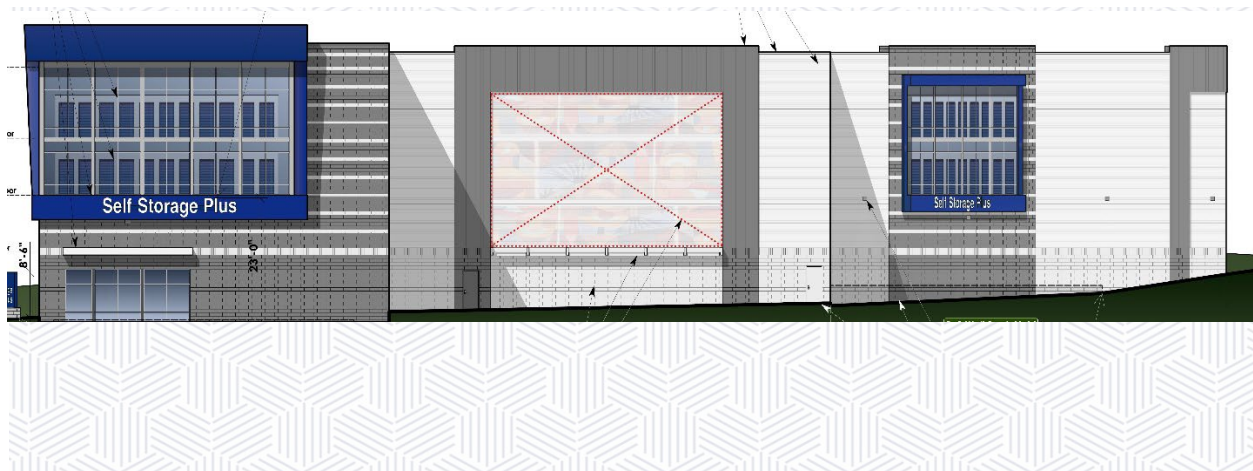


Montgomery Planning  
**PARKLAWN SELF-STORAGE**  
**SITE PLAN NO. 820250070**  
**FOREST CONSERVATION PLAN NO. F20241040**



Request to replace an aging office building with a self-storage facility with up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space.

COMPLETED: 7/14/2025  
PLANNING BOARD HEARING DATE: 7/24/2025  
MCPB ITEM NO. 7

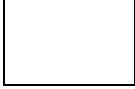
## Planning Staff



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### LOCATION/ADDRESS

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

ILF-1.0, H-55'

### PROPERTY SIZE

104,628 square feet (2.40 acres)

### APPLICANT

Arcland Property Company, LLC

### ACCEPTANCE DATE

March 19, 2025

### REVIEW BASIS

Chapters 50, 59, and 22A

### Summary:

- Staff recommends approval with conditions of Site Plan No. 820250070 and Forest Conservation Plan No. F20241040.
- The Property was rezoned from EOF-0.75, H-100' to ILF-1.0, H-55' by LMA No. H-154 by the Montgomery County Council on March 11, 2025.
- The Site Plan proposes to redevelop the Property with a self-storage facility with up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space, consistent with the binding elements associated with H-154.
- The Subject Application includes a Final Forest Conservation Plan, consistent with the Preliminary Forest Conservation Plan approved in conjunction with LMA H-154.
- Staff has received correspondence on the application, related to the undergrounding of utilities.

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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### SITE PLAN 820250070

Staff recommends approval of Site Plan No. 820250070, for the construction of a self-storage building with a maximum gross floor area of 104,628 square feet and 34,118 square feet of cellar space. The development must comply with the binding elements for Local Map Amendment No. H-154 as approved by the Montgomery County Council sitting as the District Council on March 11, 2025. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.<sup>1</sup>

### DENSITY, HEIGHT & HOUSING

1. Density  
The Site Plan is limited to a maximum of 104,628 square feet of FAR for self-storage use on the Subject Property.
2. Height  
The development is limited to a maximum height of 55 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

### OPEN SPACE, FACILITIES AND AMENITIES

3. Open Space, Facilities, and Amenities
  - a) The Applicant must provide a minimum of 9,366 square feet of amenity space (10% of net lot area) on-site.
  - b) Before the issuance of the final use and occupancy certificate (excluding core and shell), all amenity open space areas on the Subject Property must be completed, with any landscaping to be completed within the next planting season following issuance of the final use and occupancy certificate.
4. Maintenance of Public Amenities  
The Applicant is responsible for maintaining all publicly accessible amenities including outdoor seating and landscaping.
5. Stormwater Management  
The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated June 27, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which

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<sup>1</sup> 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.

the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the stormwater management easements and facilities.

## TRANSPORTATION/ADEQUATE PUBLIC FACILITIES (APF)

### 6. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated May 28, 2025, as clarified by the email dated July 11, 2025, from Sam Farhadi, DPS, clarifying the timing for satisfaction of DPS-ROW conditions, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

### 7. Pedestrian & Bicycle Circulation

- a) Before release of the surety bond, the Applicant must construct a 10-foot-wide shared use path and seven-foot-wide street buffer along the Property's frontage on Parklawn Drive, as shown on the Certified Site Plan, the exact location, design and construction of which must comply with requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.

### 8. APF Validity

The Adequate Public Facilities Review (APF) will remain valid for five (5) years from the initiation date in Section 50.4.3.J.5 of the County Code.

### 9. Fire and Rescue

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 20, 2025, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) Before approval to release the Final Use and Occupancy certificate, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.

## SITE PLAN

### 10. Lighting

- a) Before Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040

Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).

- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

11. Site Plan Surety and Maintenance Agreement

Before issuance of any building permit, sediment control permit, or Use and Occupancy Certificate (excluding core and shell), whichever comes first, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements only for facilities located on the Property (not in the public ROW), including, but not limited to plant material, on-site lighting, the building mural, and site furniture. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

12. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved before the approval of the Certified Site Plan.

13. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Site Plan resolution on the approval or cover sheet(s).
- b) Add the following notes:

- i. “M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading.”
- ii. “Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services.”
- iii. “The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- c) Include approved Fire Department Access Plan.
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.
- f) Add build-to line.

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#### FOREST CONSERVATION PLAN F20241040

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

1. Before the start of any demolition, clearing, grading, or construction for this development Application, whichever comes first, the Applicant must:
  - a. Record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Rock Creek watershed or Priority Area to satisfy the reforestation requirement of 0.35 acres of mitigation credit. If no off-site forest banks exist within the Rock Creek watershed or Priority Area, then the off-site requirement may be met by purchasing 0.35 acres of mitigation credits from a mitigation bank within Montgomery County outside of the watershed or Priority Area, subject to Staff approval. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits outside of the same watershed or Priority Area.
  - b. Execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all Protected Tree mitigation plantings required to meet the requirements of the FFCP.
  - c. Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for the mitigation trees and maintenance credited toward meeting the requirements of the FFCP.

2. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.
3. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
4. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
5. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the variance tree mitigation plantings on the Subject Property as shown on the approved FCP. The variance tree mitigation plantings must be a minimum size of 3 caliper inches totaling 30 caliper inches, as shown on the approved FCP. Adjustments to the planting locations of these trees is permitted with the approval of the M-NCPPC Forest Conservation Inspection Staff.
6. Before Certified Plan Set, the variance mitigation tree located at the southern corner of the proposed development must be relocated further from the building.



## SECTION 2: SITE DESCRIPTION

### VICINITY

The Subject Property (“Property”) is located at 11900 Parklawn Drive in Rockville, MD, 900 feet south of the intersection of Parklawn Drive and Randolph Road and outlined in a dashed red line (Figure 1).



*Figure 1 – Vicinity Map*

The surrounding area is comprised of a mix of industrial and commercial uses, with some garden apartments.

### PROPERTY DESCRIPTION

The Property is located along Parklawn Drive, approximately 900 feet south of its intersection with Randolph Road and outlined in a dashed red line (Figure 2). 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

Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040

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-way dedications, the Property has a gross tract area of 104,628 square feet (2.4 acres).



*Figure 2 – Subject Property*

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 set back 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.

## SECTION 3: PROJECT DESCRIPTION

### PREVIOUS APPROVALS

On March 11, 2025, the County Council approved Local Map Amendment (LMA) No. H-154 (Resolution No. 20-733) to rezone the Property from the Employment Office Zone (EOF-0.75, H-100') to the Light Industrial Floating Zone (ILF-1.0, H-55) for the purpose of constructing a new, 104,628-square-foot, Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040



three-story self-storage building with 34,118 square feet of additional cellar space (which is excluded from the calculation of FAR). The Floating Zone Plan (FZP) associated with the LMA approval includes four binding elements as discussed in the findings section of this report.

## PROPOSAL

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.

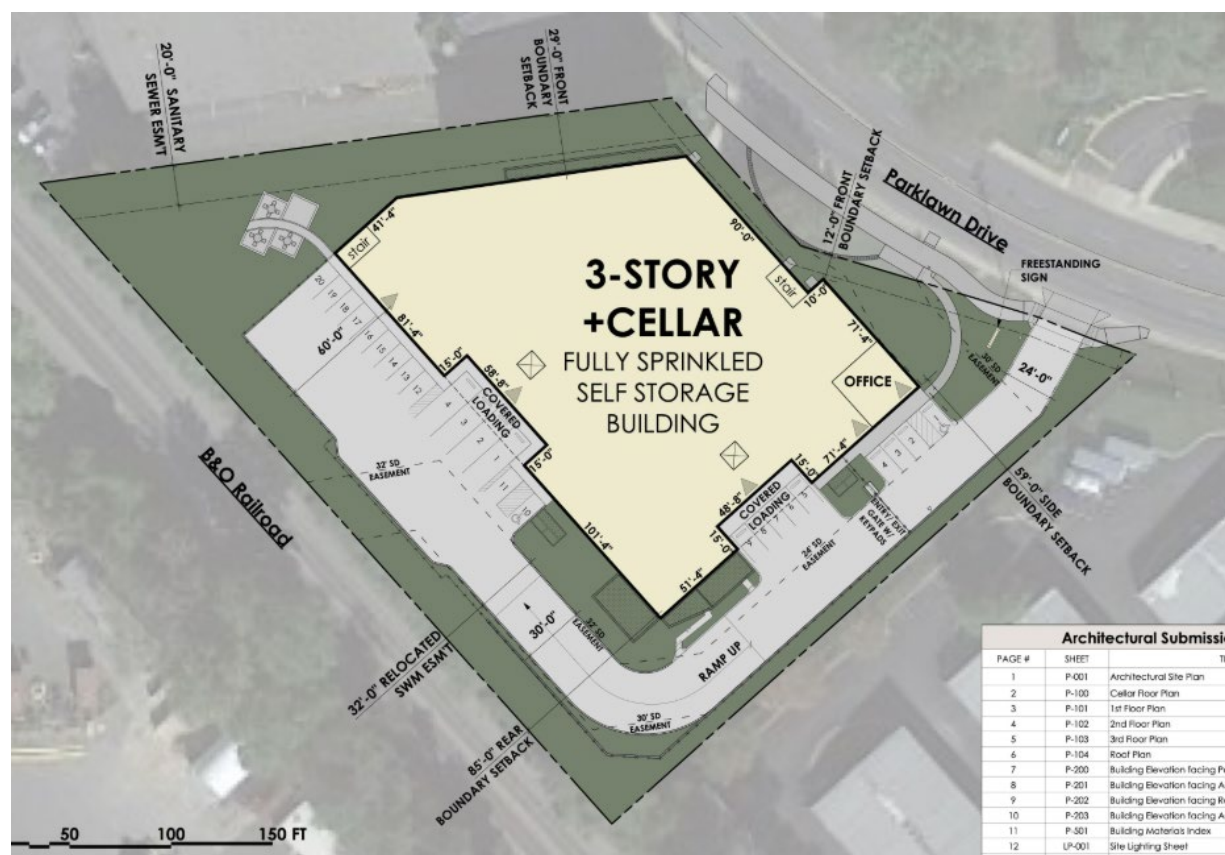


Figure 3 - Illustrative Site Plan

## BUILDING/ARCHITECTURE

The proposed building reflects the light industrial character of the area in a more urban form, with the building located close to the street. Parking and loading spaces are located to the side and rear of the building so as to largely obscure vehicle and loading activities from view of the street. Building height

will be a maximum of 55 feet, and height changes in the roofline provide variation to the vertical expression of the building's massing.

The building design includes articulated facades and fenestration to break down the perceived building mass and foster visual interest along the street facing facades. Substantial offsets in the building footprint provide for material, roofline and overall volume variation, particularly along the Parklawn Drive façade. The leasing office is located along Parklawn drive, with direct pedestrian access and ample transparency. The 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 to provide visual interest and activity. A cohesive color palate and placement of materials in contrasting colors and textures is incorporated throughout all sides of the building. Locations with critical sightlines have expressed architectural features with increased amounts of glazing, internal illumination, and façade projects. Loading activities are screened by intentional recesses in building form.

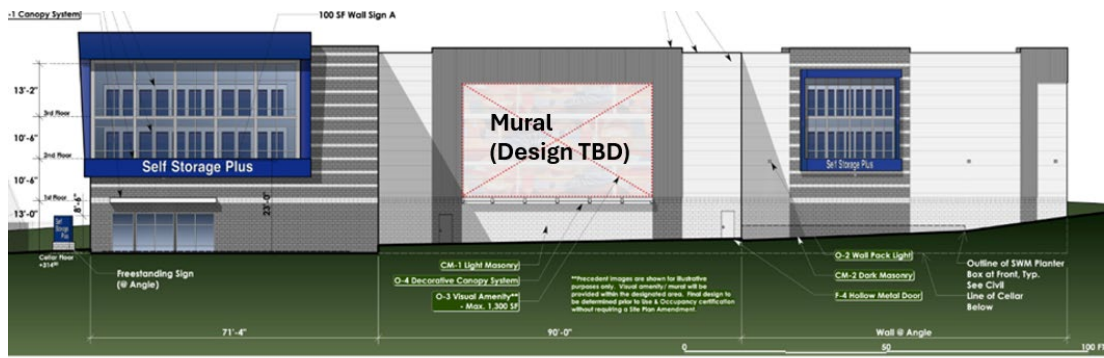


Figure 4 - Northeast Building Elevation along Parklawn Drive)



Figure 5 - Precedent Image of Mural

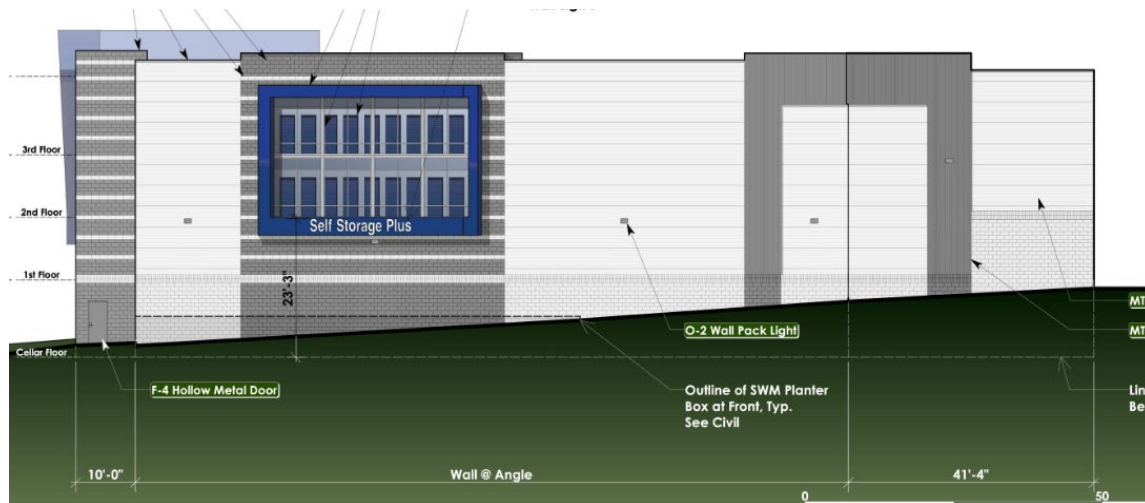


Figure 6 - Northwest Building Façade

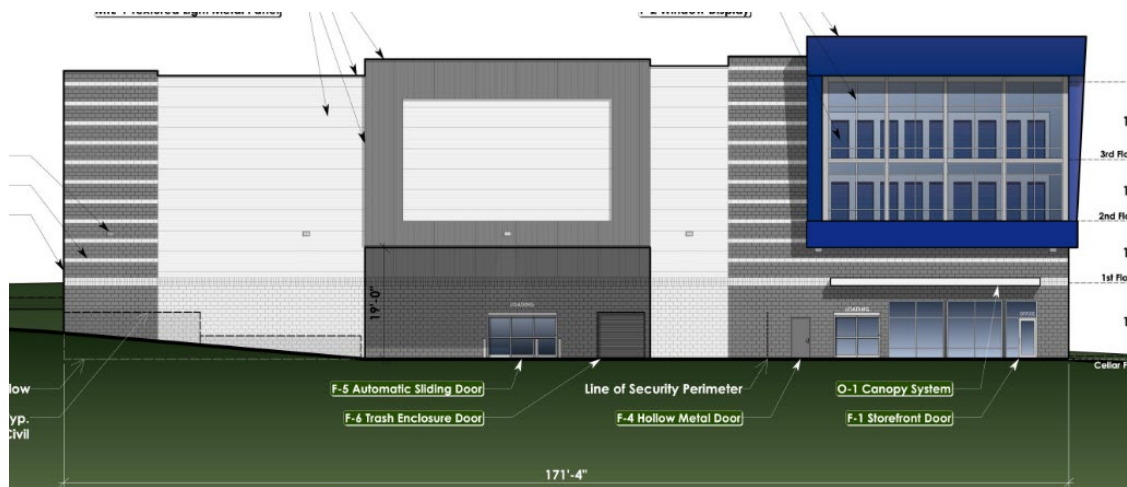
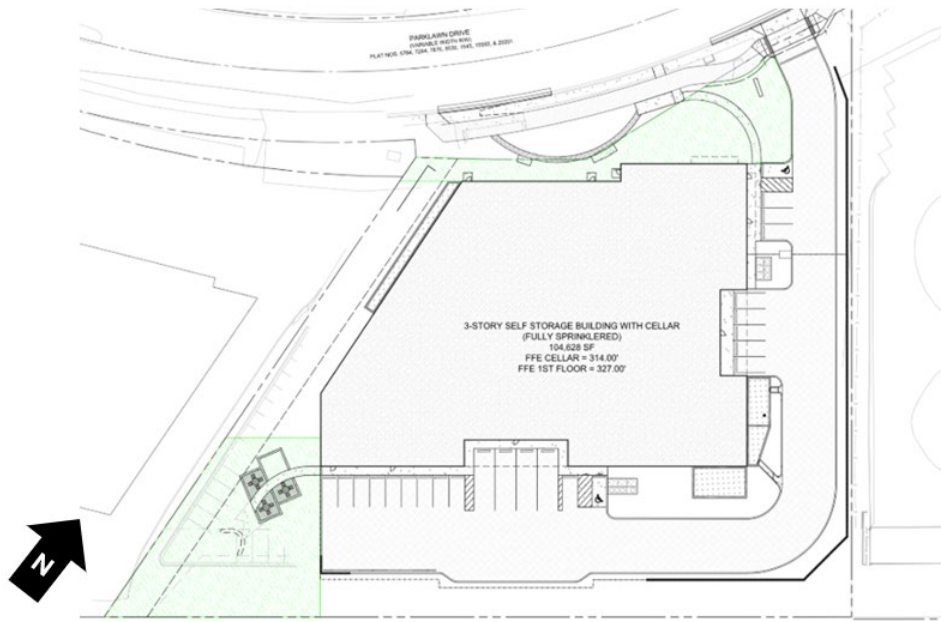


Figure: 7- Southeast Building Facade

## OPEN SPACE

The Site Plan provides 15% of the Property (14,200 square feet) as amenity open space, exceeding the 10% requirement of the zone. The proposed open space is located along Parklawn Drive and on the southwest corner of the Property. The open space along Parklawn Drive includes seating, a flagstone pedestrian path, and native plantings. The space in the southwest corner of the Property includes tables and chairs on a small patio as well as landscape plantings.



*Figure 8 - Amenity Open Space*

## TRANSPORTATION

The Property's proposed vehicular access is located along Parklawn Drive via a single curb cut driveway. The existing northern curb cut 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-of-way (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 with a 10-foot-wide sidepath and 7-foot-wide landscaped street buffer.

The Property is well served by transit. There is an existing bus stop located on the Property frontage that is served by Metrobus Route M42 (formerly 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.

## ENVIRONMENT

The Subject Property is currently developed as an approximately 1970s era office building and associated surface parking. It is 2.15 acres and includes no streams, wetlands, forests, or other environmental features. The proposed development will reduce impervious area from a current 76% to 63% impervious area. It will also introduce stormwater management where none currently exists and proposes using native and adaptive plants in the landscaping.

### SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and a pre-submittal public meeting was held virtually on February 4, 2025. No community members attended the meeting.

Staff did receive correspondence from one community member about the lack of undergrounding of utilities. While Staff supports the undergrounding of utilities, in this case the Applicant consulted with Pepco and Pepco did not support the undergrounding of utilities along the frontage of the Property for the following reasons:

1. The utility relocation will require 2-69KV cable pole and a separate ductbank and approximately 400 feet of cable, four 13kv switch/Ug cable poles, one pole to route the 13kv primary to the Property across the street, and one 13kv urd cable pole to loop existing and proposed transformers to.
2. The Pepco substation is less than 400 feet away.

Pepco has concluded that the close proximity to the substation and the short distance of undergrounding will create adverse effects to the electrical systems. Staff supports Pepco's position on this issue.

### SECTION 5: SITE PLAN 820250070 FINDINGS AND ANALYSIS

- 1. When reviewing an application, the approval findings apply only to the site covered by the application.**

The findings herein apply only to the Subject Property.

- 2. To approve a Site Plan, the Planning Board must find that the proposed development:**

- a) satisfies any previous approval that applies to the site;**

Site Plan No. 820250070 satisfies all the binding elements required by LMA No. H-154 (Resolution No. 20-733) as follows:

Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040

***(1) The use of the property will be limited to self-storage.***

Conditions of approval limit the use of the Property to self-storage.

***(2) The vehicular access to the site will be limited to a single, consolidated access point from Parklawn Drive.***

Vehicle access is proposed from one access driveway on Parklawn Drive.

***(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.***

Approximately 89% of the front façade is located within 35 feet of the Property boundary.

***(4) Parking located between the building and the street is prohibited.***

All of the proposed parking is located behind the front building line.

***b) satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;***

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

***c) satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;***

This section is not applicable as the Subject Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

***d) satisfies applicable use standards, development standards, and general requirements under this Chapter;***

***i. Development Standards***



*Table 1: Data Table for ILF Zone, Section 59.5.5.5*

<b>Zoning Standard</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Maximum Total Density	1.0 FAR	1.0 FAR (104,628 square feet) <sup>2</sup>
Maximum Height	55 ft	55 ft
Minimum Setbacks - Front	10 ft	12 ft
Minimum Setbacks - Rear	85 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

ii. ***Division 59-6 General Development Standards***

***(1) Division 6.1 Site Access***

The Project includes consolidation of two existing curb cuts into one. The single driveway will be provided in approximately the same location as the existing, southern most curb cut. The driveway has been narrowed in width and designed to be flush with the proposed sidewalk to prioritize pedestrians.

***(2) Division 6.2 Parking and Loading***

The Project provides 20 vehicle parking spaces and four loading spaces, satisfying the parking requirements of the zoning code. Bicycle parking is not required for the use. The parking lot landscaping satisfies the requirements of Section 59-6.2.9.C.

***(3) Division 6.3 Open Space***

The Site Plan provides 15% of the Property (14,200 square feet) as amenity open space, exceeding the 10% requirement of the zone. The proposed open space is located along Parklawn Drive and on the southwest corner of the Property. The open space along Parklawn Drive includes seating, a flagstone pedestrian path,

<sup>2</sup> Not including 34,118 square feet of cellar space per Section 59-1.4.2

and native plantings. The space in the southwest corner of the Property includes tables and chairs on a small patio as well as landscape plantings.

**(4) Division 6.4 General Landscaping and Outdoor lighting**

Proposed plantings are appropriate for the Project and include native trees and shrubs.

**(5) Division 6.5 Screening**

Screening is not required for the proposed use.

**e) Satisfies the applicable requirements of:**

**i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and**

MCDPS approved a Combined Stormwater Management Concept/ Site Development Stormwater Management Plan on June 27, 2025. The plan proposes to meet required stormwater management goals via the use of Planter Box Micro Bio-retentions, and Modular Wetlands.

**ii. Chapter 22A, Forest Conservation**

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 Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan F20241040.

**f) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;**

The Project provides adequate onsite parking and loading to the side and rear of the proposed building to largely obscure vehicle and loading activity from view of the street. Vehicle access will be provided through one consolidated curb cut replacing the two existing curb cuts. The building design includes articulated facades and fenestration to break down the perceived building mass and foster visual interest along the street facing facades. The proposed open spaces and site amenities provide areas for the use and enjoyment of the employees and visitors.

**g) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;**

Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040

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 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.

***h) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;***

***i. Roads and other Transportation Facilities***

***(1) Existing Facilities***

The Subject Property is located along Parklawn Drive and will be accessed 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-of-way (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.

There is an existing sidewalk, which will be replaced with an expanded streetscape improvement.

The Property is well served by transit. There is an existing bus stop located on the Property frontage that is served by Metrobus Route M42 (formerly 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.

**(2) *Proposed public transportation infrastructure***

The frontage will be improved with a 10-foot-wide sidepath and 7-foot-wide landscaped street buffer. No additional ROW dedication is required since the existing ROW meets the Sector Plan and *Master Plan of Highways and Transitways* planned ROW width.

**(3) *Local Area Transportation Review (LATR)***

The 2024-2028 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 61 trips and reduce evening peak hour person trips by 55 trips. As a result of the estimated transportation impact, the Project does not require an LATR Study.

*Table 2 – Parklawn Self-Storage Estimated Person Trip Generation*

Land Use	Morning Peak Hour	Evening Peak Hour
Existing (credit)		
General Office 48,810 Square Feet	71	73
Proposed		
Mini-warehouse 138,746 Square Feet	10	17
Net New Person Trips		
	-61	56

Source: Transportation Study Exemption Statement by MHG dated June 30, 2025, amended by staff

ii. ***Other Public Facilities and Services***

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which will be adequate to serve the Property.

Dry utilities including electricity, gas, and telephone are also available to the Property. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

i) ***on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and***

Not applicable, this Property is not in a Rural Residential or Residential Zone.

j) ***on a property in all other zones, is compatible with existing, approved or pending adjacent development.***

The Property has light industrial uses to the north and west with multi-family residential uses to the east and self-storage to the south. The Project is compatible with the surrounding development because the scale of the development is similar to the surrounding area. The proposed development 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 new development will provide landscaping and public art to create a pedestrian-scale experience for the community. The

building will also serve as a buffer to the CSX tracks, minimizing noise impacts on the residential community across the street. The pedestrian experience along Parklawn Drive will also be improved with the removal of one of two existing curb cuts.

3. ***To approve a Site Plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.***

Not applicable, this Site Plan does not include a restaurant with a drive-thru.

4. ***For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.***

Not applicable, the Subject Property was not zoned C-1 or C-2 on October 29, 2014.

## SECTION 6: FOREST CONSERVATION PLAN F20241040 FINDINGS AND ANALYSIS

### ***All Forest Conservation Law, Chapter 22A requirements are satisfied.***

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 Department's Environmental Guidelines.

#### **Natural Resource Inventory/Forest Stand Delineation**

Natural Resources Inventory/Forest Stand Delineation No. 420241920 was approved on April 25, 2024. The site 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 does contain 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 by not impacting any streams, wetlands, their associated buffers, or forests.

## Forest Conservation Plan

Final Forest Conservation Plan No. F20241040 has been submitted with Site Plan No. 820250070, Parklawn Self-Storage and is consistent with the Preliminary Forest Conservation Plan No. F20241040, approved with Local Map Amendment H-154. This approval included the removal of three (3) Protected Trees and their associated mitigation plantings, totaling 30-inches replacement planted as ten (10), 3-inch caliper trees. The Applicant will satisfy the 0.35-acres afforestation requirement off-site, in a forest mitigation bank. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits outside of the same watershed or Priority Area.

## SECTION 7: CONCLUSION

As conditioned, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040 each satisfy the findings under Sections 59.7.3.3 & 7.3.4 and the applicable standards of the Zoning Ordinance, substantially conform to the recommendations of the 2018 *White Flint 2 Sector Plan* and satisfy the findings of Chapter 22A – Forest Conservation Law. Therefore, Planning Staff recommends approval of the Parklawn Self-Storage, Site Plan No. 820250070 and Forest Conservation Plan No. F20241040 with the conditions specified at the beginning of this report.

## ATTACHMENTS

*Attachment A: Site/FCP Plan*

*Attachment B: Prior Approval H-154*

*Attachment C: Agency Letters*

*Attachment D: Community Correspondence*

*Attachment E: Affidavit Regarding Community Meeting and Meeting Minutes*