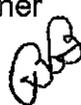


December 27, 2013

MEMORANDUM

TO: Deane Mellander, Principal Planner
FROM: Brenda Bean, Deputy City Clerk 
RE: TXT2014-00237
Siena Corporation

Attached is a date-stamped copy of the above-referenced application filed by Linowes & Blocher on December 24, 2013. This application seeks to add a separate parking standard for self-storage warehouse use.

Please let me know when you think this can be scheduled for a Mayor and Council public hearing after it has worked its way through the Planning Commission process.

I have also attached a letter from Bob Dalrymple, Esquire of Linowes & Blocher, to Planning Commission Chair Don Hadley. Please be sure that Mr. Hadley receives this correspondence.

Thank you.

Cc: Barbara Matthews, City Manager
Debra Daniel, City Attorney
Doug Barber, City Clerk
Susan Swift, Director, CPDS
Andrew Gunning, Asst. Director, CPDS



Application for
Text Amendment

TXT
2/09

City of Rockville
Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850
Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

Application Information:

Is this an Amendment to Existing Text? YES NO
Add New Zone Classes: YES NO Add New Uses: YES NO
Number of new uses: _____ Ordinance # _____

Please Print Clearly or Type

Property Address information 1175 First Street, Rockville, MD 20850
Project Description Add a separate parking standard for self-storage warehouse use to the Zoning Ordinance

Applicant Information:

Please supply Name, Address, Phone Number and E-mail Address

Applicant SIENA CORPORATION, 8221 Snowden River Parkway, Columbia, MD 21045, 443-539-3070, pitt@sienacorp.com
Property Owner National Bakery Industrial Owner, LLC, c/o Hackman Capital Partners, 11111 Santa Monica Blvd., Suite 1100, Santa Monica, CA 90404
Architect N/A
Engineer N/A
Attorney C. Robert Dalrymple, Linowes & Blocher LLP, 7200 Wisconsin Avenue, Suite 800, Bethesda, MD 20814, 301--961-5208, bdalrymple@linowes-law.com

STAFF USE ONLY	
Application Acceptance:	Application Intake:
Application # <u>TXT 2014-00237</u>	Date Received <u>12/24/13</u>
Date Accepted _____	Reviewed by _____
Staff Contact _____	Date of Checklist Review _____
	Deemed Complete: Yes <input type="checkbox"/> No <input type="checkbox"/>

Application is hereby made with the Rockville Mayor and Council for Approval of a change in the text of the Zoning and Planning Ordinance of Rockville, Maryland.

Page 12 Article 16 Section 25.16.03.d

FROM: Which reads as follows see attachment

TO: Reads as follows see attachment

By: [Signature]
(Signature of Applicant)
Craig B. Pittinger, Senior Vice President

Subscribed and sworn before this 20th day of December, 2013

My Commission Expires 9/9/17
Notary Public



The following documents are furnished as part of the application:

- A Complete Application
- Filing Fee

Comments on Submittal: (For Staff Use Only)

December 24, 2013

**ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE**

Applicant: Siena Corporation

The Applicant proposes to amend Article 16, Section 25.16.03.d of the Zoning Ordinance adopted on December 15, 2008, and with an effective date of March 16, 2009, to add a separate parking standard for self-storage warehouse use by inserting the following text (underlining indicates text to be added; and *** indicates text not affected by the proposed amendment).

Article 16 – Parking and Loading

25.16.03 – Number of Spaces Required

d. *Table of Space Requirements* – The number of parking spaces for both vehicles and bicycles required for each class of land use are shown in the following table:

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
Industrial and service	<u>Warehouse, self-storage</u>	<u>Per each 1,000 GFA of office</u>	<u>3</u>	<u>Square feet of gross floor area</u>	<u>1</u>	<u>2 per 40,000 SF</u>	<u>Plus additional spaces as may be required by the Approving Authority depending on the character of the use</u>
		<u>Resident manager</u>	<u>2</u>				
		<u>For every 2 employees</u>	<u>1</u>				
