

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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**DATE MAILED:**

**April 28, 2026**

MCPB No. 26-21  
Sketch Plan No. 320260010  
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 sketch plan applications; and

WHEREAS, on November 12, 2025, Paramount Self Storage, LLC (“Applicant”) filed an application for approval of a sketch 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. 10829 (“Subject Property”) in the Shady Grove Policy Area and 2012 *Shady Grove Sector Plan Minor Master Plan Amendment* (“Master Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320260010, Paramount Self Storage (“Sketch Plan” or “Application”); 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 binding elements and 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 Sketch Plan No. 320260010, Paramount Self Storage, for construction of up to 282,040 square feet of a Self Storage Facility on the Subject Property, subject to the following binding elements and conditions:<sup>1</sup>

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions<sup>2</sup>:

1. **Density**

The Sketch Plan is limited to a maximum of 282,040 square feet (2.51 FAR) of total non-residential development.

2. **Height**

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

3. **Incentive Density**

The development must be constructed with the public benefits listed below unless modifications are made under Section 59-7.3.3.I as part of the Site Plan. Total points must equal at least 50 and be chosen from at least four (4) categories as required by Section 59-4.5.4.A.2. The requirements of Division 59-4.7 and the 2017 *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a) Transit Proximity, achieved through level 1 transit proximity;
- b) Connectivity and Mobility achieved by providing fewer than the maximum parking spaces under the Zoning Ordinance;
- c) Quality of Building and Site Design, achieved through architectural elevations, exceptional design, and open space;

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<sup>1</sup> For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

<sup>2</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.

d) Protection and Enhancement of the Natural Environment, achieved through cool roof.

**4. Public Open Space**

The Applicant must provide a minimum of 11.6% of the Site Area (91,476 square feet) as Public Open Space, totaling 10,680 square feet.

**5. Validity**

A site plan must be submitted within 36 months of the mailing date of the Resolution per Section 59-7.3.3.G.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 2.1 acres zoned CRTF-2.75, C-2.75, R-1.5, H-120'. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

**Data Table**

<b>1. Development Standard</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
<b>Tract Area</b>	n/a	112,372 SF (2.6 acres)
<b>Tract Area - Prior Dedication</b>	n/a	20,893 SF
<b>Tract Area - Proposed Dedication</b>	n/a	n/a
<b>Site Area<sup>1</sup> (tract area minus dedications)</b>	n/a	91, 476 SF (2.1 acres)
<b>Mapped Density</b>		

1. Development Standard	Permitted/ Required	Proposed
<b>CRTF-2.75, C-2.75, R-1.5, H-120'</b>		
<b>Residential (GFA/ FAR)</b>	168,558 SF/1.5	n/a
<b>Commercial (GFA/FAR)</b>	309,023 SF/2.75	282,040 SF/2.51
<b>Total Mapped Density (GFA/FAR)</b>	309,023 SF/2.75	282,040 SF/2.51
<b>Building Height, max average</b>	120 ft.	80 ft.
<b>Public Open Space (min s.f.)</b>	5%	11.6%

- 1 Site area is determined by tract area minus any previous dedications per Section 59.4.1.7.A.2

b. General Requirements

Division 59-6 General Development Standards

(1) Division 6.1 Site Access

The Subject Property 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. The requirements of this Section are met.

#### (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 plan 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.

- 2 The Sketch Plan substantially conforms to the recommendations of the 2021 Shady Grove Sector Plan Minor Master Plan Amendment (Master Plan).*

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.

***The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.***

Not applicable; the Zoning on October 29, 2014, was not the result of a Local Map Amendment.

- 3 The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The proposed redevelopment will not change the Property's existing use as a Self-Storage Facility. The proposed Self-Storage Facility will be a more modern and attractive update to the property. The proposed building, in combination with the proposed streetscape improvements and public open space, will promote compatibility with any future developments in the surrounding neighborhood.

- 4 The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Site has two access points, one located on each property frontage. In accordance with the Complete Streets Design standards for Town Center Streets, the pedestrian facilities along the

property frontages, Paramount Drive and Sommerville Drive, will be enhanced to 10-foot-wide (10 ft) sidewalks. Pedestrians will be able to access the Site via the upgraded sidewalks along the property frontages, which connect to five-foot-wide (5 ft) sidewalks abutting the building entrances. There are no bicycle facilities abutting the property and none identified on the Bicycle Master Plan; however, both long- and short-term bicycle parking will be provided onsite. Loading spaces are also provided onsite adjacent to the buildings.

- 5 *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

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 Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. The final determination of public benefit point values will be determined at Site Plan(s).

For the proposed development, the Zoning Ordinance requires 50 points in four categories. The Applicant proposes 51 points in four categories, and the Planning Board hereby awards said 51 points as explained in further detail below. Although only an outline of public benefits needs to be approved at the time of Sketch Plan review, 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.

*In accordance with the Zoning Ordinance, Section 59.4.7.1, the Site Plan proposes 51 public benefit points in four categories, as detailed in the Sketch Plan findings, above to satisfy the requirements. The details will be finalized with the site plan at the time of certification.*

*Table 2: Public Benefit Calculations- Division 59-4.7*

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

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 is seeking 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.

### Exceptional Design

The Project is seeking 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 add 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 is seeking six public benefit points for open space, as calculated below.

$$(P/N)*100$$

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

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

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

*6 The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Sketch Plan proposed building the project in two phases. The southern portion of the project will be phase one and the northern portion of the Project will be phase two. Additional dedication is not needed with this application. The Applicant will record Public Access Easements (PAE) and Public Improvement Easement (PIE) through a deed per MCDOT Letter. The open space and widened sidewalk will be constructed as each phase is completed. The Applicant will not need a future Preliminary Plan as this is already a recorded lot with no need for additional dedications. The Applicant took a Site Plan concurrently with this Sketch Plan to the Planning Board for approval.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* (Master Plan), or other requirements; and

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 all binding site development elements shown on the latest version of Paramount Self Storage 320260010, received by 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 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).

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**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