


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	
<b>Application Acceptance:</b>	<b>Application Intake:</b>
Application # <u>TEL 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)  
CRIST B. PITTINGER, SENIOR VICE PRESIDENT

Subscribed and sworn before this 20<sup>th</sup> 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**

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**25.16.03 – Number of Spaces Required**

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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:

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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>				

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