

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

August 5, 2025

MCPB No. 25-090
Site Plan No. 820250070
Parklawn Self-Storage
Date of Hearing: July 24, 2025

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 19, 2025 Arcland Property Company, LLC (“Applicant”) filed an application for approval of a site plan for a self-storage facility with up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space on 2.40 acres of ILF-1.0, H-55’ zoned-land, located at 11900 Parklawn Drive, Rockville, MD, 900 feet south of the intersection of Parklawn Drive and Randolph Road (“Subject Property”), in the North Bethesda Policy Area and 2018 *White Flint 2 Sector Plan* (“Sector Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820250070, Parklawn Self-Storage (“Site Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20241040; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 14, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 24, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor.

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Approved as to
Legal Sufficiency: /s/ Emily Vaias
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820250070 for a self-storage facility with up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space on the Subject Property, subject to the following conditions:¹

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 open 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 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

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

¹ For the purpose 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.

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 the memo and email, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

7. Pedestrian & Bicycle Circulation

Before release of the surety bond, the Applicant must construct a ten-foot-wide (10 ft) sidepath and seven-foot-wide (7 ft) 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 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.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Parklawn Self-Storage, Site Plan No. 820250070, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The development 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, approved March 11, 2025) as follows:

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 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 parking is located behind the front building line.

2. *The development satisfies 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.

3. *The development satisfies 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.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

- a. Development Standards

The Subject Property includes approximately 2.40 acres zoned Light Industrial Floating Zone, ILF-1.0, H-55'. The Application satisfies the applicable development standards (Section 59-4.8.3 for the IL zone) as shown in the following data table:

Zoning Standard	Required/Permitted	Approved
Maximum Total Density	1.0 FAR	1.0 FAR (104,628 square feet) ²
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) ³	20 spaces
Loading Spaces (up to 200,000 sf of gfa)	2 spaces (min)	4 spaces

b. General Requirements

i. *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 on Parklawn Drive. The driveway has been narrowed in width and designed to be flush with the sidewalk to prioritize pedestrians.

ii. *Parking, Queuing, and Loading*

The Project is required to provide 13 parking spaces pursuant to Section 59-6.2.4 and 2 loading spaces pursuant to Section 59-6.2.8 and provides twenty (20) vehicle parking spaces and four (4) loading spaces respectively. Bicycle parking is not required for the use. The parking lot landscaping satisfies the requirements of Section 59-6.2.9.C. by providing landscaped islands, tree canopy and perimeter plantings.

iii. *Amenity Open Space and Recreation*

The Site Plan shows approximately 15% of the Property (14,200 square feet) as amenity open space, however, the requirement of the zone is only 10% thus the Applicant will have some flexibility on locating this space. The open space is located along Parklawn Drive and on the southwest corner of the Property. The open space along Parklawn Drive includes

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

³ Parking is calculated based on the gross floor area of 104,628 square feet (does not include cellar space) plus employees.

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.

iv. *General Landscaping and Outdoor Lighting*

Landscape plantings are appropriate for the Project and include native trees and shrubs

v. *Screening*

Screening is not required for the self-storage facility because it is surrounded by industrially zoned land.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on June 27, 2025. The plan will meet stormwater management requirements by using Planter Box Micro Bio-retentions and Modular Wetlands.

b. Chapter 22A, Forest Conservation

The Application satisfies all of 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, which are included in a separately approved resolution and are incorporated herein.

6. *The development 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 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 open spaces and site amenities provide areas for the use and enjoyment of the employees and visitors.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

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.

8. *The development 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.*

a. Roads and other Transportation Facilities

i. *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.

ii. *Approved 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.

iii. *Local Area Transportation Review (LATR)*

The 2024-2028 Growth and Infrastructure Policy requires evaluation of peak hour weekday motor vehicle trips. Any proposed development that generates fewer than 30 net new peak-hour weekday motor vehicle trips is exempt from the requirement to complete an LATR Study

The approved 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 motor vehicle 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.

Land Use	Morning Peak Hour	Evening Peak Hour
Existing (credit)		
General Office 48,810 Square Feet	65	61
Approved		
Mini-warehouse 138,746 Square Feet	10	17
Net New Motor Vehicle Trips		
	- 55	- 44

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

b. 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.

9. *The development is compatible with existing and approved or pending adjacent development.*

The Property has light industrial uses to the north and west with multi-family residential uses to the east across Parklawn Drive 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 with a maximum height of 55 feet and parking located to the side and rear of the building with screening. The approved 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 and installation of a sidepath and street buffer.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

August 5, 2025

(which is the date that this resolution is mailed to all parties of record);

and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley necessarily absent, at its regular meeting held on Thursday, July 31, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board