



City of Rockville

MEMORANDUM

January 15, 2014

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application
TXT2014-00237

At its meeting on January 8, 2014 the Planning Commission reviewed and discussed Text Amendment Application TXT2014-00237, to add a new parking standard for self-storage warehouse facilities. The Commission received a presentation from Community Planning Division staff and the attorney for the applicant. No other persons spoke on this matter.

As submitted, the proposed text amendment would require three parking spaces for each 1,000 square feet of office space, two spaces for a resident manager, and one space per two employees. In discussion with the applicant's attorney and the planning staff, the Commission was persuaded that there should be one parking space for each non-resident employee, rather than the 1 per 2 as initially proposed. In addition, the Commission believes that there should be a distinction in the parking standard between multi-story self-storage facilities and single-level facilities. In the view of the Commission the multi-story facilities will have need for additional customer parking. With the single-level facilities the customers typically simply drive up to the entry to their unit. The drive aisle widths are sufficient to allow cars to pass in this case.

Therefore, the Commission recommends that the text amendment be amended to require one parking space for each 100 storage units in a multi-story facility. No additional parking is required for single-level facilities. The applicant's attorney supports this revision. The revised text would read as follows, with the new/revised language shown with double underlines:

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>Per employee</u>	<u>1</u>				
		<u>Per each 100 storage units in a multi-story facility</u>	<u>1</u>				

Therefore, on a motion by Commissioner Leiderman, seconded by Commissioner Littlefield, with Commissioners Leiderman, Littlefield, Hadley, Hill, Goodman and Tyner voting in favor the motion, and with Commissioner Trahan absent, the Commission recommends approval of Text Amendment TXT2014-00237 with the revisions noted above.