

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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DATE MAILED:

April 28, 2026

MCPB No. 26-22

Site Plan No. 820260040

Paramount Self Storage

Date of Hearing: March 12, 2026

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 November 12, 2025, Paramount Self Storage, LLC (“Applicant”) filed an application for approval of a site plan for construction of a Self Storage Facility up to 282,040 square feet on 2.1 acres of CRTF-2.75, C-2.75, R-1.5, H-120’ zoned-land, located at 15750 Paramount Drive, Rockville at the intersection of Paramount Drive and Somerville Drive, identified as Parcel H-2 on Plat No. (“Subject Property”), in the Shady Grove Policy Area and 2012 *Shady Grove Sector Plan Minor Master Plan Amendment* (“Master Plan) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820260040, Paramount Self Storage (“Site Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20240710; 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 February 27, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 12, 2026, 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 Commissioner Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick and Pedoeem voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820260040 for a Self Storage Facility up to 282,040 square feet, the Subject Property, subject to the following conditions:¹

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 282,040 square feet of self-storage facility use on the Subject Property.

2. Height

The development is limited to a maximum height of 80 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 10,680 square feet of public open space (11.6% of the net lot area) on-site.
- b) Before the release of the surety bond, the Applicant must construct the streetscape improvements along the Property's frontage on Paramount Drive and Somerville Drive.
- c) Before the issuance of the last Use and Occupancy Certificate for each phase, all public space areas on the Subject Property must be completed.

4. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the 2017 *CR Zone Incentive Density Implementation Guidelines* for each one.

- a) Transit Proximity – The Property is located between ¼ and ½ mile from the Shady Grove Metrorail Station (Level 1).
- b) Connectivity between Uses, Activities, and Mobility Options
 - i. Minimum Parking – The Applicant must not provide/construct more than 17 parking spaces.

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.

c) Quality Building and Site Design

- i. Architectural Elevations –Final elevation design must be shown on the Certified Site Plan. The exterior architectural elements must be substantially similar to architectural elevations as shown on the Certified Site Plan and as determined by M-NCPPC Staff.
- ii. Exceptional Design – Final elevation design must be shown on the Certified Site Plan. The exterior architectural elements must be substantially similar to architectural elevations as shown on the Certified Site Plan and as determined by M-NCPPC Staff.
- iii. Public Open Space –The Applicant must provide a minimum of 10,680 square feet of public open space (11.6% of the net lot area) on-site.

d) Protection and Enhancement of the Natural Environment

- iv. Cool Roof – The Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12.

Environment

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 January 15, 2026, and incorporates them as conditions of approval. The Applicant must comply with each recommendation 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 Storm Water Management easements and facilities.

Transportation & Circulation/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 January 20, 2026, and incorporates them as conditions of approval. The Applicant must comply with each recommendation in the memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

7. Pedestrian & Bicycle Circulation

- a) The Applicant must provide one (1) short-term bicycle parking space in Phase 1 and one (1) long-term bicycle parking space in Phase 2.
- b) The long-term spaces must be in a secured, well-lit bicycle room on the ground floor, and the short-term spaces must be inverted-U racks (or approved equivalent) installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the long and short-term bicycle rack(s) must be identified on the Certified Site Plan.
- c) The Applicant must provide the following pedestrian facilities, the exact location, design, and construction of which must comply with the requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, before the release of the surety bond.
 - i. Paramount Drive: 10-foot-wide sidewalk with an approximately 5-foot-wide buffer from traffic.
 - ii. Somerville Drive: 10-foot-wide sidewalk with a 7-foot-wide buffer from traffic.

8. APF Validity

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

Agency Coordination

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 December 25, 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.

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 proposed 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 streetlights 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, engineered sediment control permit for the building, 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 the 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 r.o.w.), including, but not limited to plant material, on-site lighting, site furniture, trash enclosures, retaining walls, fences, railings, sidewalks, private utilities, paths and associated improvements of development, including sidewalks, bikeways, and storm drainage facilities.. 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 upon completion of all improvements covered by the surety for each phase of development, a site plan completion inspection will be conducted. The surety may be reduced based on the inspector's recommendation 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, which will be reviewed and approved before the Certified Site Plan is approved.

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 during construction."
- c) Include the approved Fire Department Access Plan.
- d) Modify the data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Paramount Self Storage 820260040, submitted via ePlans to the M-NCPPC as of the date of the Staff Report February 27, 2026, 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.*

The proposed Self Storage Facility is consistent with the binding elements of the approved LMA No. H-157 and the use and density of the approved Conditional Use No. CU 25-01.

1. Self-Storage Facility and ancillary ground floor is limited to 282,040 square feet.
2. The Applicant must provide a minimum of 17 vehicle parking spaces, 4 loading spaces, 1 short term bicycle space in Phase 1 and 1 long term bicycle space in Phase 2.
3. The Applicant can provide no more than two (2) site access points.
4. All access points and alleys are to be at grade with sidewalks.
5. The Applicant must provide a Public Access Easement (PAE) along the western property boundary.
6. The Applicant must provide a Public Improvement Easement (PIE) for the portion of the sidewalk along Paramount Drive that falls on private property.

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.*

1. Use Standards

The proposed Self Storage Facility is consistent with the binding elements of the approved LMA No. H-157 and the use and density of the approved Conditional Use No. CU 25-01.

- a) Self-Storage Facility and ancillary ground floor is limited to 282,040 square feet.

- b) The Applicant must provide a minimum of 17 vehicle parking spaces, 4 loading spaces, 1 short term bicycle space in Phase 1 and 1 long term bicycle space in Phase 2.
- c) The Applicant can provide no more than two (2) site access point.
- d) All access points and alleys are to be at grade with sidewalks.
- e) The Applicant must provide a Public Access Easement (PAE) along the western property boundary.
- f) The Applicant must provide a Public Improvement Easement (PIE) for the portion of the sidewalk along Paramount Drive that falls on private property.

2. Development Standards

The Subject Property includes approximately 2.1 acres zoned CRTF-2.75, C-2.75, R-1.5, H-120'. The Application satisfies the applicable development standards as shown in the following data table:

Data Table

Table 1: Paramount Self Storage Site Plan Data Table for CRTF-2.75, C-2.75, R-1.5, H-120' Zone, Optional Method, Section 59.5.3.5

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	112,372 SF (2.59 acres)
Tract Area - Prior Dedication	n/a	20,893 SF
Tract Area - Proposed Dedication	n/a	n/a
Site Area	n/a	93,476 SF (2.1)
Mapped Density CRTF-2.75, C-2.75, R-1.5, H-120' Residential (GFA/ FAR)	168,558 SF/ 1.5	n/a
Commercial (GFA/FAR)	309,023 SF/2.75	282,040 SF/2.51
Total Mapped Density (GFA/FAR)	309,023 SF/2.75	282,040 SF/2.51
Building Height	120 ft.	80 ft.

Development Standard	Permitted/ Required	Proposed
Public Open Space (min s.f.)	4,574 SF (5%)	10,680 SF (11.6%)
Minimum Setbacks (ft) - Front	10 ft. (Paramount Dr.) 25 ft. (Somerville Dr.)	10 ft. 25 ft.
Minimum Setbacks (ft) – Side	16 ft. (northwest) 9 ft. (southeast)	16 ft. 9 ft.
Minimum Setback (ft)- Rear	25 ft.	25 ft.
Parking Requirements Minimum-	1 space/10,000 SF + 1 space/employee= 55 space	17 spaces*
Parking Requirements Maximum-	3 space/10,000 SF + 1 space/employee= 114 spaces	17 spaces*

5. **Approved Parking Waiver by the Hearing Examiner approval CU25-01*

i. ***Division 4.7 Optional Method Public Benefits***

Taking into account the considerations in Section 59.4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the following outline of public benefits supports the Applicant’s request for incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 50 points in four categories. The Applicant proposes 51 points in four categories, all of which were awarded at Sketch Plan. The following table shows

both the categories and points for the public benefits requested at Sketch Plan to demonstrate the project’s ability to meet the requirement to provide sufficient benefit points.

Table 2: Public Benefit Calculations- Division 59-4.7

Public Benefit	Maximum Points Allowed	Proposed
Transit Proximity	15	15
Connectivity and Mobility		
Minimum Parking	10	10
Quality Building and Site Design		
Architectural Elevations	20	10
Exceptional Design	10	5
Public Open Space	10	6
Protection and Enhancement of the Natural Environment		
Cool Roof	10	5
Total Points	50 (required)	51

TRANSIT PROXIMITY

The Hearing Examiner approved a Parking Waiver in connection with the Conditional Use to provide 17 parking spaces onsite. Based on the calculation below, the Applicant sought 10 points in this category.

Maximum Allowed Spaces (A): 83 spaces
 Minimum Required Spaces (R): 32 spaces
 Proposed Spaces (P): 17 spaces
 Formula: $(A-P)/(A-R) \times 10 = ((83-17)/(83-32)) \times 10 = 13 = 10$ points

QUALITY BUILDING AND SITE DESIGN

ARCHITECTURAL ELEVATIONS

The Project proposes reinvesting in the existing site by redeveloping the dated, vehicular oriented, single-story buildings with a modern self-storage facility ranging in height from four to six stories. Per the *CR Incentive Density Guidelines*, 10 points are appropriate for development that provides and is bound by architectural elevations as part of the certified site plan. The Applicant agrees to be bound by the following design parameters:

- 25% minimum transparency at the 1st Floor Office with 32% overall transparency along Paramount Drive facing facades

(Phase One); and 33% minimum transparency at the 1st Floor with an overall transparency of 26% along Somerville Drive (Phase Two);

- Minimum first floor height of 18 feet (Phase One and Phase Two);
- Maximum separation between architectural features, both horizontally and vertically along the building façade, including a change in material, color, texture or projection, of approximately 40 feet maximum along Phase One face facing Paramount Drive, with roofline variations matching the maximum separation of above architectural features. Phase Two incorporates changes in materials, color, or projection with a maximum of approximately 20-30 feet and roofline variation at 50 feet maximum distance along the Somerville Road façade; and
- Maximum front building setback of 42 feet on Paramount Drive.

The Applicant sought 10 points from this category.

Exceptional Design

The Project sought 5 points for Exceptional Design. The Applicant's reinvestment in the existing self-storage facility will transform it from a dated, vehicular oriented self-storage facility into a high-quality, modern self-storage development. The Project will be the first redevelopment in the Metro South neighborhood since the Sector Plan was adopted in 2006 and will hopefully serve as a catalyst for redevelopment in the surrounding area. The Project meets the criteria established by the Zoning Ordinance and the Commercial/Residential and Employment Incentive Density Implementation Guidelines for Exceptional Design, as discussed below:

- Providing innovative solutions in response to the immediate context.

As discussed in the Applicant's Statement of Justification, the existing self-storage facility was constructed circa 1974, and is dated and fails to advance the County's goals and objectives, as expressed through the Sector Plan. The existing facility consists of 11 separate storage structures with interior vehicular circulation and parking. The existing buildings turn their backs completely on Somerville, with a long, blank wall along this frontage. Although the building fronting on Paramount has individual access doors for the

units along the street, this façade is stark and uninviting with painted red concrete masonry and solid metal doors. To bring the long-standing use (which will remain) into conformance with the County's urban design objectives, the Applicant is proposing to redevelop the Property with an architecturally pleasing self-storage facility that better responds to the County's vision for the area to become a pedestrian friendly mixed-use neighborhood, while continuing to meet the self-storage needs of the surrounding neighborhoods. Although no change in use is proposed, the building architecture, in combination with the streetscape improvements (described below), will transform the existing industrial conditions into a more modern urban environment.

The proposed Project's four- and six-story buildings are oriented to create a gradual transition from the adjacent properties that have a smaller scale, while also being well positioned to fit in with future, larger scale development. Critical sightlines and street frontages are designed with increased glazing, internal illumination, and façade projections. The proportionate massing has been created using high quality materials juxtaposed in contrasting ways.

- Enhancing the public realm in a distinct and original manner.

The Project will transform and revitalize the site and the public realm. There are currently no streetscape improvements along either of the Property's frontages. The Project will enhance the public realm by activating the Property's external street frontages both through the building design and streetscape improvements. The buildings have been pulled up to the street, which in combination with the new streetscape, will activate and improve the pedestrian environment. The Project will also feature high-quality building materials, fenestration, and architectural elements to foster visual interest along both street frontages. Building signage placement has also been an intentional design consideration.

- Introducing materials, forms, or building methods unique to the immediate vicinity or applied in a unique way.

With the goals of the Master Plan in mind, the Applicant is proposing to redevelop the aging single-story existing buildings with four- and six-story self-storage buildings featuring high-quality architectural elements, building materials, and improved site design. The architecture of the buildings has been designed to

break down the building massing through the use of differing building materials, colors and textures. The building forms have been designed to create a cohesive design with one another while also providing a complete façade in the initial phase. The intentional selection of complementary materials and color palette will offer appropriate variation along the building facades. Integral color and textured masonry are proposed along the building's base with a contrasting insulated metal panel on the upper floors. The energy efficient insulated metal panels will also incorporate a rhythmic and playful projecting fin system that adds fluctuation to the building plane along the facades. Profiled metal panels of varying widths, spacing, and contrasting colors to the predominant background material are proposed to continue the breakdown of the building massing. Fenestration surrounded by a contrasting exterior insulation finishing system at multiple locations to provides key emphasis and visual interest. Residential inspired bay window like projections have been incorporated into the Phase Two Sommerville Road façade to enhance compatibility with future multi-family development envisioned by the Sector Plan. Variations in the building's roofline will further reduce the building's massing and promote the overall quality of the design.

- Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a problematic site.

The Applicant proposes to redevelop this aging self-storage facility to continue serving the surrounding community and to positively contribute to the County's urban design objectives. This modern self-storage facility will feature fully covered loading and drive aisles that screen loading activities from street frontages, while also providing a highly sought after amenity of complete cover from the elements (sun, rain, wind, etc.) during loading activities. Additionally, self-storage use is ideal given the site's one-block proximity to the railroad tracks, which would be a noise nuisance to other use types. As such, the location of this existing self-storage use is well suited for the continuation of this community-serving use and will help to catalyze surrounding growth opportunities.

- Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.

The Applicant is proposing to include the use of on-site renewable energy (i.e. rooftop solar photovoltaic system(s)) to offset the energy consumed on-site, to create an energy net-zero facility (which can be verified through an energy model). The Project also significantly improves on-site stormwater management, through the introduction of modern stormwater practices where none currently exist and a significant reduction in impervious area (as compared to existing conditions).

Public Open Space

The Project proposes to provide a minimum of 10,680 square feet of public open space, which exceeds the minimum requirement (or 4,574 square feet). This is in addition to the future open space that will be provided on the western edge of the site when the future public pedestrian connection is made. As such, the Applicant sought six public benefit points for open space, as calculated below.

$$(P/N)*100$$

$$P \text{ (public open space in excess of Code)} = 6,106 \text{ square feet}$$

$$N \text{ (net lot area)} = 91,479 \text{ square feet}$$

$$(6,106/91,479)*100 = 6 \text{ points}$$

1. General Requirements

Division 59-6 General Development Standards

(1) Division 6.1 Site Access

The subject site is located at the southwest quadrant of the intersection of Paramount Drive and Sommerville Drive and has frontage on both roadways. The *Master Plan of Highways and Transitways* designates both roads as Town Center Streets, requiring a minimum eight-foot-wide (8ft) sidewalk and a six-foot-wide (6ft) landscape buffer. The applicant will provide a ten-foot-wide (10ft) sidewalk and a seven-foot-wide (7ft) street buffer. In addition, the applicant will provide a ten-foot-wide sidewalk (10ft) and approximately five-foot-wide (5ft) street buffer along the property's frontage of Paramount Drive. As reviewed and approved by the previously approved conditional use (CU25-01), the applicant has designed the street buffer along Paramount Drive to accommodate existing utility poles.

The applicant has two (2) proposed vehicular access points. One (1) is located along the property's north boundary, and one (1) is along the east boundary. Sight distances for both accesses were analyzed and approved by MCDOT.

This application proposes separate circulation for pedestrians and vehicles. Pedestrian access is provided by internal walkways that abut the building entrances and adjoin the improved sidewalks along the property frontage.

(2) Division 6.2 Parking, Queuing and Loading

Section 59-6.2.4.B requires 32 parking spaces for the proposed self-storage use and ancillary retail based on the square footage. The applicant has proposed 17 parking spaces, including one ADA parking space and four loading spaces. This proposal was granted by a waiver requested in Conditional Use CU25-01, which reduced the requirement by 15 spaces. The loading spaces are located at the rear of each building to prevent conflicts with internal circulation between vehicles. Per section 6.2.8. of the Zoning Ordinance, a minimum of three (3) loading spaces are required and therefore the four proposed loading spaces meet the minimum required. No queuing will occur on the Site. Staff find this application meets the requirements of this section.

(3) Division 6.3 Open Space and Recreation

The Applicant is required to provide a minimum of 5% Public Open Space. The proposed development will provide 11.6% of Public Open Space.

(4) Division 6.4 General Landscaping and Outdoor lighting

The landscape and lighting plans submitted conform to Section 59.6.4. The Applicant is proposing shade trees along the front of the building façade on the Somerville Drive and Paramount Drive frontages. The parking lot canopy coverage of 25% (3,933 sq. ft.) is being met by providing 27.8% (4,388 sq. ft.) coverage. The maximum of 0.5 footcandles at all property lines is being met according to the submitted lighting plans. The lighting plans shows a maximum of 0.5 footcandles at the two access points on Somerville Drive and Paramount Drive and lower numbers everywhere else along the property lines.

Division 6.5 Screening

The proposed development is an optional method development, so this section is not applicable.

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

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

A Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on January 15, 2022. The plan will meet stormwater management requirements using Micro-Bioretenion and Landscape Infiltration.

2. 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 F20260710, which are included in a separately approved resolution and are incorporated herein.

7. *The development provides safe, well-integrated parking, circulation patterns, building massing, and where required, open spaces and site amenities.*

The subject property provides safe circulation through the separation of vehicle and pedestrian traffic. Vehicular circulation is provided via two connecting drive aisles within the site while pedestrian circulation is separated from vehicles as the applicant has proposed to provide pedestrian paths that abut the building entrance and connect to the sidewalks along the property frontage. Vehicular parking and loading is provided at the rear of both buildings to accommodate anticipated demand. Parking and loading will be accessed via two-curb cuts, with one on Somerville Drive and one on Paramount Drive, as they exist today. As discussed herein, slight modifications are proposed to the vehicular access points to improve circulation and pedestrian safety.

Through the redevelopment of the aging, vehicular oriented self-storage buildings on the Property today, in combination with significant streetscape improvements,

the Project will transform this industrial site into a more modern urban environment. The buildings, which have been pulled up to the street to the extent feasible, will help to define and activate the streetscape and also conceal the parking and loading from view.

Adequate open space is provided along Somerville Drive, which will help green up the streets. This open space is in addition to the future inter-parcel connectivity on the western edge of the Property.

8. *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.*

In connection with the LMA and Conditional Use applications, the Planning Board, Hearing Examiner and County Council all found that the Project substantially conforms with the applicable master plan, general plan, and other applicable County plans. As discussed herein, the Project proposed through these Applications is virtually identical to the Project approved by the Hearing Examiner and County Council. The Project's conformance with the specific goals and objectives of the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*.

The Subject Property is part of the 2021 Shady Grove Sector Plan Minor Master Plan Amendment, which aims to transform the Shady Grove Metro Station area into a mixed-use, pedestrian-friendly environment with attractive streetscapes and public amenities. The Project proposes redeveloping an outdated self-storage facility into a modern one, enhancing the streetscape and setting aside space for future connections. It includes significant improvements like a 16-foot side setback and 4,700 square feet of future open space. The Project aligns with the Sector Plan's goals of incremental infill redevelopment, promoting pedestrian connectivity, and providing flexible ground floor space for potential retail use. The Project will be the first redevelopment in the Metro South neighborhood since the 2006 Sector Plan, contributing to the area's modernization and pedestrian network development.

As stated, the Project substantially conforms to the 2021 Shady Grove Sector Plan Minor Master Plan Amendment, as well as the applicable master plan,

general plan, and other relevant County plans, as explained in more detail throughout.

9. *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.*

The Project has no residential component and as such, will have no impact on school facilities. The Property is not currently served by existing water or sewer. The Property is located within water and sewer categories W-1 and S-1. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission ("WSSC") through connections to existing water and sewer lines. Specifically, the Project will connect to the existing water lines located within Paramount Drive. The Applicant will construct a sewer line extension within the Somerville Drive right-of-way to connect and provide a connection to the existing sewer line in Redland Road. WSSC will evaluate the water and sewer capacity through a Hydraulic Planning Analysis. Electric, gas, and telecommunications services will also be available. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently operating in accordance with the Growth and Infrastructure Policy and will remain sufficient following completion of the Project.

a) Roads and other Transportation Facilities

i. Existing Facilities

The property is located at the southwest intersection of Sommerville Drive and Paramount Drive. The existing right-of-way along both property frontages is 80-feet, which conforms to the master plan and therefore no additional dedication is required. There are no existing bicycle facilities along the property and there are no bicycle facilities identified in the 2018 Bicycle Master Plan along Paramount Drive or Somerville Drive at this location. In addition, there is no existing or proposed bus shelter along the property's frontages.

ii. Proposed public transportation infrastructure

In substantial conformance with the Complete Street Design Guidelines, the applicant proposes widening the sidewalks along each property frontage. The applicant has proposed a ten-foot (10ft) sidewalk with seven-foot (7ft) landscape buffer along the property's frontage of Sommerville Road and a ten-foot (10ft) sidewalk and six-foot (6ft) landscape buffer along Paramount Drive.

iii. Proposed private transportation **infrastructure**

The Subject Site has two existing site access points, these will remain however they will be reconfigured as a part of this application. These two access points allow vehicles to circulate the site via two connecting drive aisles that travel north/south and east/west. In addition, the applicant has proposed pedestrian paths to the building entrances from the sidewalks along Paramount and Somerville Drive.

b) Local Area Transportation Review (LATR)

The Subject Site was previously reviewed for transportation adequacy under Conditional Use application CU2025-01 and granted an exemption. At the time the application was subject to the 2020-2024 Growth and Infrastructure Policy (GIP) which provided an exemption to a use that generated fewer than 50 new peak hour person trips. In reviewing the Local Map Amendment H-157 and Conditional Use CU25-01, the Hearing Examiner found that existing and planned infrastructure is adequate to serve the property. Therefore, the project has a valid Adequate Public Facility (APF) approval and no further evaluation was necessary with this application. A summary of the trip generation analysis is provided in Table 5 below.

Table 3: Trip Generation Analysis

		ITE Trip Generation Vehicle Rates		Adjusted Vehicle Rates White Oak Policy Area	
		AM	PM	AM	PM
Proposed	ITE 151 – Industrial Mini Warehouse	25	42	22	36
Total Trip Generation				22	36

Source: Transportation Exemption Statement from MHG, December 23, 2025

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

The Project has been designed to ensure compatibility with existing and future development surrounding the Property. The Project will allow for reinvestment in the existing self-storage use, which will remain. The Project provides open space and widened sidewalk improvements which will provide a start for future frontage

improvements along Paramount Drive and Somerville Drive when other projects are proposed on the abutting properties. The applicant is providing a Public Access Easement along the western property boundary so when the abutting property is eventually redeveloped, there will be inter parcel connections. The Project aligns with the Sector Plan's goals of incremental infill redevelopment, promoting pedestrian connectivity, and providing flexible ground floor space for potential retail use.

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

April 28, 2026

(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 the motion of Commissioner Pedoeem, seconded by Vice Chair Linden, with a vote of 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem, voting in favor of the motion, at its regular meeting held on Thursday, April 23, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

Approved as to
Legal Sufficiency:

/s/ Matthew Mills
M-NCPPC Legal Department