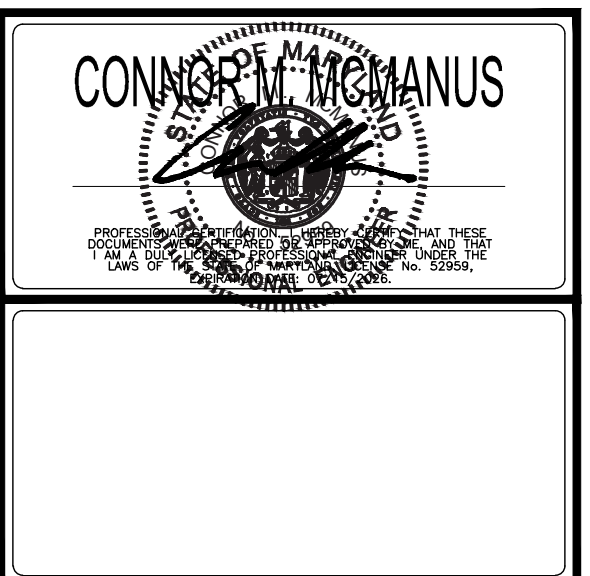
811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS, TRENCHES, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE. KNOW WHERE AN 811 CALL BEFORE YOU DIG.
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING
 GEOTECHNICAL • ENVIRONMENTAL
 TRAFFIC • SURVEY • PLANNING & ZONING

125 West Street - Suite 201
 Annapolis, MD 21401
 T: 410.567.5000

Offices conveniently located at:
 Chesapeake Beach • 410.567.5000
 Clinton New Jersey • 908.979.9299
 North New Jersey • 908.979.9299
 New York, New York • 914.313.7200
 South New Jersey • 908.979.9299
 Washington, Pennsylvania • 717.253.6899
 Philadelphia, Pennsylvania • 717.253.6899
 Allentown, Pennsylvania • 610.262.4800
 After Hours • 717.253.6899
 Annapolis, Maryland • 410.567.5000
 Annapolis, Maryland • 410.567.5000

www.dynamicce.com



TITLE: **SPEX ADMINISTRATIVE SITE PLAN**

SCALE: (H) 1" = 30'
 (V) N/A DATE: 11/15/2024

PROJECT NO: 5407-24-02270

SHEET NO: 1 Rev. #:



Adam D. Baker
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.649.1241
abaker@rosenbergmartin.com

December 18, 2024

VIA ELECTRONIC MAIL / HAND-DELIVERY / ETC.

Mrs. Jenny P. Dempsey
Planning and Zoning Officer
Anne Arundel County Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

Re: *335 Ritchie Highway, Severna Park, Maryland 21146
Special Exception Application*

Dear Mrs. Dempsey:

Please accept this letter of explanation with regard to the above-referenced Special Exception application for a Self-Service Storage Facility at 335 Ritchie Highway, Severna Park, Maryland 21146 (the "Property"). Rosenberg Martin Greenberg, LLP ("RMG") represents Compson of Severna Park LLC, the owner of the Property.

Background

The Property is a 5.1 acre, C2 zoned parcel located on the northeast side of Governor Ritchie Highway, north of its intersection with Baltimore Annapolis Boulevard/Whites Road in the 5th Councilmanic District of Anne Arundel County, Maryland. The Property is currently improved with a 10,112 square foot Commercial Recreational Facility from which the Holy Trinity Council 3413 Knights of Columbus Columbian Center previously operated. My client intends to redevelop the Property with a 4 story, 140,000 square foot Self-Service Storage Facility. The Self-Service Storage Facility will contain self-storage units, an accessory office as well as accessory parking. The office will be open seven days per week from 9:00 am – 6:00 pm. The storage facility has gated access and is open seven days per week for renters who have access via key card from 7:00 am to 11:00 pm.

We are applying for Special Exception approval to permit the proposed Self-Service Storage Facility on the Property. Below is an overview of how the use meets the statutory general Special Exception criteria (Article 18-16-304) and the specific Special Exception criteria for the Self-Service Storage Facility use (Article 18-11-155).

§ 18-16-304. Special Exceptions.

(1) The use will not be detrimental to the public health, safety, or welfare;

The Self-Service Storage Facility is located on a heavily trafficked section of Ritchie Highway in Severna Park. It is bordered on the south by the Spring Arbor Senior Living facility, a three-story assisted living facility. The Property is bordered on the north and east by existing single family residential development.

Ritchie Highway runs along the western edge of the Property and the area on the opposite side of Ritchie Highway from the Property is undeveloped. There is substantial mature vegetation surrounding the Property and the residential areas around it. The facility will provide gated access to renters seven days per week and there will be an on-site office which will be open to the public seven days per week from 9:00 am to 6:00 pm. The site will utilize the existing access point on Ritchie Highway. There will be two way traffic circulation around the proposed building as well as twenty-five (25) parking spaces located in the front, side (south) and rear of the building. Approving the Special Exception request will have no negative impact on the public health, safety, or welfare of the general public.

- (2) The location, nature, and height of each building, wall, and fence, the nature and extent of landscaping on the site, and the location, size, nature, and intensity of each phase of the use and its access roads will be compatible with the appropriate and orderly development of the district in which it is located;**

The proposed 140,000 square foot 4-story Self-Service Storage Facility is compatible with the development in the surrounding area. The location, height and scale of the building on the Property are within the permissible bulk requirements in the C2 zone and no variance relief is required for the building. The development will utilize the existing access from Ritchie Highway. Additional landscaping will be added to the Property as part of the proposed development to beautify the site and to provide an appropriate vegetative buffer with the surrounding properties. The scale and scope of the Self-Service Storage Facility is compatible with the development in the surrounding area. There are several large, multi-story buildings in the area including the Spring Arbor Assisted Living Facility (345 Ritchie Highway), Severna Park Market Center (485 Ritchie Highway), Park View at Severna Park Senior Community (180 Ritchie Highway) and The Sheridan at Severna Park Senior Community (134 Ritchie Highway). The proposed scope and scale of the Self-Service Storage Facility

- (3) Operations related to the 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 proposed Self-Service Storage Facility use on the Property will have no more impact with regard to noise, vibration, or light to nearby properties than operations in other uses permitted in the C2 zone under the Anne Arundel County Zoning Article. The proposed development on the Property will be set back approximately 156 feet from Ritchie Highway and is surrounded by mature vegetation on all sides except the road frontage. Additional landscaping will be added to the site in order to adequately buffer the proposed use from the surrounding properties as well as to provide an appropriately landscaped frontage along Ritchie Highway. The lighting will be in accordance with the Anne Arundel County requirements. In addition, the facility is appropriately located on the Property so as to reduce any perceivable impact to nearby properties.

- (4) The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district;**

Generally, customers of the Self-Service Storage Facility will visit at the beginning of their rental to unload their possessions into a storage unit and will visit again at the end of their rental to remove the contents of their storage unit. They may visit periodically throughout their lease term to deposit and pick up small loads. The operation will be similar to other Self-Service Storage Facility uses in size, scope and feel. The location on Ritchie Highway provides a highly-trafficked location for the proposed use.

Customers of the facility will not need to proceed through residential neighborhoods or other minimally-trafficked locales in order to access the site. The facility will be constructed and located on the Property so as to provide efficient ingress and egress and to minimize impacts on the surrounding properties. Lastly, the lighting and landscaping of the site will have a similar feel of other Self-Service Storage Facilities.

(5) The proposed use will not conflict with an existing or programmed public facility, public service, school, or road;

The Self-Service Storage Facility will not conflict with any existing or programmed public facility, public service, school or road. The facility will utilize the existing access road from Ritchie Highway.

(6) The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning;

We anticipate that these recommendations and comments will be forthcoming.

(7) The proposed use is consistent with the County General Development Plan;

While the Property is located in an identified low density residential land use designated area in the 2040 Anne Arundel County General Development Plan, the Region 4 Plan has a Planned Land Use designation of Commercial (see Figure 12, page 44 Region 4 Plan). The use of the Property as a Self-Service Storage Facility is consistent with the visions articulated in the Region 4 Plan.

(8) The applicant has presented sufficient evidence of public need for the use;

In determining whether there is a public need for a commercial use, the Petitioner has conducted extensive market research. The industry standard for determining if there exists a need in the market for a Self-Service Storage Facility use is to calculate demand to be within a 5-mile ring. Storage demand, however, is typically calculated to be in a 3-mile ring (as people do not like the idea of having to drive too far to access their belongings). The industry average for Self-Service Storage at equilibrium (where supply = demand) is typically between 7.5-8 sq. ft. of storage demand per capita. Sometimes this will be higher in more urban areas where there is less space in dwellings for basements, attics, and garages for people to store things (e.g. urban areas or low lying coastal areas where there are more condos and zero basements because of the water table).

Considering these metrics, any area that is less than 7.5 sq. ft. of existing storage is considered as having unserved demand, any area under 6 sq. ft. is considered as having highly unmet demand, and any area that is under 5 sq. ft. is considered severely underserved. The Petitioner's market study report indicates that the 5-mile ring is currently at 4.76 sq. ft. of existing storage and the 3-mile ring is at 3.98 sq. ft. of existing storage. In consideration of the existing supply of storage, it is clear that the Severna Park market in the vicinity of the Property is considered to be severely underserved.

(9) The applicant has presented sufficient evidence that the use will meet and be able to maintain adherence to the criteria for the specific use;

As articulated in further detail below in the Section 18-11-155 requirements, the specific use requirements will be met.

- (10) The application will conform to the critical area criteria for sites located in the critical area; and**

The use is not located within the critical area.

- (11) The administrative site plan demonstrates the applicant's ability to comply with the requirements of the Landscape Manual.**

The proposed development of the Property, as represented in the site plan, meets the requirements of the Anne Arundel County Landscape Manual.

§ 18-11-155. Self-service storage facilities.

A self-service storage facility shall comply with all of the following requirements.

- (1) The facility shall be located on a lot of at least two acres.**

The Property is 5.1136 acres in size and therefore meets the minimum lot size requirement.

- (2) Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.**

The proposed use on the Property is a Self-Service Storage Facility with accessory parking.

- (3) Access shall be provided as follows:**

- (i) Each one-way interior driveway shall have a travel lane at least 15 feet wide.**
- (ii) Each two-way interior driveway shall have two travel lanes, each at least 12 feet wide.**
- (iii) Traffic direction and parking shall be designated by directional signs or pavement painting.**

As evidenced in the attached Site Plan, the Property and facility meet the above access requirements.

- (4) Outside storage is not permitted.**

There is no outside storage proposed at the Self-Service Storage Facility.

- (5) In a C2 District, a self-service storage facility shall be within an enclosed controlled central structure with no external access to individual storage units.**

The Property is located in a C2 District. The Self-Service Storage Facility is fully enclosed and there is no external access to individual storage units.

I hope that the above information is helpful in your consideration of the requested Special Exception relief. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mrs. Jenny P. Dempsey
Planning and Zoning Officer
December 18, 2024
Page 5

A handwritten signature in black ink, appearing to read 'A. Baker', followed by a long horizontal line extending to the right.

Adam D. Baker

ADB/bvh

cc: Mr. Robert Bishop
Mr. Alan Caldwell
Mr. Connor McManus
Mrs. Lauren Smuz

AFTER RECORDING, RETURN TO:

Attn: C24-25531
Eagle Title
181 Harry S. Truman Parkway
200
Annapolis, MD 21401

Tax ID No.: 03-507-90002239
03-507-90052785

LR - Deed (w Taxes)
Recording only ST20.00
Name: Trinity holding
co of Glen Burnie
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 13,750.00
=====
SubTotal: 13,810.00
=====
Total: 13,810.00
09/19/2024 02:13
CC02-TeDT
#18417390 CC0501 -
Anne Arundel
County/CC05.01.10 -
Register 10

DEED

THIS DEED, made this 4th day of June, 2024, by and between **TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC.**, a Maryland corporation, party of the first part, **GRANTOR**, and **COMPSON OF SEVERNA PARK LLC**, a Maryland limited liability company, party of the second part, **GRANTEE**.

WITNESSETH, that for and in consideration of the sum of Two Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$2,750,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **COMPSON OF SEVERNA PARK LLC**, a Maryland limited liability company, as sole owner, its successors and assigns, in fee simple, all that lot of ground situate in the County of Anne Arundel, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at a point on the east side of Governor Ritchie Highway where the south side of the 30 foot road running along the south side of Lots 17 and 18, Block A, as shown on the Plat of Longshoremans Local as recorded among the Plat Records of Anne Arundel County in Plat Book No. 19, folio 3, intersects the east side of said Governor Ritchie Highway, said point being the three following courses and distances from a stone found at the end of the South 49° East 24 perch line in the conveyance from the A. J. Sachett & Sons Co. to Trustees of the International Longshoreman's Association, Local 858, by Deed dated October 28, 1944, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 317 folio 89, as corrected for magnetic difference: North 44° 30' 40" West 396.0 feet to the beginning of said South 49° East 24 perch line; thence North 56° 30' 40" West 379.93 feet to a point on the east side of said Governor Ritchie Highway; thence leaving said conveyance and running across same along the east side of said Governor Ritchie Highway North 27° 53' 10" west 436.15 feet to the point of beginning; thence running from said beginning point so fixed with the South side of the above mentioned 30' road (unimproved) North 62° 06' 50" East 690.0 feet to a point on the west side of another 30 foot road (unimproved) as shown on the above mentioned Plat, at the northernmost corner of Lot 1, Block B, as shown on said Plat; thence with the west side of said

ACCT 2507-9005-2785 / 3507-9000-2239
ALL REQUIRED LIENS ARE PAID AS
OF 9-10-24 A.A. COUNTY
BY: [Signature]

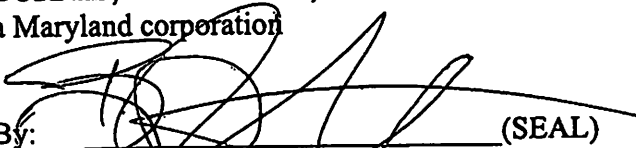
19250
27500
37500

09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263000 \$27,500.00
County Transfer Tax

09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263001 \$19,250.00
Deed - Recordation Tax
Instrument Type: Deed
09/11/24 08:23 AM C 0002 R 0002
Val #: 0002-263002 \$13,750.00
HF County Transfer Tax

WITNESS the hands and seals of said Grantor, the day and year first above written.

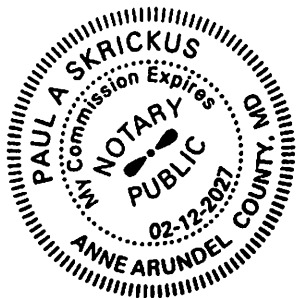
TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC.
a Maryland corporation

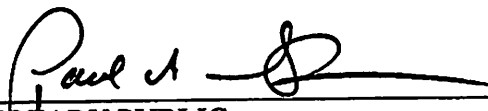
By:  (SEAL)
Bradley Zell, President

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 4 day of June, 2024, before me, the subscriber a Notary Public of the aforesaid State, personally appeared **BRADLEY ZELL**, who acknowledged himself to be the **PRESIDENT** of **TRINITY HOLDING COMPANY OF GLEN BURNIE, MARYLAND, INC.**, a Maryland corporation, and that he, as such **PRESIDENT** being duly authorized and empowered to do so, executed the foregoing instrument for the purposes and in the capacities therein contained, by signing the name of the Corporation by himself as such **PRESIDENT** and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease exchange or other transfer of all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




NOTARY PUBLIC
My Commission Expires: 2/12/27

**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2024

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Trinity Holding Company of Glen Burnie, Maryland, Inc.

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

335 Ritchie Highway, Severna Park, MD 21146

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Trinity Holding Company of Glen Burnie,

Maryland, Inc.
Name of Entity

By

Bradley Zell

Name

6/4/24

**Date

President

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments () Check Box if addendum Intake Form is Attached. x Deed Mortgage Other Deed of Trust Lease Other 2 Conveyance Type Check Box x Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9] 3 Tax Exemptions (if applicable) Recordation State Transfer County Transfer Cite or Explain Authority

4 Consideration Amount Finance Office Use Only Transfer and Recordation Tax Consideration Purchase Price/Consideration \$2,750,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$ Transfer Tax Consideration X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration X () per \$500 = \$ TOTAL DUE \$

5 Fees Amount of Fees Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other: Recording Charge \$60.00 Surcharge \$ State Recordation Tax \$19,250.00 State Transfer Tax \$13,750.00 County Transfer Tax \$41,250.00 Other \$ Other \$

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) 335 Ritchie Highway, Severna Park, MD 21146 & 337 Ritchie Highway, Severna Park, MD 21146 Other Property Identifiers (if applicable) Water Meter Account No. Residential () Or Non-Residential () Fee Simple (x) or Ground Rent () Amount: \$ Partial Conveyance () Yes (x) No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements

7 Transferred From Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s) Trinity Holding Company of Glen Burnie, Maryland, Inc. Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s)

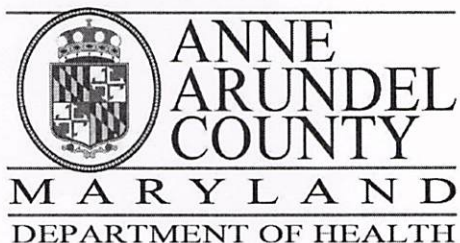
8 Transferred To Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s) Compsom of Severna Park LLC New Owner's (Grantee) Mailing Address 315 Severn Avenue, Annapolis, MD 21403

9 Other Names to Be Indexed Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information Instrument Submitted By or Contact Person (x) Return to Contact Person Name: Francesca Sund Firm Eagle Title () Hold for Pickup Address: 181 Harry S. Truman Parkway, 200 Annapolis, MD 21401 Phone: (410) 266-3600 () Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Assessment () Yes (x) No Will the property being conveyed be the grantee's principal residence? () Yes (x) No Does the transfer include personal property? If yes, identify:

11/11/2014 10:11:11 AM





J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager 
Bureau of Environmental Health

THROUGH: Don Curtian, Director 
Bureau of Environmental Health

DATE: January 15, 2025

RE: Compson of Severna Park, LLC.
335 Ritchie Highway
Severna Park, MD 21146

NUMBER: 2024-0234-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to allow a self-service facility in a C2- Commercial Office District.

The Anne Arundel County Health Department recommends approval to the above referenced special exception. The Health Department has reviewed the above referenced request. The proposed project is to be served by public water and sewer facilities. The Health Department has no objection to the above referenced request subject to the availability of public water and sewer

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

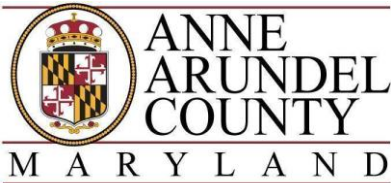


Special Exception 2024-0234-S Reviewer: Jean Janvier Date: 01-17-2025

1. A Legend is missing from the plan, making it more difficult to read.
2. Add the steep slope buffers to the plan(s).
3. SWM devices are not permitted in the steep slope buffers.
4. SWM devices are not permitted in wetland buffers.
5. Soil borings will be required for the suitability of the SWM devices during design (Preliminary Plan/Site Development Plan).
6. There is an Unimproved Right-of-Way shown on the plans. Is it Public or Private? If public, it must be improved to public standards during design/permit/construction. The existing portion of the pavement and curb will also need to be improved to public standards if not already meeting public standards.
7. The Unimproved ROW to the north may also need to be fully improved to ½ width with this development. This will be determined during design/permit review.
8. If the unimproved ROW is private, show this site is permitted to use it for access.
9. Note if the existing onsite structure(s) are to remain or be removed (garage and brick walkway).
10. A great deal of pavement is in the CRZ of Specimen Tree #45 and cutting per the grading shown (more than just mill and overlay as called out), thus it appears more than 10.5% of its CRZ is affected. Refer to additional comments from the Environmental Reviewer. If a waterline is required to encircle the building, there will be additional disturbance to the CRZ.
11. There appears to be a grading bust/contour labeling issue southeast of the building around/between the proposed building, existing garage, existing cell tower and sheds, and proposed entrance driveway to the cell tower parcel. Some existing contours also appear to be missing.
12. Grading and construction easements/permissions will be needed to work on the cell tower site.
13. The existing access easement for the cell tower property will need to be abandoned and a new one created to be in accordance with the proposed development.
14. Are the turning radii for moving trucks entering and exiting the proposed 40' Building Drive Thru sufficient?
15. Will outfalling the SWM devices in the rear of the building onto a small riprap pad in the middle of a steep slope cause an erosion issue? The steep slope and steep slope buffer are being disturbed for the outfall and other grading associated with the shown SWM devices.
16. The outfall of Micro-Bioretenion Area (SWM-2) appears to disturb steep slopes and steep slope buffer.
17. Turning radii at the rear corners of the building may be an issue for the fire department. Refer to any concerns from the Office of the Fire Marshal.
18. Per Geocortex, there appears to be two sewer cleanouts serving this site. One may need to be abandoned or removed during design/permit/construction.
19. There appears to be an existing waterline and water meter in the eastern most corner of the site; however, it appears to serve the neighboring property. The meter appears within an easement; however, a private utility easement will be needed during design for the private waterline crossing this property to serve the neighboring property(ies).

20. Public water will need to be extended along the SHA (MD-2) and Simmons Lane frontages.
21. Label the existing sewer and note the main and lateral sizes.
22. There is a 5' widening strip per the recorded record plat (Plat #5475, PB 105 Pg 50) along Simmons Lane, east of the property. Why is the Simmons Lane ROW shown and dimensioned only 30' wide and not 35' wide? It appears the rear landscape buffer, rear BRL, and dimensions to the building and curb are not lessened by 5' accounting for the 5' widening strip.
23. There is a 30' widening strip per the recorded record plat (Plat #5475, PB 105 Pg 50) along the 30' Unimproved ROW, north of the property. Why is the Unimproved ROW dimensioned only 30' wide and not 60' wide? It appears the side landscape buffer, side BRL, and dimension to the building are not lessened by 30' accounting for the 30' widening strip.
24. If the existing water wells have not already been abandoned, they will need to be abandoned per the Anne Arundel County Health Department and MDE standards.

Recommendation – Based on the above review comments, this office conditionally recommends the approval of this Special Exception request from an Engineering and/or Utility review with the above comments being addressed upon submittal of the Preliminary Plan or Site Development Plan.



Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Jessica Levy, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: January 7, 2025

Name of Project: 335 Ritchie Hwy, Compson of Severna Park LLC
Case#: 2024-0234-S
Location: 335 Ritchie Hwy
Tax Map 24, Grid 19, Parcel 0518
Region Planning Area: Region 4
Community: Severna Park

Summary:

This is a request for a Special Exception to allow development of a self storage facility in the C2 zoning district. The applicant proposes to develop a self storage facility that will include self-storage units, an accessory office, and parking.

The approximately 5.1-acre site is located in the Plan2040 Neighborhood Preservation Development Policy Area. The Region 4 Plan amended Plan2040 to categorize the site as Commercial Planned Land Use. Surrounding properties are in the Low Density Residential, Commercial, and Conservation Planned Land Use categories. Zoning for the site is C2 and surrounding properties are zoned C2, C1, R2, and OS. The entire site is located within the Priority Funding Area and east of the site is within the Green Infrastructure Network.

Findings:

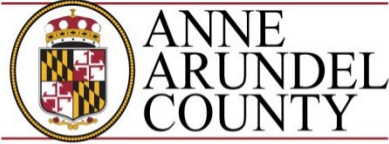
Plan2040 General Development Plan: Plan2040 does not have recommendations that are specific to this site and the proposal is generally consistent with the goals, policies and strategies of Plan2040 including:

- Policy BE3.2: Ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

This proposal is within Region Planning Area 4 and is generally consistent with the Region Plan goals and strategies.

2022 Water and Sewer Master Plan: The site is in the Existing Service category in the Broadneck Sewer Service Area. The site is in the Planned Service category in the Glen Burnie

Low Water Pressure Zone. Consistency with the County's Water and Sewer Master Plan will be determined at the time of the development plan submittal.



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Sterling Seay, Planning Administrator, Zoning Division

FROM: Dan Beverungen, Planner, Regional Team

VIA: Courtney Wilson, Planning Administrator, Regional Team

SUBJECT: 335 Ritchie Highway (Tax ID: 3507-9000-2239)
2024-0234-S

DATE: January 10, 2025

This memorandum is in response to the Zoning Division request for comments regarding the referenced Special Exception application for a self-service storage facility in a C2 District. While the Development Division defers to the Zoning Division regarding whether the application complies with the requisite criteria for the granting of these applications, as stated in Article 18, Title 16 of County Code, the following is offered:

1. The proposed development will be subject to Preliminary and Site Development Plan requirements found in Article 17, Title 4 of County Code. A comprehensive review of the proposed development will occur during the Preliminary and Site Development Plan review process.
2. Per Article 17-6-402, development may not occur within a nontidal wetland or within a 25-foot buffer of a nontidal wetland. While the plan provided for review does not depict the proposed limits of disturbance (LOD), the LOD required to construct the proposed improvements would likely impact the 25-foot buffer to the nontidal wetlands in both the eastern and western portions of the site.
3. Per Article 17-6-403, development may not occur within a stream bed or within a 100-foot non-disturbance stream buffer. The development proposal depicted on the plans includes development within the 100-foot buffer to both onsite streams, Stream A and Stream B.

4. Per Article 17-6-404, development may not occur within steep slopes or within 25 feet of the top of the steep slopes where the onsite and offsite contiguous area of the steep slopes is greater than 20,000 square feet. The 25%+ slopes in the eastern portion of the site meet the noted criteria and a 25-foot buffer is required from the top of slope. Development is currently proposed within these steep slopes and their associated 25-foot buffer. It is unclear based on the plans provided if the 25%+ slopes in the western portion of the site meet the criteria necessary to require the application of the development prohibition and 25-foot buffer required by Article 17-6-404.
5. The proposed development will be subject to compliance with the Landscape Manual. While a comprehensive review of the proposed landscaping will occur with the submission of the required Landscape Plan during the development review process, the following is noted regarding the layout shown on the plans provided:
 - a. The proposed layout, with asphalt abutting the entirety of the building façade, does not allow for compliance with the provisions of Section V(D), Nonresidential Structures, of the Landscape Manual. Per this section, at least 50% of the building façade is to contain foundation planting. Revision of the proposed layout will be required to allow for the required planting to be accommodated.
 - b. Per Section V(B)(1)(f), a landscape island is required for every 12 parking spaces. The proposed row of 13 spaces must be revised to accommodate a landscaping island.



STUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
A.ACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Special Exception Case 2024-0234-S

DATE: January 8, 2025

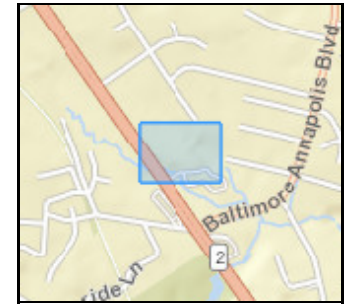
The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File

Map Title



Legend

Foundation

Addressing



Parcels



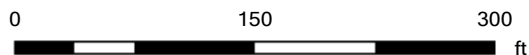
Parcels - Annapolis City



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

none

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION