

Resolution No. 15-22

RESOLUTION:

To deny Zoning Text
Amendment TXT2021-00259
– Amendments to the
Conditional use Requirements
in the MXE Zone for Self-
Storage Warehouse Use;
Miller, Miller & Canby,
Applicant for U-Haul, Inc.

WHEREAS, under City Code § 25.06.02.b.1, an application for an amendment to the text of City Code Chapter 25 (the “Zoning Ordinance”) may be made by any interested person or governmental agency; and

WHEREAS, on February 16, 2021, the law firm of Miller, Miller & Canby, on behalf of U-Haul, Inc., filed an application to amend the Zoning Ordinance to allow self-storage warehouse use within existing buildings in the Mixed-Use Employment (“MXE”) Zone, subject to certain additional conditions, which application was designated as Zoning Text Amendment TXT2021-00259 (the “Application”); and

WHEREAS, as required by City Code § 25.06.02, the Application was transmitted to the City of Rockville Planning Commission (the “Planning Commission”); and

WHEREAS, the Planning Commission considered the Application at its meetings on July 14, 2021 and September 8, 2021 and, on September 8, 2021, voted to recommend denial of the Application by a vote of six to one; and

WHEREAS, as required by City Code § 25.06.02, the Mayor and Council held a duly-noticed public hearing on the Application at its meeting on November 14, 2022, at which it received public testimony on the Application; and

WHEREAS, the Mayor and Council further considered the Application at its meeting on December 5, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF ROCKVILLE that Zoning Text Amendment TXT2021-00259 is hereby DENIED; and

BE IT FURTHER RESOLVED that, having considered the recommendations of the Planning Commission and City staff as well as the entire legislative record, the Mayor and Council finds that Zoning Text Amendment TXT2021-00259 is inconsistent with the purpose of the MXE Zone to encourage employment-generating uses and, in allowing self-storage warehouse uses within the MXE Zone, is inconsistent with the goals and recommendations of the City of Rockville 2040 Comprehensive Plan.

* * * * *

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Mayor and Council of Rockville at its meeting of December 5, 2022.


Sara Taylor-Ferrell, City Clerk/Director of Council Operations