™ Montgomery Planning

PARKLAWN SELF STORAGE

LOCAL MAP AMENDMENT H-154

FOREST CONSERVATION PLAN NO. F20241040

Description

Request to rezone the subject property from EOF-0.75, H-100 to ILF-1.0, H-55' to allow for the development of up to 104,628 square feet of self-storage use on the site.

МСРВ

LMA No. H-154 and FCP F20241040 Completed: 10-28-2024

Item No. 5 28-2024 11-7-2024 Montgomery County Planning Department 2425 Reedie Drive Floor 14 Wheaton, MD 20902

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LOCATION

11900 Parklawn Drive, Rockville, MD, 900 feet south of the intersection of Parklawn Drive and Randolph Road.

MASTER PLAN

2018 White Flint 2 Sector Plan

ZONE

Existing zone: EOF-0.75, H-100'

Proposed zone: ILF-1.0, H-55'

PROPERTY SIZE

104,628 square feet

APPLICANT

Arcland Property Company, LLC

ACCEPTANCE DATE

July 19, 2024

REVIEW BASIS

Chapter 59 and Chapter 22A

BSummary:

- Staff recommends: (1) approval of Local Map Amendment No. H-154 and Floating Zone Plan, with binding elements and transmittal of comments to the Hearing Examiner for a public hearing; and (2) approval with conditions of the Preliminary Forest Conservation Plan (FCP) No. F20241040.
- The proposed rezoning will convert the Property from the EOF-0.75, H-100' zone to the ILF-1.0, H-55' zone.
- The proposed rezoning will allow for the development of up to 104,628 square feet of self-storage use.
- A subsequent Site Plan application is required if the Local Map Amendment is approved per Chapter 59.7.2.1.G.2.
- The Subject Application includes a Preliminary Forest Conservation Plan in compliance with Chapter 22A and the Montgomery County Environmental Guidelines, which is recommended for approval.
- Staff has not received any correspondence regarding this Application.

TABLE OF CONTENTS

SECTION 1: EXECUTIVE SUMMARY	3
SECTION 2: RECOMMENDATIONS AND CONDITIONS	4
LOCAL MAP AMENDMENT LMA H-154Preliminary Forest Conservation Plan	
SECTION 3: SITE DESCRIPTION	6
Vicinity	6
Property Description	7
SECTION 4: PROJECT DESCRIPTION	9
Project History	
Proposal – Local Map Amendment H-154	
Master Plan	11
Design	11
Transportation	12
Environmental	
SECTION 5: FINDINGS AND ANALYSIS – LOCAL MAP AMENDMENT	15
SECTION 6: FINDINGS AND ANALYSIS – PRELIMINARY FOREST CONSERVATION PLAN	22
SECTION 7: COMMUNITY OUTREACH	26
SECTION 8: CONCLUSION	26
ATTACHMENTS	26

SECTION 1: EXECUTIVE SUMMARY

The Subject Application consists of a Local Map Amendment, H-154, with Floating Zone Plan, and a Forest Conservation Plan, F20241040. The Local Map Amendment proposes to change the zoning of the Subject Property from employment office (EOF-0.75, H-100') to light industrial (ILF-1.0, H-55') for the purpose of allowing the development of up to 104,628 square feet of self-storage use in a three-story building on the Subject Property.

The Subject Property is located in White Flint along Parklawn Drive and is currently improved with a 48,810-square-foot, four-story office building with a surface parking lot located to the west and south of the building. The existing building was developed circa 1970, and currently exists in an area between Parklawn Drive and the CSX train tracks that is characterized by light industrial and commercial development. To the north of the Subject Property is a two-story, multi-tenant light industrial building with ground-floor loading bays facing Parklawn Drive. To the south is an existing self-storage facility. Prior to the adoption of the White Flint 2 Sector Plan in 2018, the Subject Property was zoned IL-1.0, H-50'. The height of the existing building exceeded the 50-foot height limit of the Light Industrial zone, so as part of the Sector Plan the Subject Property was rezoned to EOF-0.75, H-100' to bring the existing building into zoning and building height compliance. According to the Sector Plan, the existing office building was "built under the prior I-1 Zone that permitted office buildings up to 10 stories or 120 feet. To make these buildings conforming, this Plan recommends the EOF-0.75, H-100' Zone for them" (page 48). However, the Sector Plan aims to "promote the retention of light industrial properties" (page 20) in the area, and thus supports the rezoning of the Property back to a light industrial zone now that the existing office building is proposed to be redeveloped.

The Subject Application proposes to construct a new, 104,628-square-foot, three-story self-storage building with 34,118 square feet of additional cellar space (which is excluded from the calculation of FAR). The proposed development will improve the site's relationship to the street by locating the building closer to Parklawn Drive than the office building that exists today. The applicant proposes the removal of one curb-cut which will increase pedestrian safety along the project frontage. The proposed building form will activate and define the street frontage and the project includes landscape improvements to the property's sidewalk area along Parklawn Drive. The project will also introduce stormwater management to the property where there currently is none and will result in a development with less impervious surface than what exists today. Amenity open space for users of the self-storage facility will be provided at the north of the property in accordance with the requirements of the Light Industrial zone. The rezoning of the subject property is consistent with the goals and recommendations of the 2018 White Flint 2 Sector Plan, which envisions this area of White Flint as a hub of industrial uses.

Following the Subject Application, the Project will need approval of a site plan. A preliminary plan is not needed because the Subject Property is a recorded lot on Plat 9530.

SECTION 2: RECOMMENDATIONS AND CONDITIONS

LOCAL MAP AMENDMENT LMA H-154

Staff recommends approval of Local Map Amendment LMA H-154, Parklawn Self-Storage, with Floating Zone Plan, to rezone the Property to ILF-1.0, H-55' to allow construction of a new self-storage building, subject to the following binding elements.¹

- 1. The use of the property will be limited to self-storage.
- 2. Vehicular access to the Site will be limited to a single, consolidated access point.
- 3. Any building on the property must have a minimum of 70% of the front building façade located within 35 feet of the property boundary.
- 4. Parking located between the building and the street is prohibited.

At the time of Site Plan approval, the Applicant must address the following:

1. The design of the landscaped area along Parklawn Drive.

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

PRELIMINARY FOREST CONSERVATION PLAN

Staff recommends approval of Preliminary Forest Conservation Plan (FCP) No. F20241040 with the following conditions:

- 1. The Applicant must submit a Final Forest Conservation Plan ("FFCP") for review and approval at time of site plan and before obtaining a Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property. No demolition, clearing, or grading is permitted on the Subject Property prior to the approval of the FFCP.
- 2. The FFCP must be consistent with the approved Preliminary Forest Conservation Plan.
- 3. The FFCP must include:
 - a) Limits of Disturbance consistent with the Sediment and Erosion Control Permit.
 - b) Variance tree mitigation plantings on the Subject Property with a minimum size of three (3) caliper inches totaling thirty (30) caliper inches.

SECTION 3: SITE DESCRIPTION

VICINITY

The Subject Property (the "Property" or the "Site") is located at 11900 Parklawn Drive, Rockville, MD, 900 feet south of the intersection of Parklawn Drive and Randolph Road.



Figure 1: Neighborhood Vicinity Map

The staff-defined neighborhood is bounded by CSX train tracks to the west and southwest, and Randolph Road to the north. To the east the neighborhood is bounded by Hunters Lane, Macon Road, Rocking Horse Road, Boiling Brook Parkway, and Schuylkill Road. Together, these roads form a boundary between more dense and mixed-use areas within the staff-defined neighborhood to the west, and predominantly single-family neighborhoods to the east. The portion of the neighborhood west of Parklawn Drive is characterized by largely commercial and light industrial uses. East of

Parklawn Drive within the neighborhood are more mixed uses, including garden apartment buildings directly across Parklawn Drive from the Subject Property, the Charles E. Smith Jewish Day School, and the Rocking Horse Road Center. Along the south side of Randolph Road is the Loehmann's Plaza commercial center, which has received Sketch Plan approval for the development of 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses, and the North Quarter townhome community. At the south of the staff-defined neighborhood are more light industrial and commercial uses served by surface parking in the Randolph Hills Shopping Center.

PROPERTY DESCRIPTION

The Property is located along Parklawn Drive, approximately 900 feet south of its intersection with Randolph Road. The Property is an irregularly shaped lot that has an angled boundary along the northern property line, abutting Parklawn Drive. The Property is more particularly known as Lot 6 in the "North Bethesda Industrial Center" subdivision, as recorded among the Montgomery County Land Records at Plat No. 9530 and is comprised of approximately 93,660 square feet (2.15 acres) of land area. Including prior right-of-dedications, the Property has a gross tract area of 104,628 square feet (2.4 acres).

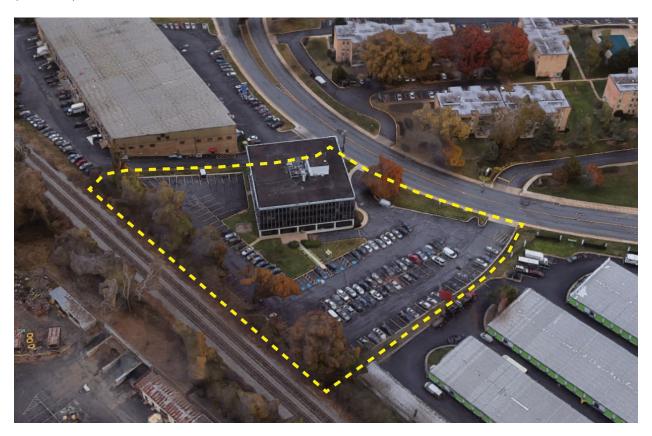


Figure 2: Subject Property

The Property is bounded to the west by CSX train tracks and to the east by Parklawn Drive. To the north and south exist properties that are zoned IL-1.0 H-50'. To the north is a strip of light industrial

and commercial uses including a furniture store, a computer store, a dance studio, and a sporting goods store, all served by a surface parking lot that surrounds the building. To the south is an existing self-storage facility. The Subject Property is currently zoned EOF-0.75, H-100', and the Applicant is requesting to change the zone of the Subject Property to ILF-1.0, H-55'.



Figure 3: Zoning Map

The Property is currently improved with a four-story office building and associated surfacing parking. According to the Maryland State Department of Assessments and Taxation ("SDAT") records, the existing building was developed circa 1970 and has approximately 48,810 square feet of above grade floor area. The existing building is angled away from the roadway and setback from the street. The site is served by a surface parking lot to the west and south of the existing office building, containing approximately 150 parking spaces. The Subject Property's current vehicular access is provided via two curb cuts from Parklawn Drive. To improve vehicular access, the Applicant is proposing to consolidate the two existing curb cuts into one and will maintain the southern access point, in the same approximate location.

SECTION 4: PROJECT DESCRIPTION

PROJECT HISTORY

The Property was rezoned from I-L 1.0, H-50' to EOF 0.75, H-100' by Sectional Map Amendment No. H-128 as the result of the 2018 *White Flint 2 Sector Plan*. The rezoning was recommended by the Sector Plan because the existing office building, built in the 1970's, was taller than the 50-foot height limit of the prior I-L Zone. According to the *White Flint 2 Sector Plan*, these two buildings "were built under the prior I-1 Zone that permitted office buildings up to 10 stories or 120 feet. To make these buildings conforming, this Plan recommends the EOF-0.75, H-100' Zone for them" (page 48).

PROPOSAL - LOCAL MAP AMENDMENT H-154

The Applicant is proposing to rezone the Property from the EOF-0.75, H-100' zone to the ILF 1.0, H-55' zone, to accommodate the redevelopment of the existing suburban office building with a new self-storage facility. The Subject Property was zoned IL (Industrial Light) prior to the rezoning that occurred as part of the White Flint 2 Sector Plan. The Sector Plan sought to retain the industrial area that includes the Subject Property, and only recommended rezoning the Property to the EOF zone to address the non-conforming height of the existing office building. The Applicant now seeks to return the Property to its former industrial zone, in conformance with the County's goals and recommendations, as expressed throughout the Sector Plan.

The Applicant is proposing to redevelop the existing office building and surface parking lot with a new three-story self-storage facility containing up to 104,628 square feet of gross floor area (plus 34,118 square feet of cellar space, excluded from the calculation of FAR). The Project will activate and enhance the street frontage through building design and streetscape improvements. Parking has been strategically located to the side and rear of the proposed building, behind the front building line, so as to be largely screened from the street. The proposed redevelopment will also provide significant environmental benefits by decreasing the amount of impervious area that exists on-site today (approximately 63% proposed, as compared to 76% existing imperviousness) and providing stormwater management, where none currently exists.

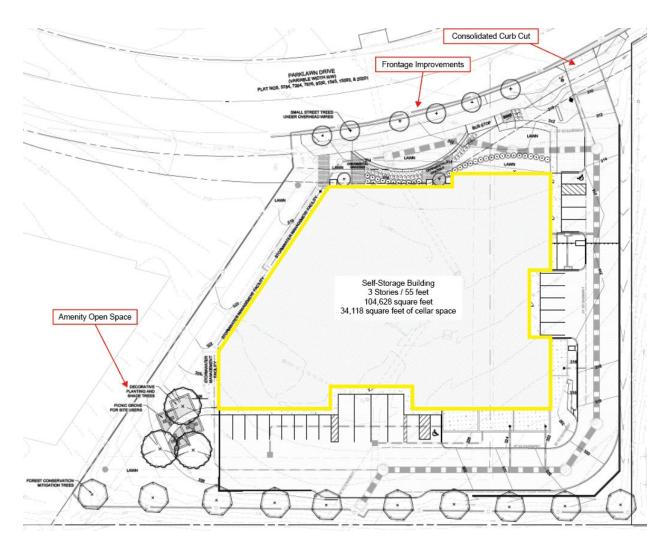


Figure 4: Annotated LMA Plan

As part of the proposed self-storage facility, the Applicant is required to provide 10% of the site area as amenity open space. The Applicant proposes to provide this area at the north of the Property, where there will be landscaping, trees, and picnic tables. The design of the amenity open space will be further refined at the time of Site Plan.

The Applicant proposes to replace the existing parking lot with a much smaller parking area to the south and west of the building. The existing parking lot has approximately 150 spaces, and the proposed self-storage facility will be served by 20 parking spaces (including two ADA spaces), and four loading spaces.

The Subject Property's frontage will be improved by bringing the proposed building closer to the street, by eliminating one of two curb cuts that currently exist from Parklawn Drive, and by improving the landscaping of the frontage itself. The Applicant is proposing improved landscaping and lawn spaces along Parklawn Drive to create a better street presence and more usable areas in the common

realm. Planning Staff has provided suggestions to further improve this area, and the design of the street frontage will be further refined at the time of site plan.

The self-storage facility's business office is anticipated to be staffed Monday through Friday, 9:30 AM to 6:00 PM, Saturday 9:00 AM to 5:00 PM and Sunday 10:00 AM to 4:00 PM. The Project will have controlled access through keypad-protected automatic doors and security gates. Access for existing customers with a valid access code is provided 365 days a year between the hours of 6:00 AM and 10:00 PM. The Project also features additional security measures in the form of perimeter fencing and security cameras.

MASTER PLAN

The Subject Property is within the boundary of the 2018 *White Flint 2 Sector Plan* (Sector Plan). Further discussion of how the Subject Application meets the goals of the Sector Plan can be found in Finding 2.a below.

DESIGN

The development is replacing an existing office building and associated surface parking lot. As part of the proposed redevelopment, the project will consolidate two curb cuts at Parklawn Drive into a single point of access. The new development will face directly onto the street and will screen the parking, which will be located to the rear and side of the new facility.

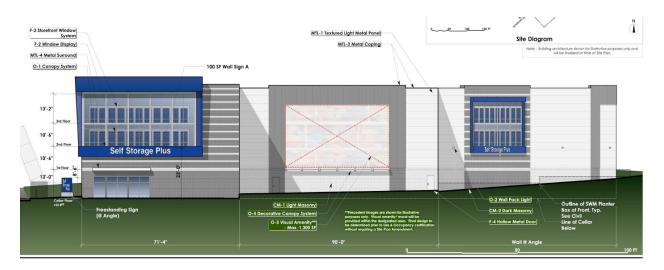


Figure 5: Architectural Elevation (view from Parklawn Drive looking west)

The building has articulated façades and fenestration, which will break down the perceived building mass and foster visual interest along the street-facing façades. The building architecture seeks to retain a more industrial character while still implementing other County design objectives regarding the activation and engagement of the street. Specifically, the building architecture has been designed to break down the building's overall massing and create pleasing proportions. Substantial offsets in the building footprint provide for material, roofline, and overall volume variation, particularly along the façade facing Parklawn Drive.

The Project has strategically located the leasing office along Parklawn Drive, with direct pedestrian access from the street and ample transparency, to provide both visual porosity and physical activity along Parklawn Drive. The building's ground floor level has a taller floor height that has incorporated canopies across the Parklawn Drive façade to better relate to the pedestrian scale along with window fenestration and a proposed mural area that provides visual interest and activity along this promenade street frontage façade.

A cohesive color palate and placement of materials in contrasting colors and textures have been incorporated throughout all sides of the building design, thus leaving no façade blank or expressionless. Masonry and profiled metals of contrasting colors are proposed in field and decorative locations. Height changes in the roofline have kept the building form clean and simple while providing variation to the vertical expression of the building's massing. Locations with critical sightlines have expressed architectural features with increased glazing, internal illumination, and façade projections. As mentioned in other sections of this Statement, loading activities are being screened from public realm views by intentional recesses in the building form. Building entry points are easily distinguished by contrasting color surrounds and the use of canopies to guide patrons once onsite.

The design and location of the open space will be finalized at the time of the Site Plan. However, it is currently anticipated to be located along the northern Property boundary. The space may include seating, shading elements, and landscaping consisting of native plantings and trees that will meet or exceed the minimum tree canopy coverage.

TRANSPORTATION

The Subject Property's proposed vehicular access is located along Parklawn Drive via a single curb cut driveway. The existing northern curb cut access will be closed and only the southern access will remain. Parklawn Drive is classified as a Town Center Boulevard with an existing 80-foot-wide right-ofway (ROW). No additional ROW dedication is anticipated since the existing ROW meets the Sector Plan and *Master Plan of Highways and Transitways* planned ROW width.

Within the Site, a two-way drive aisle provides circulation along the southern and western Property boundaries, providing access to parking and loading areas.

Pedestrian and bicycle access will also be provided from Parklawn Drive via an improved frontage envisioned to include a 10-foot-wide sidepath and 7-foot-wide landscaped street buffer. Final design of the frontage improvements will be determined at the time of Site Plan.

The Property is well served by transit. There is an existing bus stop located on the Property frontage that is served by Metrobus Route C8, which provides service between the North Bethesda Metrorail Station and the College Park-University of Maryland Metrorail Station. The bus stop will continue to be accommodated in front of the Site by providing a concrete bus pad as part of the frontage improvements.



Figure 6: Multimodal Circulation

LOCAL AREA TRANSPORTATION REVIEW (LATR)

Per section 59-7.2.1.E.e. of the County Code, for a Floating zone application, the District Council must find that the floating zone plan will generate traffic that does not exceed the critical lane volume or volume/capacity ratio standard as applicable under the Planning Board's LATR Guidelines.

The 2020-2024 Growth and Infrastructure Policy requires evaluation of all transportation modes, including: auto-drive, transit, walking and biking. Mode-specific adequacy tests are required for any project estimated to generate 50 or more net new peak hour person trips.

The proposed development replaces an existing 48,810-square foot office building with a 138,746-square foot self-storage building. The Project is estimated to reduce morning peak hour person trips

by 103 trips and reduce evening peak hour person trips by 94 trips. As a result of the estimated transportation impact, the Project does not trigger an LATR Transportation Study.

Table 1 – Parklawn Self-Storage Estimated Person Trip Generation

Land Use	Morning Peak Hour	Evening Peak Hour
Existing (credit)		
General Office	119	122
48,810 Square Feet		
Proposed		
Mini-warehouse	16	28
138,746 Square Feet		
	·	
Net New Person Trips	-103	-94

Source: Transportation Study Exemption Statement by MHG dated September 3, 2024, amended by staff

ENVIRONMENTAL

Environmental review for the Project is being conducted through Preliminary Forest Conservation Plan (FCP) No. F20241040. Further details of the FCP's Chapter 22A compliance can be found below in the Forest Conservation Plan Findings section.

SECTION 5: FINDINGS AND ANALYSIS - LOCAL MAP AMENDMENT

The Subject Application complies with the general requirements and development standards of Chapter 59, the Zoning Ordinance, Chapter 22A, the Forest Conservation Law, and substantially conforms with the goals and recommendations of the 2018 *White Flint 2 Sector Plan*.

Section 59.7.2.1.E, *Necessary Findings*, states that:

- 1. A Floating zone application that satisfies Article 59-5 may not be sufficient to require approval of the application.
- 2. For a Floating zone application, the District Council must find that the floating zone plan will:
 - a) Substantially conform with the recommendations of the applicable master plan, general plan, and other applicable County plans;

The Subject Property is within the boundary of the 2018 White Flint 2 Sector Plan (Sector Plan). The Sector Plan's primary goal is to recommend opportunities for infill and transitional development at key locations, especially along Rockville Pike, which will be transformed into mixed-use urban places with targeted infill opportunities (page 2). Another key recommendation for the Sector Plan area is to "Promote the retention of light industrial properties along with the introduction of residential uses" (page 2).

The Property is located within the Parklawn South District of the Sector Plan area, which contains approximately 90 acres of industrial zoned properties. There are a variety of industrial uses in this district, including automotive repair and services, self-storage, and catering services. Additional uses in this district are coffee roasters, home improvement contractors, decorating services and recreational uses (page 46).

The Sector Plan emphasizes the importance of these industrial uses to provide basic needs for County residents and public agencies, as well as opportunities for different forms of employment including vocational and entry-level jobs, space for small businesses, entrepreneurs, and artisans (page 46).

The Sector Plan speaks specifically to the Subject Property (11900 Parklawn Drive) on page 48:

"Two office buildings at 11900 Parklawn Drive and 11820 Parklawn Drive, both built in the 1970s, are taller than the 50-foot height limit in the existing I-L Zone. These buildings were built under the prior I-1 Zone that permitted office buildings up to 10 stories or 120 feet. To make these buildings conforming, this Plan recommends the EOF 0.75 H-100 Zone for them."

Although the Sector Plan prompted the rezoning to EOF 0.75 H-100, the above excerpt demonstrates that action was taken solely to make the existing suburban office building conform to the updated Zoning Code. To highlight the importance of the industrial uses, the Sector Plan created an overlay zone to ensure the light industrial uses in the area were retained (page 49). This overlay does not include the Subject Property but is located within the Staff-defined neighborhood boundary. The Subject Property is bordered to the southeast by a self-storage facility. The proposed Local Map Amendment's use is consistent with the surrounding area as well as the goals for this part of the Sector Plan. Thus, the Project substantially conforms to the 2018 White Flint 2 Sector Plan, as described.

The Project also conforms to the 2018 *Bicycle Master Plan*, which prescribes a two-way separated bikeway along the frontage opposite the Subject Property on Parklawn Drive. The Subject Application will not preclude the future bikeway from being implemented.

Lastly, the Project conforms to the goals of the *Thrive Montgomery 2050* general plan. Thrive 2050 includes the goals of advancing the county's economic competitiveness as well as environmental health and resilience. The Subject Application will provide stormwater management where there previously was none and decrease the amount of impervious surface on site. This will improve the environmental health and resilience of the Subject Property through the provision of enhanced stormwater management.

The project advances Thrive 2050's goal of economic competitiveness by providing a use that is in high demand and that supports the development of residential uses elsewhere. Increases in the number of people working from home has put additional demands on one's personal residence. As a result, there is a high demand for self-storage facilities that can serve and support those who need storage space beyond what their dwelling unit can provide. Convenient and accessible self-storage facilities provide nearby residents with options and flexibility in how they live and work in their existing residences. The provision of a self-storage use in this location is optimal for this purpose. The Subject Property lends itself to an industrial use, due to its adjacency to train tracks and its location within an existing and master-planned industrial district, yet its proximity to a variety of existing and proposed high-density residential developments ensures that the facility will be able to conveniently serve those with the need for additional storage space.

Another goal of Thrive 2050 is to increase the supply of housing in the county, and to encourage a mix of uses to support complete communities. During the review of the application, Planning Staff commented that the Applicant should investigate opportunities to provide a mix of uses, including residential, commercial, or light

industrial uses on site. The Applicant was not amenable to providing a mix of uses because their primary business model is single-use self-storage buildings.

b) Further the public interest;

The Project will further the public interest and provide an important neighborhood service to the surrounding neighborhood. Self-storage provides support for small businesses and also helps to support residential development. With the increase in remote work opportunities in recent years, additional pressures are placed on one's personal residence. This has resulted in an increased demand for self-storage facilities. The Project addresses these needs through additional self-storage capacity. The Project brings the Property back into alignment with the County's vision for this light-industrial district. The proposed use will support other nearby mixed-use developments, as envisioned by the Sector Plan, and will serve as a buffer from the noise inherently associated with the CSX tracks to promote a compatible transition to the confronting residential developments. The Project also includes improvements to the streetscape and landscaping along its Parklawn Drive frontage. The new building will be closer to the street than the existing office building and will provide a much smaller surface parking area than the one that surrounds the Property now. This will contribute to a less auto-oriented site design than what currently exists and improve the pedestrian experience along this portion of Parklawn Drive. The Project will also decrease the amount of impervious area on site and will introduce stormwater management on site where there currently is none.

c) Satisfy the intent and standards of the proposed zone and, to the extent the Hearing Examiner finds it necessary to ensure compatibility, meet other applicable requirements of this Chapter;

Applicability

Section 5.1.3 of the Zoning Ordinance sets forth specific requirements for local map amendment applications that propose the ILF Zone. The Subject Property has a base zone of EOF-0.75, H-100, and there is no floating zone recommended by the Sector Plan. Per Section 5.1.3.C.3, "When requesting a Floating zone for a property with a non-Residential base zone there are no prerequisites for an application". As a property with a non-Residential base zone, there are no prerequisites for the Subject Application.

Intent of Floating Zones

Per Section 59.5.1.2. of the Zoning Ordinance, the intent of the Floating zones is to:

A. Implement comprehensive planning objectives by:

- 1. Furthering the goals of the general plan, applicable master plan, and functional master plans;
- 2. Ensuring that the proposed uses are in balance with and supported by the existing and planned infrastructure in the general plan, applicable master plan, functional master plan staging, and applicable public facilities requirements; and
- 3. Allowing design flexibility to integrate development into circulation networks, land use patterns, and natural features within and connected to the property; and

As discussed above in finding 59.7.2.1.E.2.a, the Project furthers the goals and recommendations of the Sector Plan. This Local Map Amendment seeks to rezone the Property back to an industrial zone, consistent with the recommendations of the Sector Plan to retain the light industrial character and uses in this district. As discussed above, the public facilities will be adequate to accommodate the proposed development. The Project has been designed to complement and fit into the surrounding uses. The Project will also contribute positively to the development of this area of North Bethesda, by improving the streetscape, creating a less auto-oriented property, and providing self-storage as a use where there is both demand for it and where it fits in with the surrounding neighborhood character.

B. Encourage the appropriate use of land by:

- a) Providing flexible applicability to respond to changing economic, demographic, and planning trends that occur between comprehensive District or Sectional Map Amendments;
- Allowing various uses, building types, and densities as determined by a property's size and base zone to serve a diverse and evolving population;
 and
- Ensuring that development satisfies basic sustainability requirements, including open space standards and environmental protection and mitigation; and

The Sector Plan rezoned the Property to the EOF Zone to resolve the nonconforming height of the existing office building. However, the challenges facing the suburban office market have been well-documented in recent years. As such, the redevelopment of this underperforming, aging, suburban office building presents an opportunity to rezone the Property to light industrial, consistent with the Sector Plan's recommendation to maintain the light industrial character of this area. The proposed Local Map Amendment provides the flexibility to accommodate this change in market conditions. The proposed Floating Zone complies with the maximum floor area ratio ("FAR") prescribed in Section 59.5.5.5.A and aligns with the zoning of the other industrial properties along Parklawn Drive to the north and south of the Subject Property. The redevelopment will provide several environmental benefits by decreasing the overall impervious area on-site and introducing stormwater management to the Property, where none currently exists. The Applicant is required to provide 10% of the Subject Property area as amenity open space. This space is being provided at the north of the property, in an area that will include landscaping and benches for users of the self-storage facility.

C. Ensure protection of established neighborhoods by:

- a) Establishing compatible relationships between new development and existing neighborhoods through limits on applicability, density, and uses;
- b) Providing development standards and general compatibility standards to protect the character of adjacent neighborhoods; and
- c) Allowing design flexibility to provide mitigation of any negative impacts found to be caused by the new use.

The Project is in conformance with the goals of the Sector Plan, which seeks to retain this industrial district. The proposed self-storage facility will complement the surrounding industrial uses and will also support nearby commercial and residential development. Furthermore, the Project will be compatible with the surrounding neighborhoods. The building will provide a buffer to the noise associated with the CSX tracks for the confronting residential uses and has been designed to activate and engage the street.

Table 2 – Development Standards for IL Zone (applicable to ILF)

H-154 Development Standards Table	Required/Permitted	Proposed
Maximum Total Density	1.0 FAR	1.0 FAR (104,628 square feet)
Maximum Height	55 ft	55 ft
Minimum Setbacks - Front	10 ft	12 ft
Minimum Setbacks - Rear	10 ft	85 ft
Minimum Setbacks – Side, abutting		
Industrial zone	0 ft	29 ft
Minimum Lot Size	N/A	93,660 square feet
Minimum Amenity Open Space	10%	10% (9,366 square feet)
Parking Requirements		
Vehicle Spaces	13 spaces (min)	20 spaces
Accessible Spaces	1 space (min)	2 spaces
Loading Spaces	2 spaces (min)	4 spaces

d) Be compatible with existing and approved adjacent development;

The proposed development will be compatible with existing and approved development in the surrounding area. The Property is located within an existing industrial district on the southwest side of Parklawn Drive. The Applicant seeks to rezone the property to ILF, to match the adjacent properties' IL zone. The Project will also be compatible with the confronting residential development. The Project will improve the existing conditions on the Property by redeveloping the existing office building and surface parking lot with a self-storage facility that will improve the Property. The proposed redevelopment prioritizes activation of the streetscape through strategic siting of the proposed building and implementation of architectural elements along public-facing facades. The building will also serve as a buffer to the CSX tracks, minimizing noise impacts on the residential community across the street. The Project will also improve the pedestrian experience along Parklawn Drive by removing one of two existing curb cuts, adding landscaping along the Property frontage, and improving the streetscape with a 6-foot sidewalk and 7-foot landscape buffer.

e) Generate traffic that does not exceed the critical lane volume or volume/ capacity ratio standard as applicable under the Planning Board's LATR Guidelines, or, if traffic exceeds the applicable standard, that the applicant demonstrate an ability to mitigate such adverse impacts; and

The public facilities will be adequate to accommodate the proposed development. As demonstrated by the Traffic Statement submitted with this

Application, the Project will result in a reduction of overall site generated traffic and will therefore fall below the threshold of 50 net new peak hour person trips necessary for a traffic study.

f) When applying a non-Residential Floating zone to a property previously under a Residential Detached zone, not adversely affect the character of the surrounding neighborhood.

The Subject Property was not previously zoned Residential Detached, therefore this subsection is not applicable.

SECTION 6: FINDINGS AND ANALYSIS – PRELIMINARY FOREST CONSERVATION PLAN

The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Board's Environmental Guidelines.

Natural Resource Inventory/Forest Stand Delineation

Natural Resources Inventory/Forest Stand Delineation No. 420241920 was approved on April 25, 2024. The Property includes no streams, stream buffers, wetlands, forests, or other environmental features. The Property is in the Rock Creek Watershed, a Use Class I stream. The NRI/FSD identifies areas of steep slopes 25% and greater located primarily on the northern, western, and southern boundaries. The Property also contains several specimen trees. There are no known occurrences of rare, threatened, or endangered species on the Property.

Environmental Guidelines

The Application is in conformance with the Environmental Guidelines as there is no disturbance proposed within any environmental features. The Subject Property is currently developed and contains no forest, streams, stream buffer, or other environmental features.

Forest Conservation Plan

A Preliminary Forest Conservation Plan has been submitted with Local Map Amendment Application H-154, Parklawn Self Storage. The Subject Property has no forest, streams, stream buffer or other environmental features on site. The Subject Property is requested to be zoned ILF and is classified as Commercial and Industrial Use Areas as defined in Section 22A-3 of Chapter 22A of the Montgomery County Forest Conservation Law (FCL) and specified in the Trees Technical Manual. This results in an afforestation requirement of 15% of the net tract area and a conservation threshold of 15%. The Net Tract Area is 2.15 acres. There is no forest on the site; therefore, the forest mitigation requirement is for 0.35 acres of afforestation.

The Applicant proposes to fulfill their forest conservation mitigation via forest banking if available. Otherwise, the requirement will be met via fee-in-lieu.

Forest Conservation Variance

Section 22A-12(b)(3) of Montgomery County Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone ("CRZ") requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise, such resources must be left in an undisturbed condition. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County

Forest Conservation Law. The law requires no impact to trees that: measure 30 inches or greater DBH; are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion tree; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

Variance Request

The Applicant submitted a variance request in a letter dated June 15, 2024 (Attachment C). This request is to remove three (3) trees that are considered high priority for retention under Section 22A-12(b)(3) of the County Forest Conservation Law. Removal of these trees removes a total of 120 inches.

Tree #	Species	Species	D.B.H.	Impact (%)	Tree	Status
	(Scientific Name)	(Common Name)	(inches)	. ,	Condition	
2	Tulip Poplar	Tulipifera	31	100%	Poor/Hazard	Remove
		liriodendron				
3	Tulip Poplar	Tulipifera	42	100%	Fair-Poor	Remove
		liriodendron				
4	Tulip Poplar	Tulipifera	47	100%	Fair	Remove
		liriodendron				

Table 3 - Tree Table

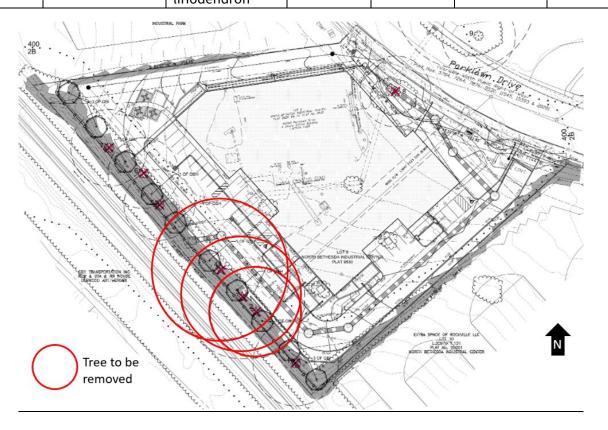


Figure 7: Tree Exhibit

<u>Unwarranted Hardship for Variance Tree Impacts</u>

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the need to accommodate construction, utilities, stormwater, and removal of existing infrastructure. The trees are located on steep slopes directly adjacent to existing parking lot and will be impacted by demolition. The proposed development includes new stormwater facilities and other construction significantly impacting the Critical Root Zones of these trees. In accordance with Section 22A-21(a), the Applicant requested a Variance (Attachment C). Staff agrees that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use for the redevelopment of the Subject Property in accordance with the recommendations of the Sector Plan and Zoning Ordinance without the Variance.

Variance Findings

The following determinations are based on the required findings for granting of the requested variance:

a. Will not confer on the applicant a special privilege that would be denied to other applicants.

Granting the variance will not confer a special privilege on the Applicant as the disturbance is unavoidable to develop the Property to meet the needs of redevelopment and current stormwater management regulations.

b. Is not based on conditions or circumstances which are the result of the actions by the applicant.

All three trees to be removed (#2, #3, and #4) are just behind the rear curb of the parking lot in the tree cover bordering the railroad. In order to remove the parking lot and build the new development, a significant portion of the roots will be impacted. To remove the parking lot, the structural roots of all three trees will be severely impacted. In addition, the storm drain connects in this area and needs to be upgraded and crosses the roots of all three trees.

c. Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the location of trees and the proposed construction and not a result of land or building use on a neighboring property.

d. Will not violate State water quality standards or cause measurable degradation in water quality.

Currently there is no stormwater treatment on-site, therefore the redevelopment offers

an improvement in water quality leaving the site. The required Environmental Site Design (ESD) volume treatment is proposed to be met confirming that the goals and objectives of the current state water quality standards are being met. A Stormwater Management Concept will be submitted for the proposed improvements. Stormwater treatment is provided by multiple micro-bioretention facilities. As noted below, variance mitigation trees will be planted to replace the lost water quality functions of the trees being removed.

<u>Mitigation for Trees Subject to the Variance Provisions</u>

The trees proposed for removal will be mitigated at a rate that approximates the form and function of trees being removed. The trees will be replaced at a ratio of approximately 1-inch caliper for every 4 inches removed using trees that are a minimum of 3-inch caliper in size. This results in a mitigation of thirty (30) inches, with a minimum installation of ten (10) 3-inch caliper trees.

Recommendation on the Variance

Staff recommends approval of the variance for the removal of the variance trees associated with FCP No. F20241040.

SECTION 7: COMMUNITY OUTREACH

The Applicant has met signage and noticing requirements for the submitted Application. Staff has not received correspondence about the Subject Application. Per Section 59.7.5.1, the Applicant is not required to hold a pre-application community meeting for a Local Map Amendment application.

SECTION 8: CONCLUSION

The Subject Application meets all of the requirements established in the Zoning Ordinance and Chapter 22A Forest Conservation Law and conforms to the recommendations of the 2018 *White Flint 2 Sector Plan*. Therefore, Staff recommends approval of the Local Map Amendment Floating Zone Plan and Preliminary Forest Conservation Plan Applications, with the binding elements and conditions specified at the beginning of the Staff Report.

ATTACHMENTS

Attachment A: Floating Zone Plan

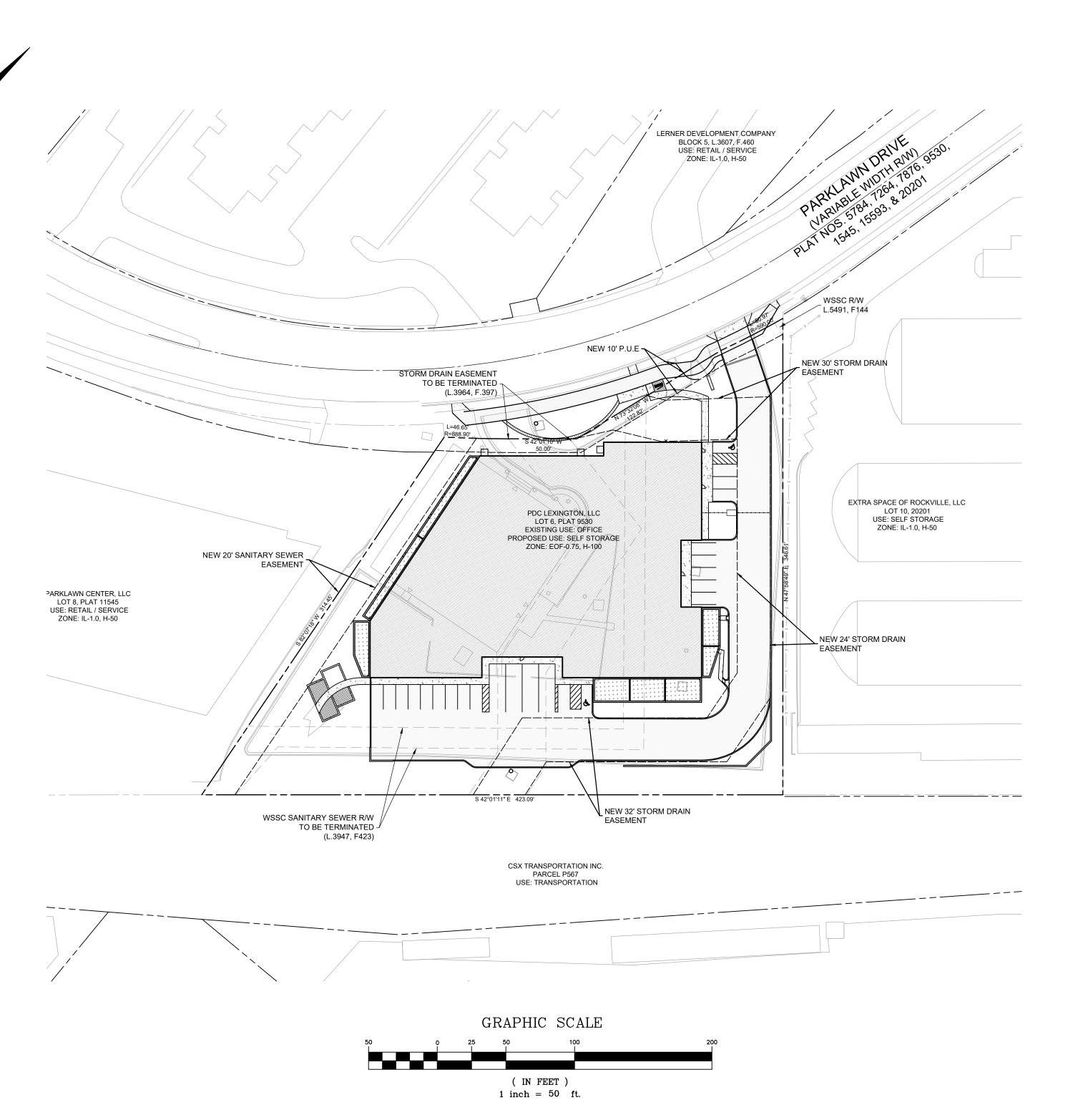
Attachment B: Preliminary Forest Conservation Plan

Attachment C: Variance Request

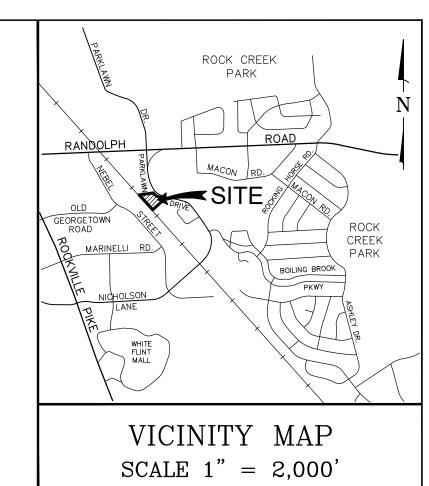
Attachment D: Applicant Transportation Statement

PARKLAWN SELF STORAGE

NORTH BETHESDA INDUSTRIAL CENTER, LOT 6 LOCAL MAP AMENDMENT NO. H154



	LEGEND	
402	CONTOUR (2FT)	402
— — 410 — —	CONTOUR (2FT)	410
× 403.25	SPOT ELEVATION	+ 03.25
====	CURB & GUTTER	
	ASPHALT PAVING	
	CONCRETE PAVING	
	LIMITS OF DISTURBANCE	0
8″ <u>W</u>	WATER LINE	8" W
	FIRE HYDRANT	•
	SEWER LINE	6" S
(SIZE/MATERIAL)	STORM DRAIN	(SIZE/MATERIAL)
(SIZE/MATERIAL)	NATURAL GAS	c
Е ————————————————————————————————————	UNDERGROUND ELECTRIC	—— є ——
с — с —	UNDERGROUND COMMUNICATION	с
-☆-	LIGHT POLE	- 0
	PROPERTY BOUNDARY	
	EASEMENT	
	SIGN	 o
	RETAINING WALL	



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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 35186 Exp. Date. 01.05.2026

PREPARED FOR:
ARCLAND
P.O. BOX 25523
WASHINGTON D.C. 20027
(202)818-9265
ANTHONY@ARC.LAND

RE\/	ISIONS	
NO.	DESCRIPTION	DATE
NO.	DESCRIPTION	DATE

TAX MAP HQ122 WSSC 215N
PLAT 9530

4TH ELECTION DISTRICT MONTGOMERY

COUNTY MARYLAND

NORTH BETHESDA INDUSTRIAL CENTER

PROJ. MGR	DCM
DRAWN BY	DCM
SCALE	1"= 50'
DATE	05.28.2024

FLOATING ZONE COVER

LOCAL MAP AMENDMENT

PROJECT NO. 23.193.21
SHEET NO. 1 OF 3

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN APPROVED BY THE DISTRICT COUNCIL ON _____ XX, XXXX, IN APPLICATION NUMBER X-XXX.

HEARING EXAMINER DATE

HEARING EXAMINER NAME PRINTED

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

THE PROJECT WILL BE DEVELOPED IN ONE PHASE

GLASCOCK, P.A. IN JANUARY AND FEBRUARY OF 2024.

3. THE PROPERTY TAX ACCOUNT NUMBER IS 04-00056433.

THE MASTER PLAN FOR HISTORIC PRESERVATION.

10. THE EXISTING WATER SERVICE CATEGORY IS W-1.11. THE EXISTING SEWER SERVICE CATEGORY IS S-1.

USE OR DEVELOPMENT OF THIS SITE.

9. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.

AND GLASCOCK IN JANUARY OF 2024.

1. THE TOPOGRAPHY SHOWN IS A COMPILATION OF FIELD RUN SURVEY PERFORMED BY MACRIS, HENDRICKS AND

2. THE PROPERTY BOUNDARY & EASEMENTS SHOWN ARE PER AN ALTA SURVEY PREPARED BY MACRIS, HENDRICKS

6. THE SITE IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION #420241920.

THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 24031C0361D
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AS PER AVAILABLE RECORDS. THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY "MISS UTILITY" PRIOR TO EXCAVATION. MACRIS, HENDRICKS AND GLASCOCK, P.A. DOES NOT EXPRESS OR IMPLY AN

14. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE

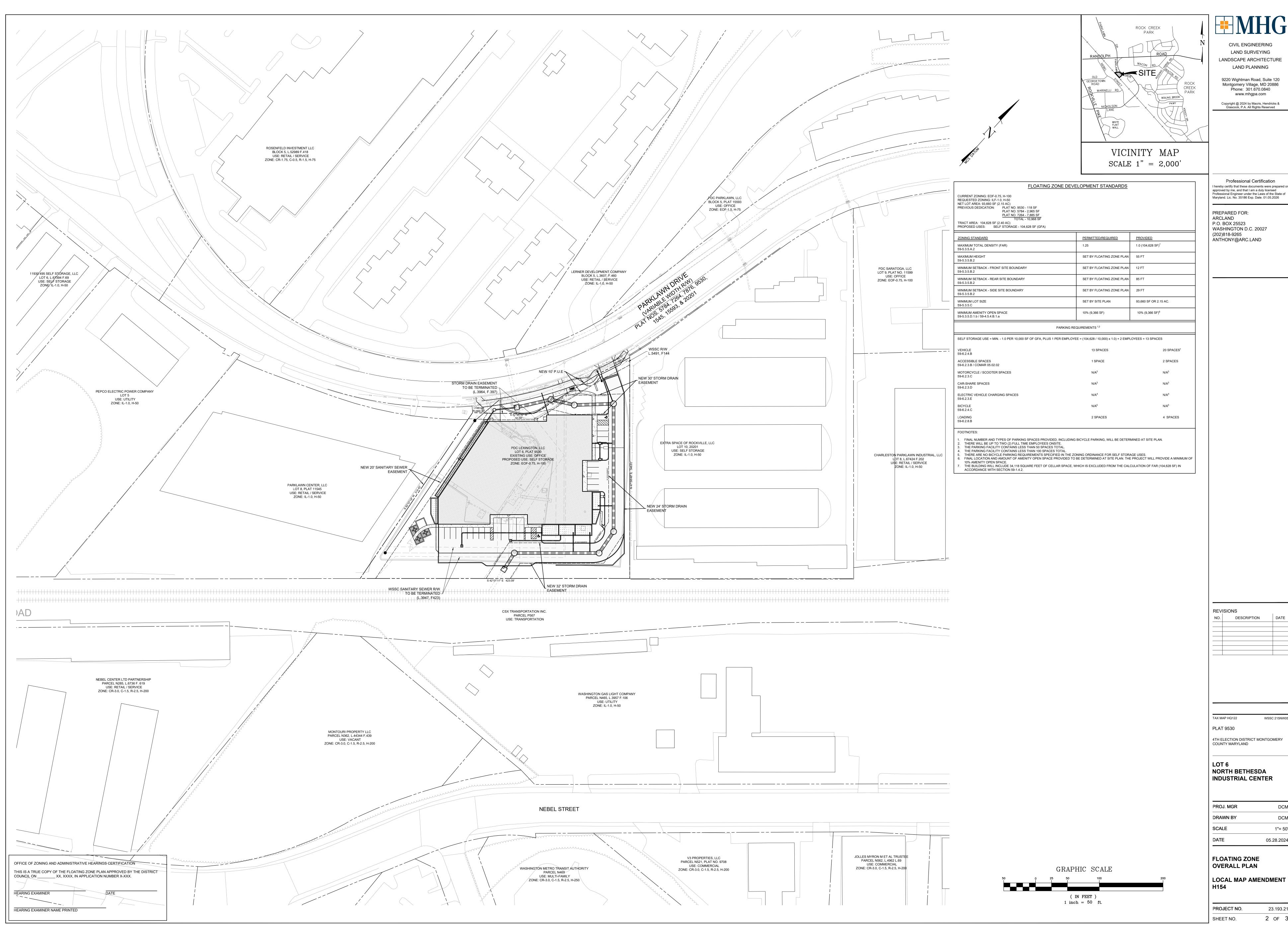
GUARANTEE OR WARRANTY AS TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITY.

8. THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN

4. THE PROPERTY IS WITHIN THE WHITE FLINT SECTOR PLAN PHASE 2 MASTER PLAN AREA.

7. THERE ARE NO 100-YEAR FLOODPLAINS, WETLANDS OR CHAMPION TREES ON THE PROPERTY.

5. THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED (USE CLASS I).



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WASHINGTON D.C. 20027

DESCRIPTION

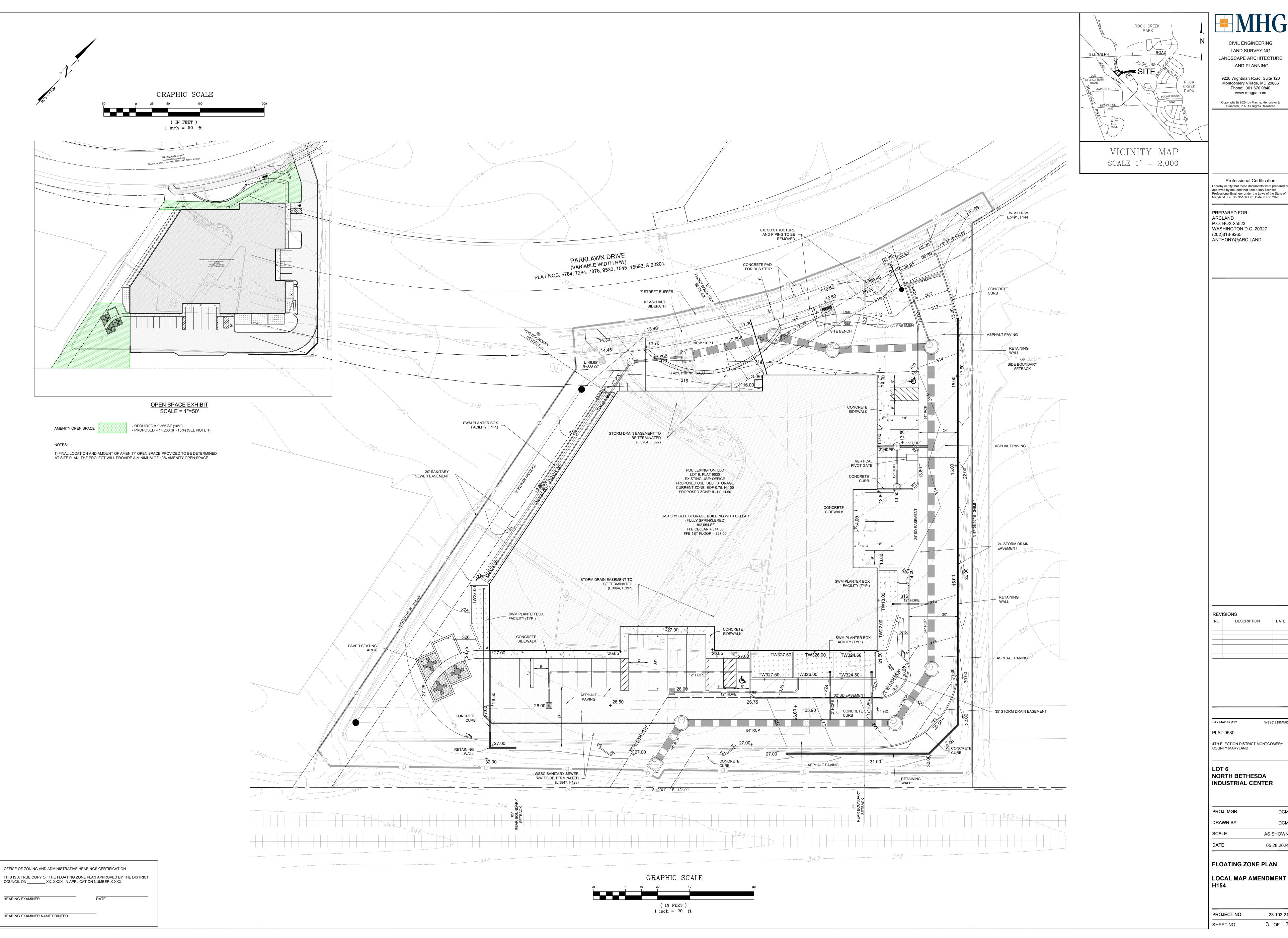
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

NORTH BETHESDA INDUSTRIAL CENTER

1"= 50' 05.28.2024

FLOATING ZONE OVERALL PLAN

23.193.21 2 OF 3



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> WASHINGTON D.C. 20027 ANTHONY@ARC.LAND

> > DESCRIPTION

WSSC 215NW05

4TH ELECTION DISTRICT MONTGOMERY

NORTH BETHESDA INDUSTRIAL CENTER

AS SHOWN 05.28.2024

FLOATING ZONE PLAN

LOCAL MAP AMENDMENT

23.193.21 3 OF 3

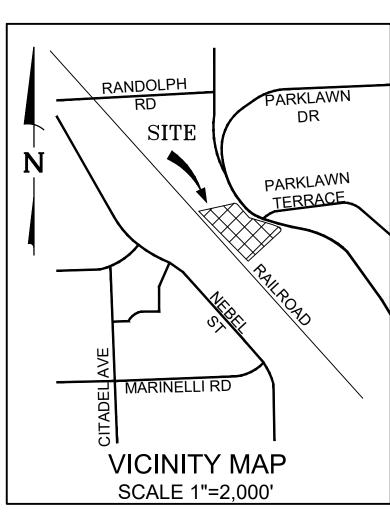
NORTH BETHESDA INDUSTRIAL CENTER

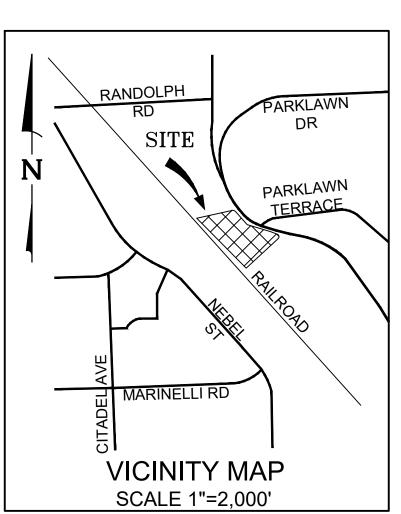
LEXINGTON BUILDING

F20241040

SHEET INDEX

L9.01 COVERSHEET L9.02 APPROVAL MEMO L9.03 PLAN VIEW L9.04 NOTES & DETAILS





Within Same Priority Watershed, SPA, or PMA NET TRACT AREA: 2.15 A. Total tract area .. B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)... C. Land dedication acres (parks, county facility, etc.) ... 0.00 D. Land dedication for roads or utilities (construction not required by this plan) ... 0.00 E. Area to remain in commercial agricultural production/use ... 0.00 F. Other deductions (specify) 2.32 G. Net Tract Area LAND USE CATEGORY: (from Chapter 22A-3. Definitions) limit to only one entry. ARA CDR MDR IDA HDR MPD CIA 0 0 0 0 0 0 G. Afforestation Threshold ... 15% x G = 0.35 H. Conservation Threshold ... 15% x G = **EXISTING FOREST COVER:** 0.00 Existing forest cover 0.00 J. Area of forest above afforestation threshold= 0.00 K. Area of forest above conservation threshold= BREAK EVEN POINT: 0.00 L. Forest retention above threshold with no mitigation= 0.00 M. Clearing permitted without mitigation= PROPOSED FOREST CLEARING: 0.00 N. Total area of forest to be cleared= 0.00 O. Total area of forest to be retained= PLANTING REQUIREMENTS: P. Reforestation for clearing above conservation threshold= 0.00 Q. Reforestation for clearing below conservation threshold= 0.00 R. Credit for retention above conservation threshold= 0.00 S. Total reforestation required 0.35 T. Total afforestation required U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")= V. Total reforestation and afforestation required= 0.35 4/3/2023 FOREST CONSERVATION WORKSHEET Outside Same Priority Watershed, SPA, or PMA NET TRACT AREA: A. Total tract area ... B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)... C. Land dedication acres (parks, county facility, etc.) .. D. Land dedication for roads or utilities (construction not required by this plan) ... E. Area to remain in commercial agricultural production/use ... 0.00 F. Other deductions (specify) 2.32 G. Net Tract Area LAND USE CATEGORY: (from Chapter 22A-3. Definitions) Input the number "1" under the appropriate land use, limit to only one entry. ARA CDR MDR IDA HDR MPD CIA 0 0 0 0 0 0 G. Afforestation Threshold .. 15% x G = 0.35 H. Conservation Threshold ... **EXISTING FOREST COVER:** 0.00 Existing forest cover 0.00 J. Area of forest above afforestation threshold= 0.00 K. Area of forest above conservation threshold= **BREAK EVEN POINT:** 0.00 L. Forest retention above threshold with no mitigation= 0.00 M. Clearing permitted without mitigation= PROPOSED FOREST CLEARING: 0.00 N. Total area of forest to be cleared 0.00 O. Total area of forest to be retained= PLANTING REQUIREMENTS: 0.00 P. Reforestation for clearing above conservation threshold= 0.00 Q. Reforestation for clearing below conservation threshold= R. Credit for retention above conservation threshold= 0.00 1 S. Total reforestation required T. Total afforestation required U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an Equity Focus Area (EFA). For projects within EFA, may not exceed 20% of "S")= 0.35 V. Total reforestation and afforestation required= worksheet date 4/3/2023

FOREST CONSERVATION WORKSHEET

FOREST CONSERVATION REQUIREMENT OF 0.35 ACRES TO BE MET VIA FOREST BANK IF AVAILABLE OTHERWISE TO BE MET VIA FEE-IN-LIEU.

DEVELOPER'S CERTIFICATE The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241040 , including financial bonding, forest planting, maintenance and all other applicable agreements. Anthony Picitelli Arcland Developer's Name: Company Contact Person Address: PO Box 25523 Washington, DC 20027 Phone: 202-818-9265 Email: Anthony@Arc.Land

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MD DEPT. OF NATURAL RESOURCES

FRANK C. JOHNSON 09/03/2024 RECOGNIZED AS QUALIFIED PROFESSIONAL BY

COMAR 08.19.06.01

Qualified Professional Certification I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation

PDC LEXINGTON LLC c/o POLINGER DEVELOPMENT CO/ REBECCA STALLONE

5530 WISCONSIN AVE SUITE 100 CHEVY CHAS, MD 20815 301.968.9159 RSTALLOE@POLINGERCO.COM

PLAT 9530

NORTH BETHESDA INDUSTRIAL CENTER LEXINGTON BLDG

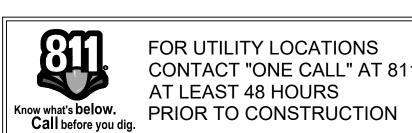
4TH ELECTION DISTRICT MONTGOMERY COUNTY

MARYLAND

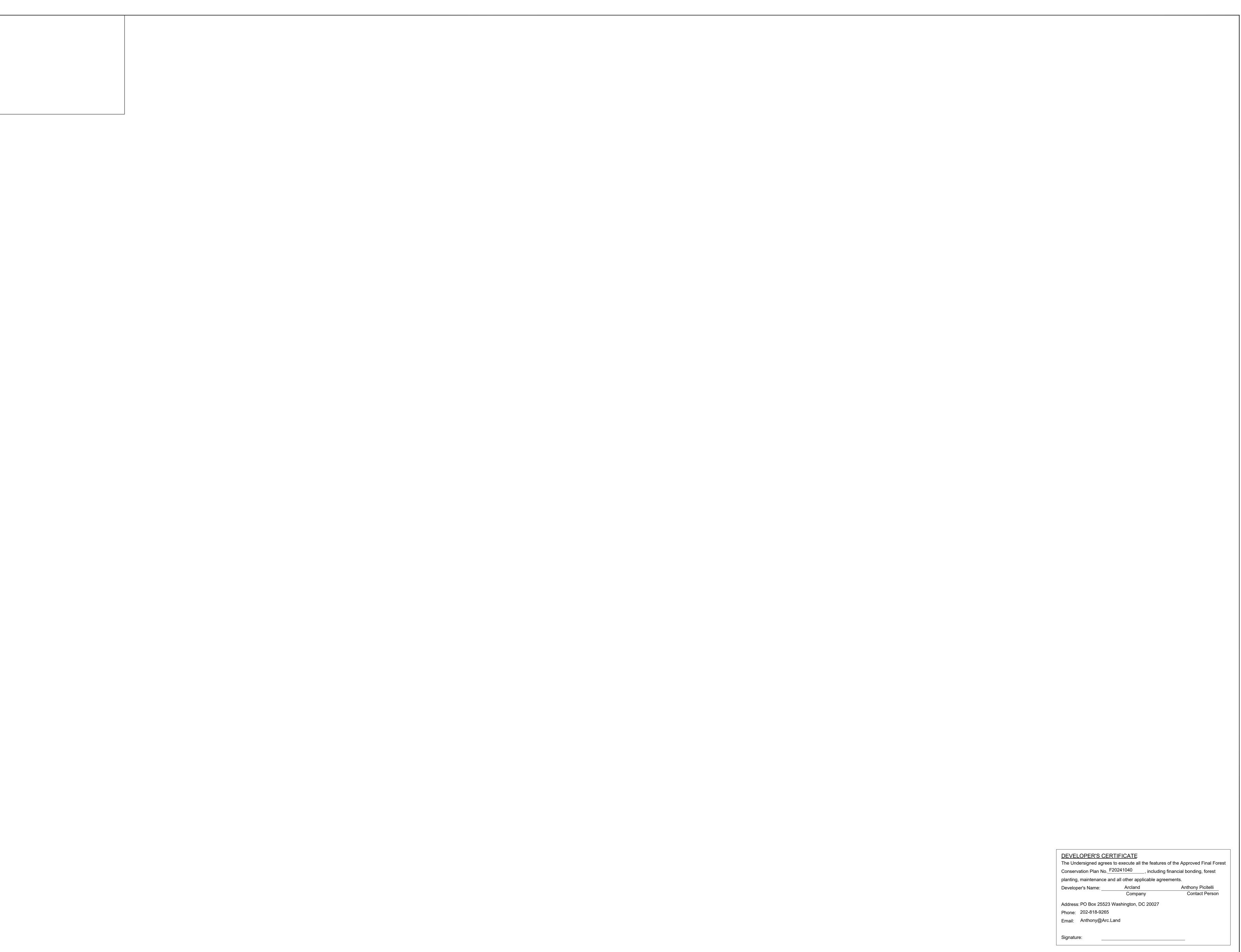
PROJ. MGR **DRAWN BY** 05.27.2024

PRELIMINARY FOREST CONSERVATION PLAN COVERSHEET F20241040

L9.01 PROJECT NO. 23.193.11 SHEET NO. 1 of 4



FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS



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DATE
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MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification

I hereby certify that the information shown hereon is correct and that this plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.

OWNER:
PDC LEXINGTON LLC c/o
POLINGER DEVELOPMENT CO/
REBECCA STALLONE

5530 WISCONSIN AVE SUITE 100 CHEVY CHAS, MD 20815 301.968.9159

RSTALLOE@POLINGERCO.COM

EVISIONS
O. DESCRIPTION DATE

TAX MAP HQ122 WSSC 215NW05
PLAT 9530

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER LEXINGTON BLDG

PROJ. MGR DM

DRAWN BY FCJ

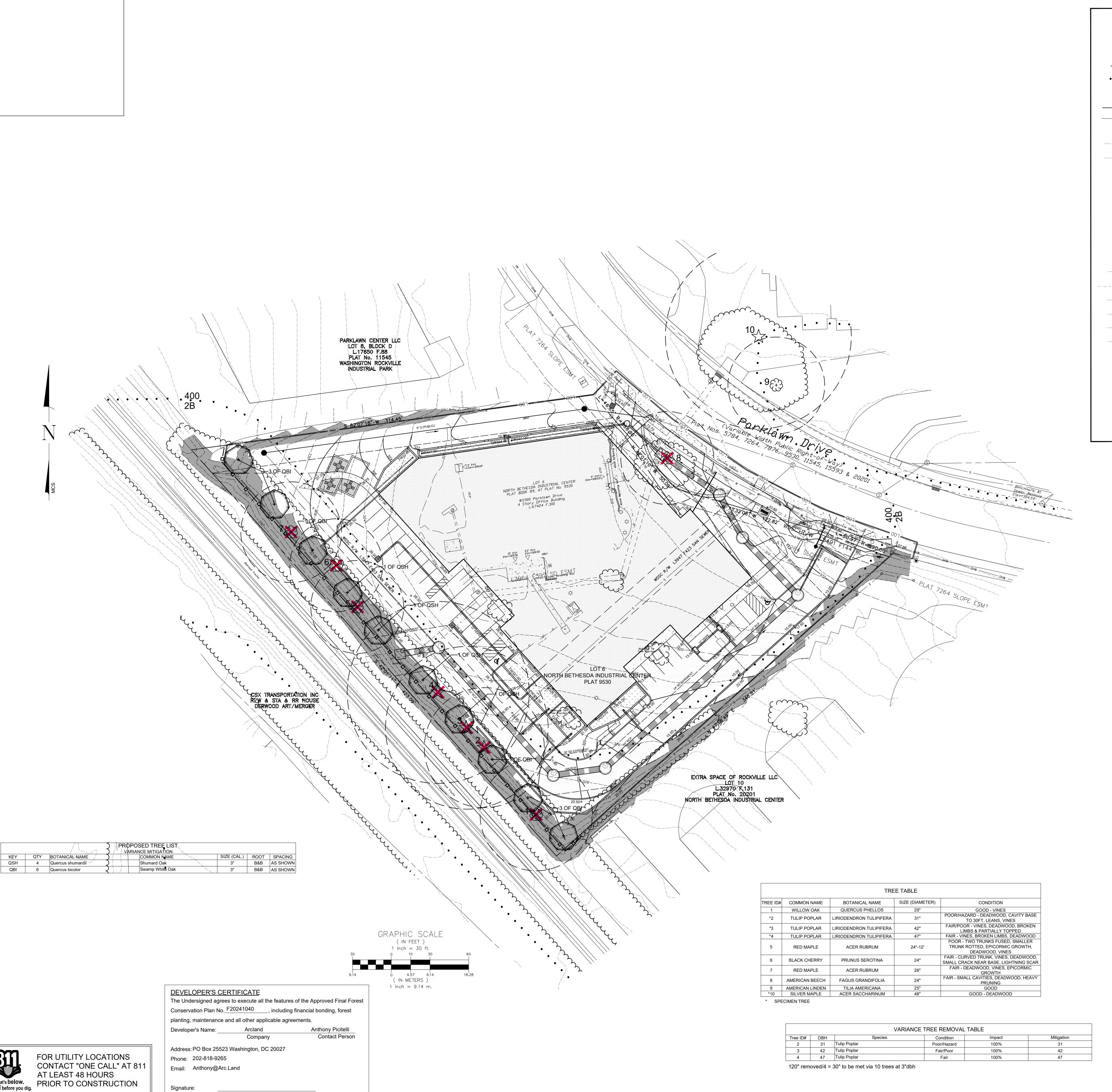
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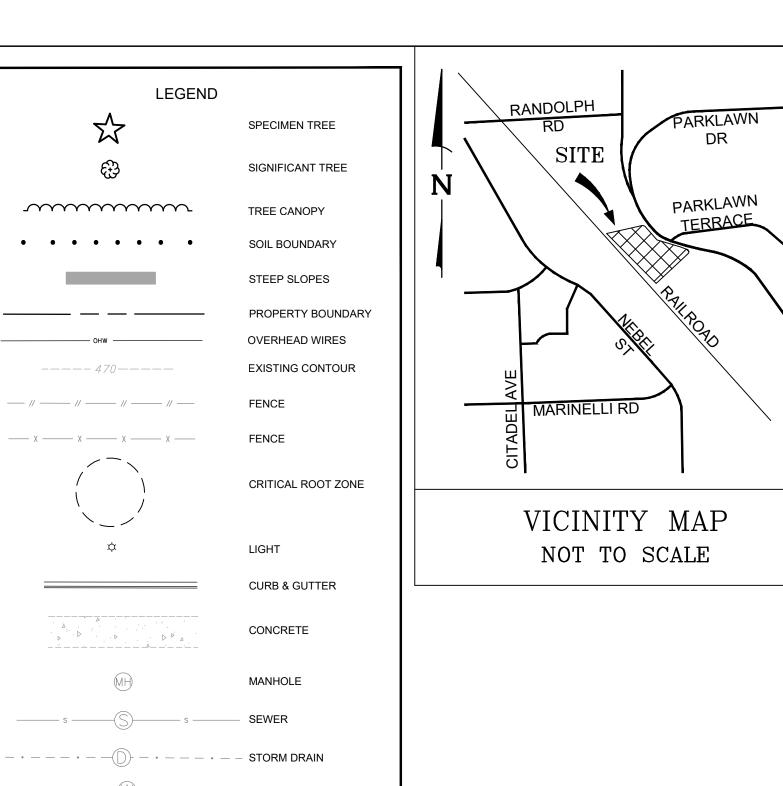
DATE 05.27.2024

PRELIMINARY FOREST CONSERVATION PLAN APPROVAL SHEET F20241040

L9.02

PROJECT NO. 23.193.11
SHEET NO. 2 OF 4





PLAN NOTES

- 1. TOTAL SITE AREA = 2.15 ACRES (93,641 S.F.) AND CONSISTS OF LOT 6 OF NORTH BETHESDA INDUSTRIAL CENTER-LEXINGTON BUILDING. PROPERTY ADDRESS IS 11900 PARKLAWN DRIVE WITH TAX ID#04-00056433. PROPERTY IS ZONED EOF-0.75 H-100.
- ON-SITE TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A. OFF-SITE TOPOGRAPHY FROM 215NW05.
- 3. BOUNDARY INFORMATION FROM DEEDS OF RECORD.

COMMUNICATION LINE

GUARDRAIL

FIRE HYDRANT

TREE TO BE REMOVED

LIMITS OF DISTURBANCE

PROPOSED TREE FOR VARIANCE MITIGATION

- 4. SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, 1995 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT https://websoilsurvey.sc.egov.usda.gov/. ACCESSED [02/27/2024].
- 5. SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS I WATERS BY THE STATE OF MARYLAND.
- 7. PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER MCATLAS.ORG. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0361D.
- 8. UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- 9. THERE IS NO FOREST AREA ON-SITE.
- 10. THE PROPERTY IS NOT LISTED AS A HISTORIC SITE ON MCATLAS.ORG NO STRUCTURE OR EVIDENCE SUGGESTING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE WAS OBSERVED DURING SITE INVESTIGATIONS.
- 11. INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS EXCEPT FOR OFF-SITE TREES 9 AND 10. TREE DBH WAS MEASURED USING A DIAMETER
- 12. FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 02/29/2024 BY FRANK
- 13. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED
- 14. THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
- 15. THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.

SOILS TABLE						
MAP UNIT	MAP UNIT NAME	HYDROLOGIC SOIL GROUP	HYDRIC	HIGHLY ERODIBLE	PRIME FARMLAND	SERPENTINI
2B	Glenelg silt loam; 3 to 8% slopes	В	NO	NO	YES	NO
400	Urban Land	D	NO	NO	NO	NO
	UNIT 2B	UNIT MAP UNIT NAME 2B Glenelg silt loam; 3 to 8% slopes	MAP UNIT NAME B Glenelg silt loam; 3 to 8% slopes HYDROLOGIC SOIL GROUP B	MAP UNIT NAME HYDROLOGIC SOIL GROUP HYDRIC 2B Glenelg silt loam; 3 to 8% slopes B NO	MAP UNIT NAME HYDROLOGIC SOIL GROUP HYDRIC ERODIBLE 2B Glenelg silt loam; 3 to 8% slopes B NO NO	MAP UNIT NAME HYDROLOGIC SOIL GROUP HYDRIC ERODIBLE FARMLAND 2B Glenelg silt loam; 3 to 8% slopes B NO NO YES

Other Priority Areas 0.00

FORE	ST CONSERVATION	DATA TABLE	
DESCRIPTION			SIZE
Property Area			2.15 Acres
Off-site Disturbance			0.17 Acres
Total Tract Area			2.32 Acres
Tract remaining in Ag use			0.00 Acres
Road & Utility ROW (Unin	nproved)		0.00 Acres
Existing Forest			0.00 Acres
Total Forest Retention			0.00 Acres
Total Forest Cleared	Total Forest Cleared		
Land Use Category	Land Use Category CIA		
Afforestation Thres	Afforestation Threshold 15%		
Reforestation Thres	shold		15%
Stream(s) Length: NA	Ave	erage Buffer Width: NA	
Acres of Forest in:	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100yr Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00

0.00

DESCRIPTION	
DESCRIPTION	DATE

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LANDSCAPE ARCHITECTURE LAND PLANNING

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Montgomery Village, MD 20886 Phone: 301.670.0840

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RECOGNIZED AS QUALIFIED PROFESSIONAL BY

Qualified Professional Certification

I hereby certify that the information shown hereon is correct and that this plan has been prepared in

accordance with the requirements of the existing state and county forest conservation legislation

5530 WISCONSIN AVE SUITE 100

RSTALLOE@POLINGERCO.COM

MD DEPT. OF NATURAL RESOURCES

PDC LEXINGTON LLC c/o POLINGER DEVELOPMENT CO/

CHEVY CHAS, MD 20815

REBECCA STALLONE

301.968.9159

FRANK C. JOHNSON 09/03/2024

COMAR 08.19.06.01

TAX MAP HQ122 PLAT 9530

4TH ELECTION DISTRICT

MONTGOMERY COUNTY

MARYLAND

NORTH BETHESDA **INDUSTRIAL CENTER** -LEXINGTON BLDG

PROJ. MGR	DN
DRAWN BY	FC
SCALE	1"= 30
DATE	05.27.2024

PRELIMINARY FOREST CONSERVATION PLAN F20241040

PROJECT NO. 23.193.11 SHEET NO. 3 OF 4

Know what's below.

Call before you dig.

The property owner is responsible for ensuring all tree protection measures are performed in accordance with the approved final forest conservation plan or tree save plan, and as modified in the field by a Planning Department Forest Conservation Inspector. The measures must meet or exceed the most recent standards published by the American National Standards Institute (ANSI A300).

Pre-Construction

1. An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged and before any land disturbance.

2. The property owner must arrange for the meeting and the following people must participate at the preconstruction meeting: the property owner or their representative, construction superintendent, International Society of Arboriculture (ISA) certified arborist/MD Licensed Tree Expert (representing owner) that will implement the tree protection measures, The Planning Department Forest Conservation Inspector, and Montgomery County Department of Permitting Services (DPS) Sediment Control Inspector. The purpose of this meeting is verify the limits of disturbance and discuss specific tree protection and tree care measures shown on the approved plan. No land disturbance shall begin before tree protection and stress-reduction measures have been implemented and approved by the Planning Department's Forest Conservation Inspector. a. Typical tree protection devices include: i. Chain link fence (four feet high)

ii. Super silt fence with wire strung between the support poles (minimum 4 feet high) with high visibility flagging.

iii. 14 gauge 2 inch x 4 inch welded wire fencing supported by steel T-bar posts (minimum 4 feet high) with high visibility flagging.

b. Typical stress reduction measures may include, but are not limited to: i. Root pruning with a root cutter or vibratory plow designed for that purpose. Trenchers are not allowed, unless approved by the Forest Conservation Inspector

ii. Crown Reduction or pruning iii. Watering

iv. Fertilizing

v. Vertical mulching vi. Root aeration systems

Measures not specified on the Forest Conservation Plan may be required as determined by the Forest Conservation Inspector in coordination with the property owner's arborist.

3. A Maryland Licensed Tree expert must perform, or directly supervise, the implementation of all stress reduction mesasures. Documentation of the process (including photograhs)

may be required by the Forest Conservation Inspector, and will be determined at the preconstruction meeting.

4. Temporary protection devices must be installed per the approved Forest Conservation Plan, Exemption Plan, or Tree Save Plan and prior to any land disturbance. The Forest Conservation Inspector, in coordination with the DPS Sediment Control Inspector, may make field adjustments to increase the survivability of trees and forest shown as saved on the approved plan.

5. Tree protection fencing must be installed and maintained by the property owner for the duration of construction project and must not be altered without prior approval from the Forest Conservation Inspector. All construction activity within protected tree and forest areas is prohibited. This includes the following activities:

a. Parking or driving equipment, machinery, or vehicles of any type. b. Storage of any construction materials, equipment, stockpiling, fill, debris, etc. c. Dumping or any chemicals (i.e., paint thinner), mortar or concrete remainder,

trash, garbage, or debris of any kind. d. Felling of trees into a protected area.

e. Trenching or grading for utilities, irrigation, drainage, etc.

6. Forest and tree protection signs must be installed as required by the Forest Conservation Inspector. The signs must be waterproof and wording provided in both English and Spanish.

During Construction

7. Periodic inspections will be made by the Forest Conservation Inspector. Corrections and repairs to all tree protection devices must be completed within the timeframe given by the Inspector.

<u>INSPECTIONS</u>

All field inspections must be requested by the applicant.

Additional Requirements for Plans with Planting Requirements

maintenance and management period.

1. After the limits of disturbance have been staked and flagged, but before any clearing or

2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the

3. After completion of all construction activities, but before removal of tree protection

fencing, to determine the level of compliance with the provision of the forest

5. After the required reforestation and afforestation planting has been completed to verify

and assess necessary maintenance activities for the remaining duration of the

7. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

6. 2 years after reforestation and afforestation have been completed, to determine survival

that the planting is acceptable and prior to the start the maintenance period.

4. Before the start of any required reforestation and afforestation planting.

Field Inspections must be conducted as follows:

Plans without Planting Requirements

conservation.

8. The property owner must immediately notify the Forest Conservation Inspector of any damage to trees, forests, understory, ground cover, and any other undisturbed areas shown on the approved plan. Remedial actions, and the relative timeframes to restore these areas, will be determined by the Forest Conservation Inspector.

Post-Construction

9. After construction is completed, but before tree protection devices have been removed, the property owner must request a final inspection with the Forest Conservation Inspector. At the final inspection, the Forest Conservation Inspector may require

additional corrective measures, which may include: a. Removal, and possible replacement, of dead, dying, or hazardous trees

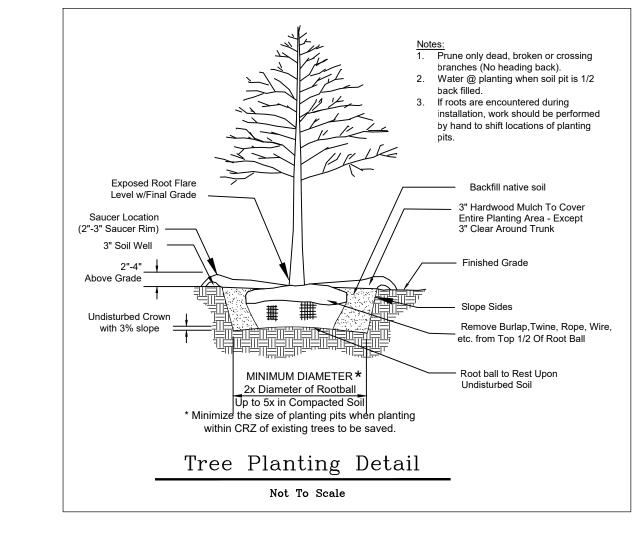
b. Pruning of dead or declining limbs c. Soil aeration

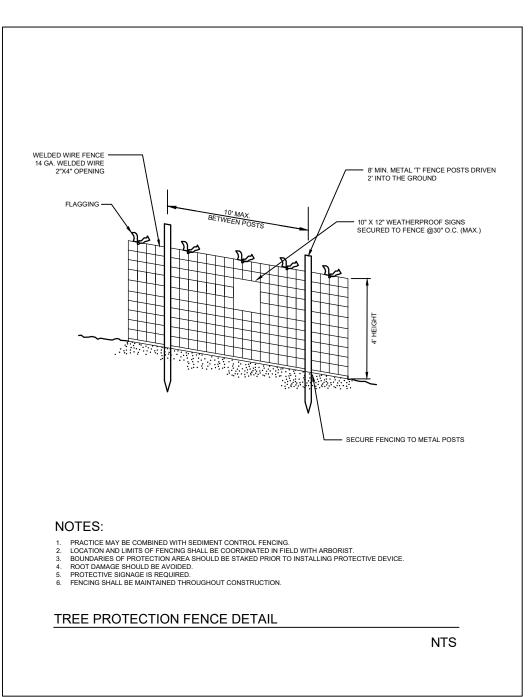
d. Fertilization e. Watering

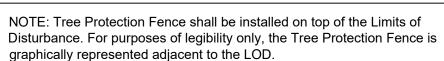
f. Wound repair g. Clean up of retention areas, including trash removal

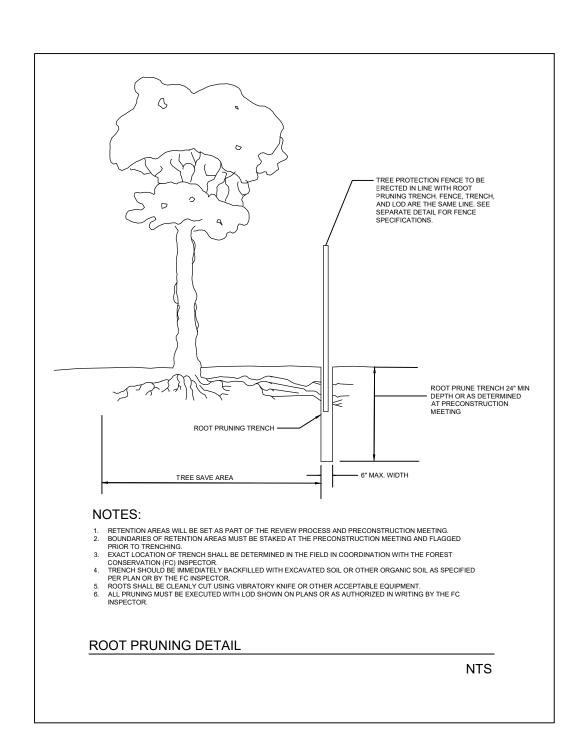
10. After the final inspection and completion of all corrective measures the Forest Conservation Inspector will request all temporary tree and forest protection devices be removed from the site. Removal of tree protection devices that also operate for erosion and sediment control must be coordinated with both DPS and the Forest Conservation Inspector and cannot be removed without permission of the Forest Conservation Inspector. No additional grading, sodding, or burial may take place after the tree protection fencing is removed.

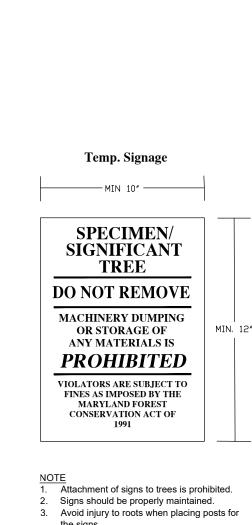
11. Long-term protection measures, including permanent signage, must be installed per the approved plan. Installation will occur at the appropriate time during the construction project. Refer to the approved plan drawing for the long-term protection measures to be











4. Signs should be posted to be visible to all

construction personnel from all directions

DEVELOPER'S CERTIFICATE

Developer's Name:

Phone: 202-818-9265

Email: Anthony@Arc.Land

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20241040 , including financial bonding, forest

Anthony Picitelli

Contact Person

planting, maintenance and all other applicable agreements.

Address: PO Box 25523 Washington, DC 20027

REVISIONS DESCRIPTION

CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING

9220 Wightman Road, Suite 120 Montgomery Village, MD 20886 Phone: 301.670.0840 www.mhgpa.com

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RECOGNIZED AS QUALIFIED PROFESSIONAL BY

Qualified Professional Certification

I hereby certify that the information shown hereon is

correct and that this plan has been prepared in accordance with the requirements of the existing state

and county forest conservation legislation.

MD DEPT. OF NATURAL RESOURCES

PDC LEXINGTON LLC c/o

CHEVY CHAS, MD 20815

REBECCA STALLONE

POLINGER DEVELOPMENT CO/

5530 WISCONSIN AVE SUITE 100

RSTALLOE@POLINGERCO.COM

06/13/2024

OWNER:

301.968.9159

TAX MAP HQ122 PLAT 9530

4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

NORTH BETHESDA INDUSTRIAL CENTER -LEXINGTON BLDG

PROJ. MGR **DRAWN BY** SCALE 05.27.2024

PRELIMINARY FOREST **CONSERVATION PLAN** F20241040

L9.04 PROJECT NO. 23.193.11 4 of 4 SHEET NO.

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION Know what's **below. Call** before you dig.

ATTACHMENT C

9220 WIGHTMAN ROAD, SUITE 120 MONTGOMERY VILLAGE, MD 20886 301.670.0840 MHGPA.COM

June 15, 2024

Maryland National Capital Park & Planning Commission 2425 Reedie Drive Wheaton, MD 20902

Re: North Bethesda Industrial Center MHG Project No. 23.193.21

To Whom It May Concern:

On behalf of the applicant of the above referenced Forest Conservation Plan, we hereby request a variance from Section 22A-12.b(3)(C) of the Montgomery County Code, Chapter 22A for the removal of three specimen trees, as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5-1611, and in accordance with Chapter 22A-21(b) of the Montgomery County Code. The proposed removal of three trees thirty inches satisfies the variance application requirements.

1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;

The total property area subject to the associated forest conservation plan includes 2.15 acres which is developed with an office building and parking. The property backs to a tree covered slope that borders a railroad line. The property is proposed to be completely redeveloped with a self storage building and new parking. All three trees to be removed (#2, #3, and #4) are just behind the rear curb of the parking lot in the tree cover bordering the railroad. In order to remove the parking lot and build the new development a significant portion of the roots will be impacted. In order to remove the parking lot the structural roots of all three trees will be severely impacted. In addition the storm drain connects in this area and needs to be upgraded and crosses the roots of all three trees. For all of the above reasons, not allowing the proposed removals and impacts would be a hardship that is not warranted.

2. Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;

The landowner's rights to develop their property as is done by others in similar areas would be deprived by not allowing the removal to the subject trees. As detailed above, the removals are unavoidable in order to develop the property to meet the needs of the redevelopment. The inability to remove the subject trees would limit the development of the property. This creates a significant disadvantage for the applicant and deprives the applicant of the rights enjoyed by the neighboring and/or similar properties not subject to this approval process.

3. Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;

A Stormwater Management Concept will be submitted for the proposed improvements. Stormwater treatment is provided by multiple micro-bioretention facilities. Currently there is no stormwater treatment on-site therefore the redevelopment offers an improvement in water quality leaving the site. The required ESD volume treatment is proposed to be met confirming that the goals and objectives of the current state water quality standards are being met.

4. Provide any other information appropriate to support the request.

Mitigation will be provided for all specimen trees to be removed. A copy of the Forest Conservation Plan and a variance tree spreadsheet has been provided as part of this variance request. Please let us know if any other information is necessary to support this request.

Please contact me via email, at <u>fjohnson@mhgpa.com</u>, or by phone, at (301) 670-0840 should you have any additional comments or concerns.

Thank you,

Frank Johnson

Frank Johnson

	VARIANCE TREE REMOVAL TABLE					
Tree ID#	Tree ID# DBH Species Condition Impact Mitigation					
2	31	Tulip Poplar	Poor/Hazard	100%	31	
3	42	Tulip Poplar	Fair/Poor	100%	42	
4	47	Tulip Poplar	Fair	100%	47	

120" removed/4 = 30" to be met via 10 trees at 3"dbh

ATTACHMENT D



9220 WIGHTMAN ROAD, SUITE 120 MONTGOMERY VILLAGE, MD 20886 301.670.0840 MHGPA.COM

September 3, 2024

Mid-County Planning Transportation Planning 2425 Reedie Drive, 14th Floor Wheaton, MD 20910

> RE: Parklawn Self Storage Local Map Amendment Case No. H154 LATR Exemption Statement MHG Project No. 2023.193.21

Mr. Matthew Folden,

Please accept this memo as a Traffic Study Exemption Statement for the subject development, in accordance with the 2020-2024 Growth and infrastructure Policy and the 2023 Local Area Transportation Review (LATR) Guidelines. The site is located at 11900 Parklawn Drive in Rockville, Maryland and is currently developed with an approximately 48,810 square foot, 4-story office building. The site is in the North Bethesda Policy Area. The applicant is proposing to raze the existing structure and improve the property with a new, modern self-storage facility.

The Project will include a 3-story self-storage building with a cellar, totaling 102,054 square feet of gross floor area (136,172 square feet including the cellar space). The building is sited on the northeastern portion of the Property with a frontage on Parklawn Drive. Vehicular access to the property is currently provided via two curb cuts along Parklawn Drive. The applicant is proposing to remove the existing curb cut on the north side of the property and provide access to the site at the same location as the existing curb cut on the east side of the property. The existing curb cut will be improved to meet current standards.

Our office conducted a trip generation study using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) in conjunction with Appendix Tables 1a and 1b of the 2023 LATR Guidelines. As shown in the attached Exhibits, the replacement building will result in a reduction of 82 AM peak hour and 66 PM peak hour person trips.

The LATR guidelines stipulate those projects generating less than 50 new peak hour person, transit or non-motorized trips are exempt from LATR requirements. Since each of these values are less than 50, the site is exempt from providing quantitative auto, transit, bicycle, or pedestrian analyses.

Sincerely,	
Dylan Macro, CDT	



9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Phone: (301) 670-0840 Fax: (301) 948-0693

Trip Generation Data Parklawn Self Storage

3-Story Self Storage with Cellar

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition

Industrial Mini-Warehouse (ITE-151, 1000 SF GFA)

1,000 SF GFA136.17Morning Peak Rate0.09Morning Distribution (In)59%Morning Distribution (Out)41%Afternoon Peak Rate0.15Afternoon Distribution (In)47%Afternoon Distribution (Out)53%

LATR Data

North Bethesda

Adjustment Factor 82%

Mode Split

Auto Driver62.4%Auto Passenger19.5%Transit9.4%Non-Motorized8.7%

	Me	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total	
ITE Trips	7	5	12	10	11	20	
Adjusted Trips	6	4	10	8	9	17	
Person Trips			17			27	
Transit Trips			2			3	
Non-Motorized Trips			2			3	



9220 Wightman Road, Suite 120 Montgomery Village, MD 20886

Phone: (301) 670-0840 Fax: (301) 948-0693

Trip Generation Data Parklawn Self Storage

Existing Office

ITE Trip Generation Data

ITE Trip Generation Manual, 11th Edition General Office (ITE-710, 1000 SF GFA)

,	,
1,000 SF GFA	48.81
Morning Peak Rate	1.52
Morning Distribution (In)	88%
Morning Distribution (Out)	12%
Afternoon Peak Rate	1.44
Afternoon Distribution (In)	17%
Afternoon Distribution (Out)	83%

LATR Data

North Bethesda

Adjustment Factor 87%

Mode Split

Auto Driver65.8%Auto Passenger18.4%Transit8.6%Non-Motorized7.3%

	Mo	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total	
ITE Trips	65	9	74	12	58	70	
Adjusted Trips	57	8	65	10	51	61	
Person Trips			99			93	
Transit Trips			9			8	
Non-Motorized Trips			8			7	