



Montgomery Planning Midcounty Planning

5/22/2025

Item No. 7

PARAMOUNT SELF STORAGE LLC

LOCAL MAP AMENDMENT H-157

FOREST CONSERVATION PLAN F20240710

CONDITIONAL USE CU202501

Exhibit 43
LMA H-157

Staff Recommendation

Staff recommends approval with conditions of the following applications, as listed in the staff report:

- Local Map Amendment H-157
- Forest Conservation Plan No. F20240710
- Conditional Use No. CU202501

Development of the proposed self-storage facility will require future sketch plan and site plan applications.



Floating Zone Process

- Local Map Amendment (LMA) submitted to Planning Department
- Hearing by Planning Board – May 22nd
- Hearing by Office Of Zoning And Administrative Hearings (OZAH) -June 12th
- Hearing Examiner prepares a report and recommendations
- County Council makes the final decision

Why

Self-Storage is Limited in CR Zone

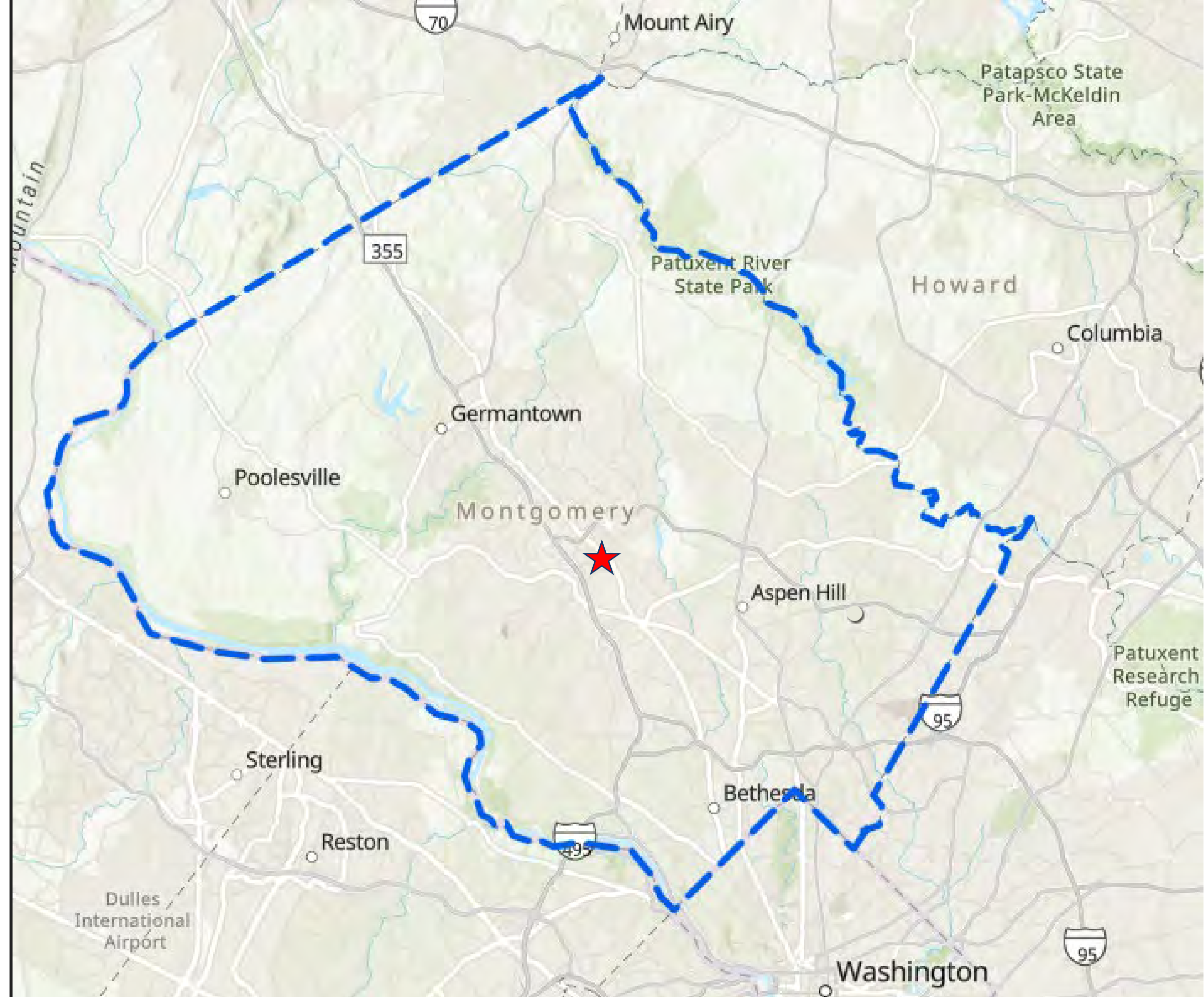
Self-storage is permitted only under the standard development method and must meet the following:

- **Location:** Must be in a **basement or cellar** of a mixed-use building
- **Access:** Requires **on-site loading/unloading facilities**
- **Design:** **Interior-only access** to individual storage units
- **Signage:** Limited to a **wall sign**, max **40 sq. ft.**

Current Zoning Limits the Self Storage Use to a total of 56,189 sf of commercial development

CRTF Zone – Allows for a larger development through a condition use process

County Context





Vicinity

- 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* - “Metro South”
- Zoned CR-2.0, C-0.5, R-1.5, H-120
- CSX Railroad tracks to the north
- Rockville’s City limit is the southern boundary
- Mix of auto-oriented retail, commercial, and industrial uses



Existing Conditions

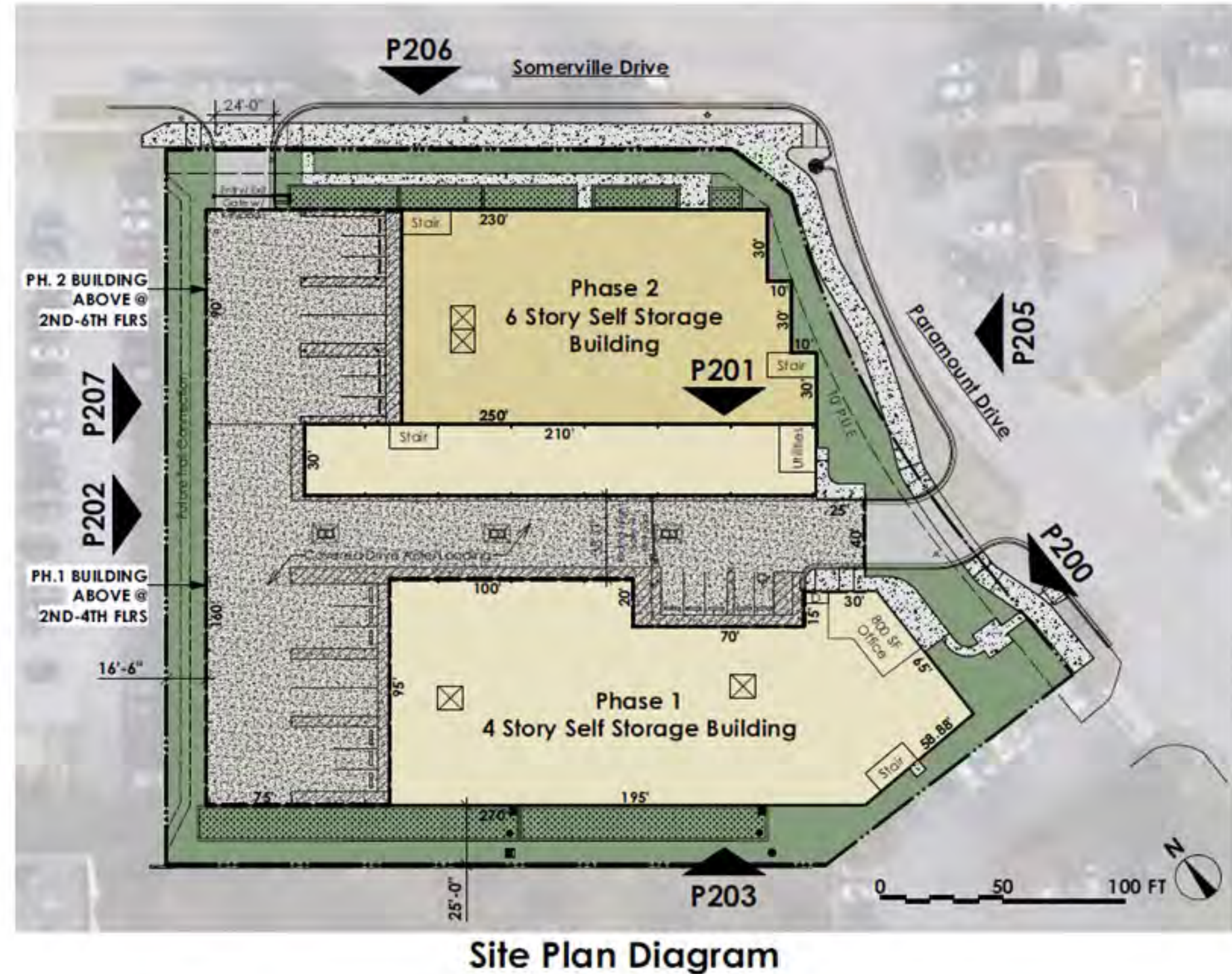
- Site Area: 2.10 acres
- Two access points; one from Somerville Drive and one from Paramount Drive
- 11 separate one-story exterior access storage buildings & outdoor vehicular storage





Proposal

- Rezone from CR-2.0, C-0.5, R-1.5, H-120; to CRTF-2.75, C-2.75, R-1.5, H-120
- 282,040 sf: Self-Storage Use & Retail
- 2 Phases
- Two access points
- 17 parking spaces and 4 loading spaces
- 12.1 % Public Open Space



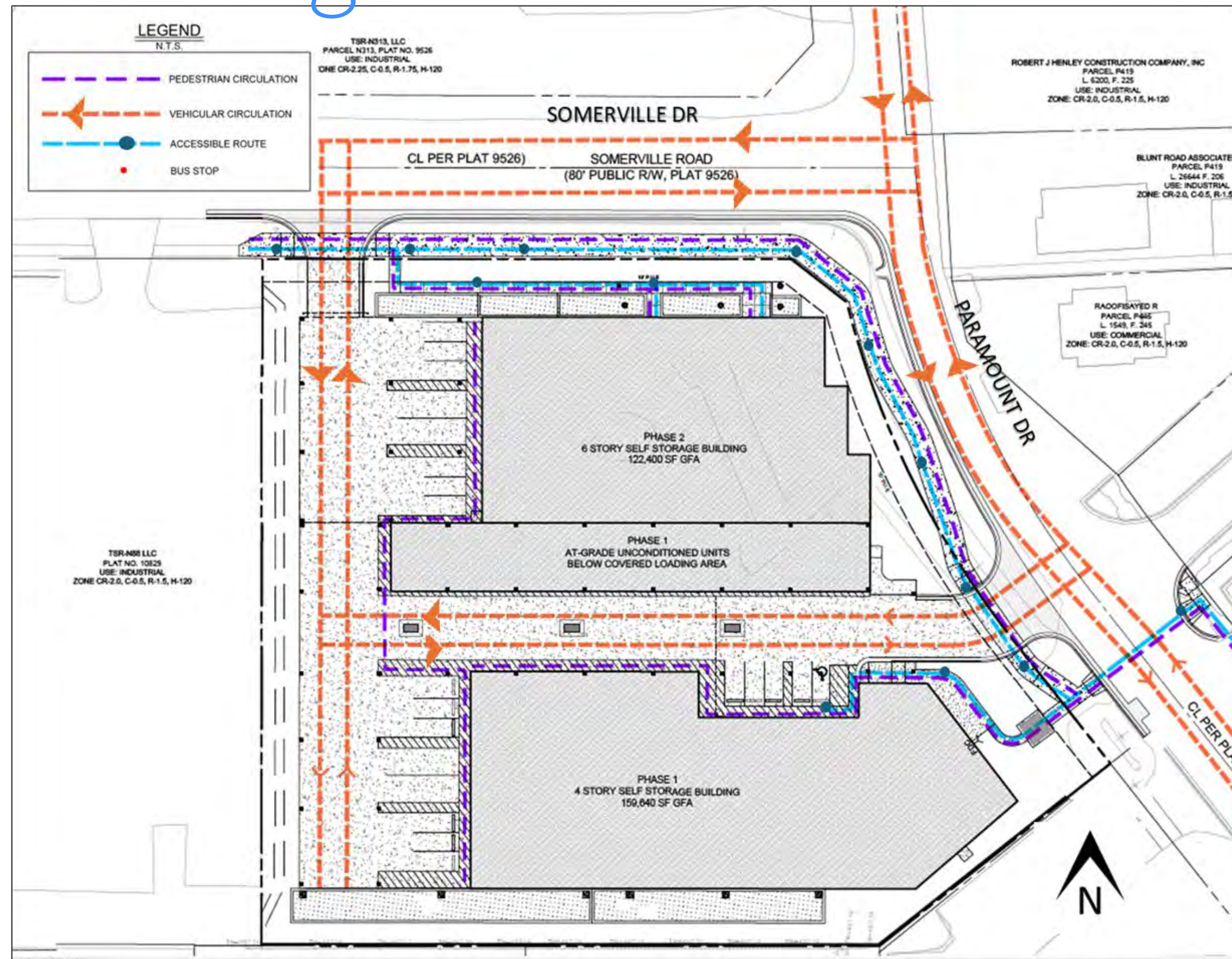
PRELIMINARY FOREST CONSERVATION PLAN NO. F20240710

- No streams, stream buffers, wetlands, forests, or other environmental features.
- Requires 0.37 acres of Afforestation
- Fulfill via Forest Banking or Fee-in-Lieu.



Transportation and Parking

- Section 59-6.8.1 - Alternative Compliance for Site Access
 - Maintain two access points on a corner lot
- Parking Waiver for 17 vs 32 spaces (plus 4 loading spaces)
- Bicycle Space - 1 long-term and 1 short-term bicycle space
- 8 ft sidewalk and 6 ft buffer



Urban Design

- Replace single-story self-storage facility with a modern facility
- Building Structure will frame the street
- Reduce surface parking and drive aisles
- Provides Solar Panels to create a net zero facility
- 12.1% (11,100 sf) Public Open Space



Community Outreach

The Applicant has met all proper signage, noticing, and submittal requirements

May 5th, 2025 - Community Meeting with Shady Grove Implementation Advisory Committee (IAC). Discussion points included:

1. Sector Plan Conformance
2. Building Height & Massing
3. Impact on Future Mixed-Use Development



Conclusion

- Subject Applications meet all requirements of the Zoning Code (Chapter 59) and Forest Conservation Law (Chapter 22A)
- Subject Applications conform with the recommendations of the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*.
- Staff recommends approval with binding elements and conditions of Local Map Amendment H-157 and Preliminary Forest Conservation Plan F20240710 and Conditional Use CU202501, as enumerated in the staff report.
- Staff recommends transmittal of comments to the Hearing Examiner.



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