



City of Rockville

M E M O R A N D U M

November 20, 2013

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Zoning Text Amendment Application
TXT2014-00236

At its meeting on November 13, 2013 the Planning Commission reviewed and discussed Text Amendment Application TXT2014-00236. The Commission received a presentation from Planning and Zoning Division staff and testimony from the public.

After discussion and deliberation on the aspects and intent of the proposed revisions, the Planning Commission voted to recommend approval of the text amendment with two recommended revisions. The Commission is concerned that the proposal to allow fast-food restaurants in multi-tenant buildings to use the standard restaurant parking standard may result in a lack of parking spaces, particularly in smaller multi-tenant buildings when a fast-food restaurant would attract users from off-premises similar to a free-standing fast food restaurant. The Commission recommends that the Mayor and Council further consider this provision to assure sufficient parking for this use.

The Commission also received testimony from an attorney representing a client who is considering purchasing and developing a multi-story self-storage warehouse facility in the Light Industrial (I-L) zone. The applicable Rockville parking requirements for general warehouse use would require one space for each 1,000 square feet of gross floor area, resulting in over 100 parking spaces. The testimony indicated that this is far in excess of the amount needed for this use and that there needs to be greater discernment for self-storage and the parking appropriate for the different types of self-storage facilities. For instance, the Montgomery County parking requirement for this use would be six spaces (four spaces for the office area and two spaces for the resident caretaker). The Commission agrees that creating a separate category for self-storage parking should be considered by the Mayor and Council. The Commission notes that there should be some flexibility in the parking requirement depending on the actual site development proposal.

Therefore, on a motion by Commissioner Hill, seconded by Commissioner Tyner, with Commissioners Hill, Tyner, Leiderman, Trahan, Goodman, Littlefield and Hadley voting in favor of the motion, the Commission recommends approval of Text Amendment TXT2014-00236 with the two additional recommendations regarding parking standards for fast-food restaurants and self-storage warehouse facilities.