December 27, 2013

MEMORANDUM

TO: Deane Mellander, Principal Planner
FROM: Brenda Bean, Deputy City Clerk
RE: TXT2014-00237
     Sierra 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
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: Cpwd@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,
410-539-3070, 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 # 1214-00237
Date Accepted: 12/24/13
Staff Contact 

Application Intake: 
Date Received 12/24/13
Reviewed by 
Date of Checklist Review 
Deemed complete: Yes ☐ No ☐
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

TO: Reads as follows

See attachment

By:

(Signature of Applicant)

Cail Brittinger, 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:

***

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use</th>
<th>Auto Parking Spaces</th>
<th>Bicycle Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Unit Measure</td>
<td>Base Number Required</td>
</tr>
<tr>
<td>Industrial and service</td>
<td>Warehouse, self-storage</td>
<td>Per each 1,000 GFA of office</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Resident manager</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>For every 2 employees</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

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