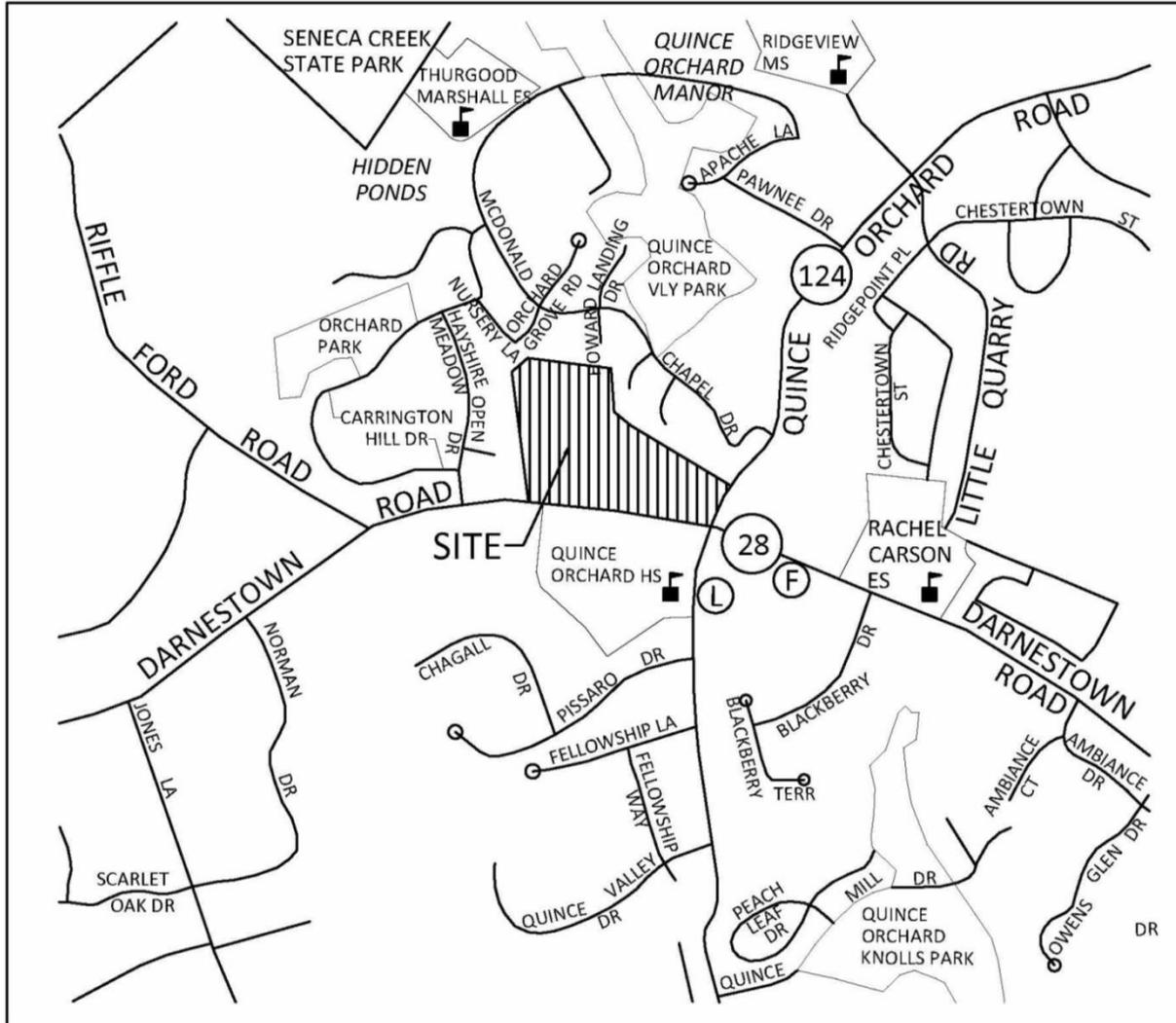


# Johnson Nursery Property Annexation

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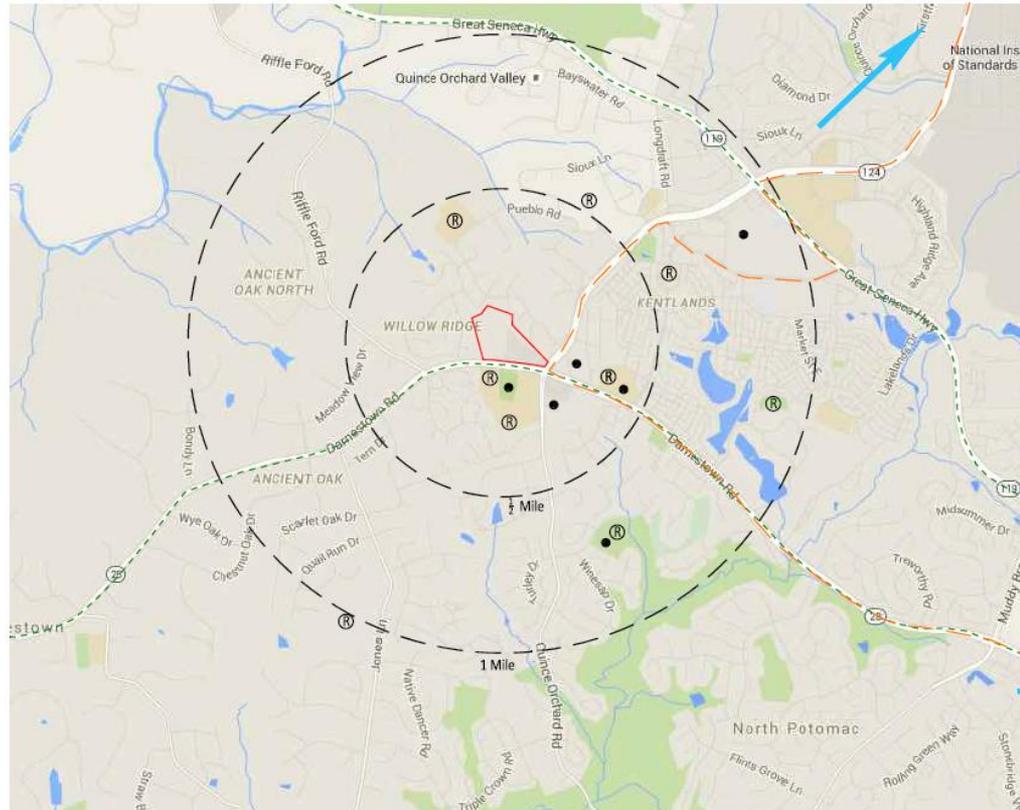
City of Gaithersburg Planning Commission Presentation  
July 20, 2016

# Location & Vicinity Map

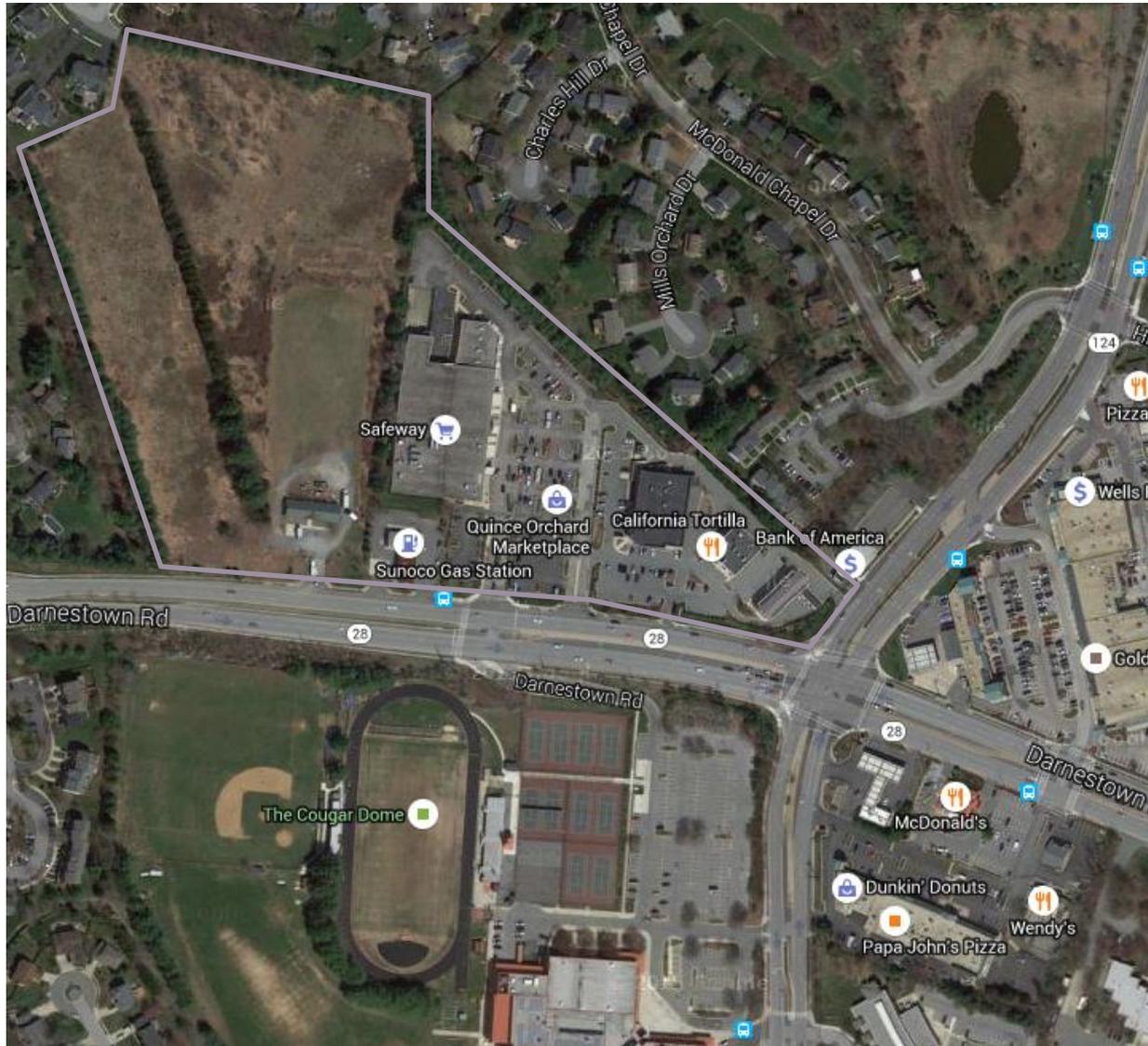


# Planning Context

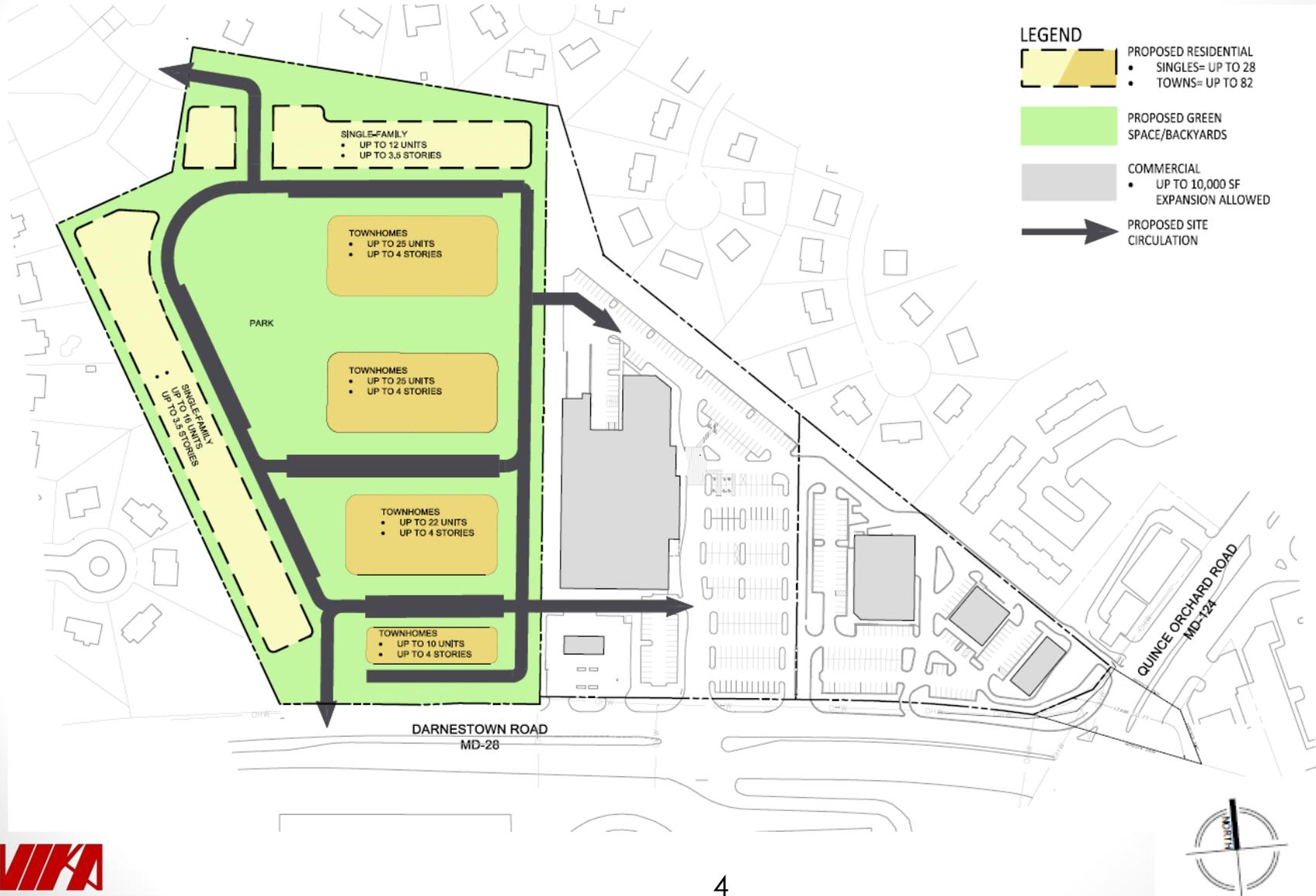
- **Transportation Network**
  - Directly on Ride On Routes 56 & 76 Servicing Rockville & Shady Grove Metro Stations
  - Adjacent to biker friendly travel route along Darnestown Road
- **Services & Amenities**
  - Walking distance to adjacent shopping and within 1 mile to others
  - Adjacent to Quince Orchard High School
  - Within 1 mile of Ridgeview Middle & Thurgood Marshall Elementary Schools
  - Within 1 mile of Quince Orchard Knolls Local Park



# Johnson Nursery Property

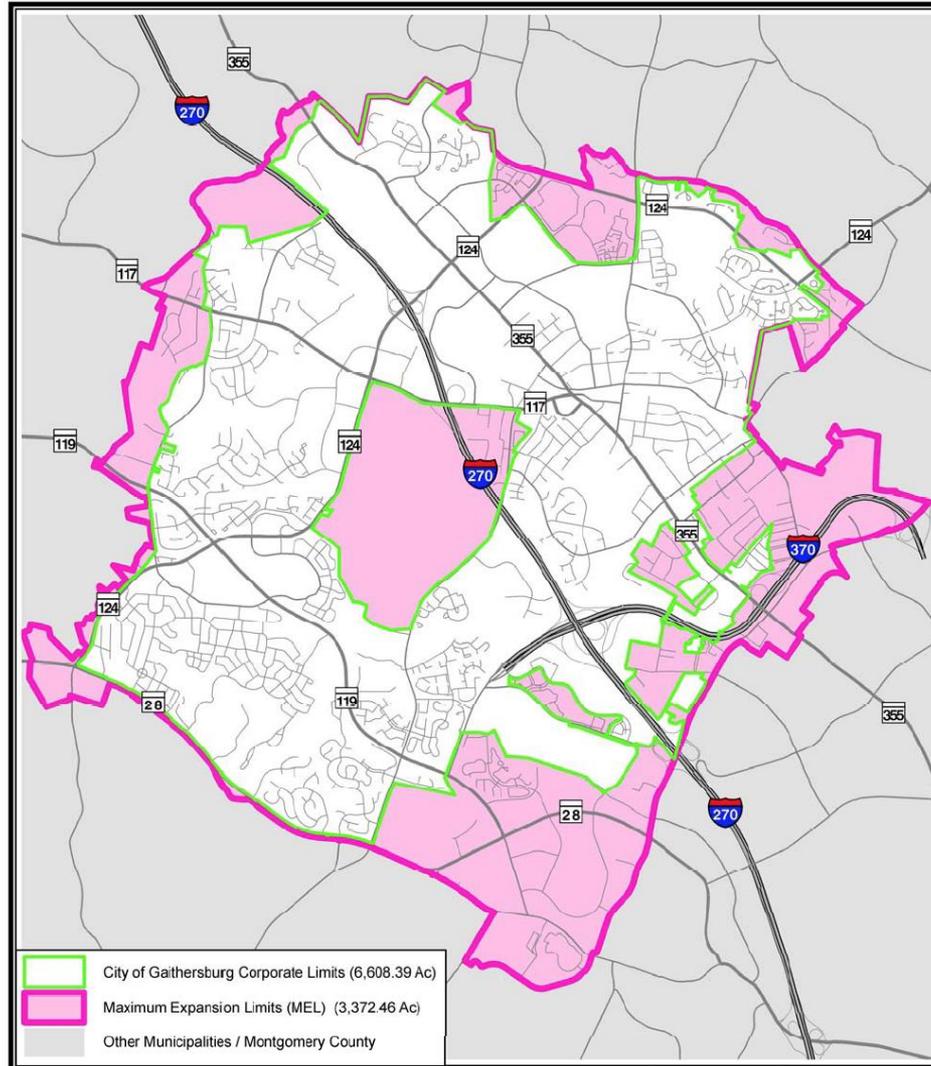


# Revised Sketch Plan



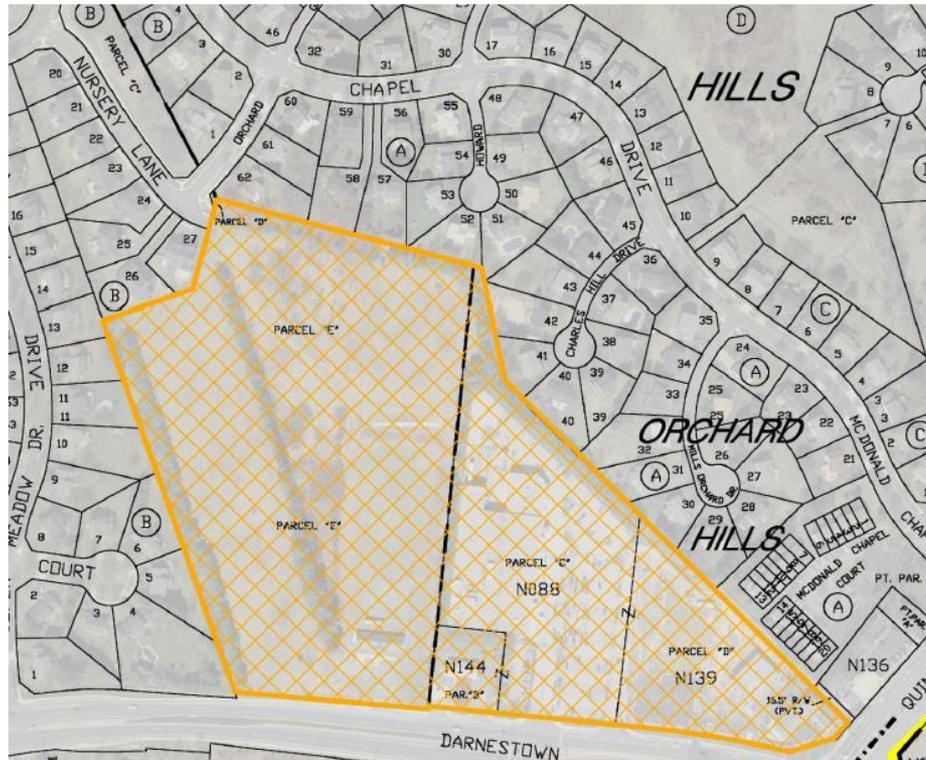
# Municipal Growth Master Plan

City of  
Gaithersburg  
4/6/2009



# Land Use Master Plan

City of  
Gaithersburg  
12/20/11



“All four parcels should be considered as one mixed-use project in formulating any near or long term developments.”

however, any future development of this parcel should not be viewed as an isolated project and should be compatible with the other parcels' existing uses. All four parcels should be considered as one mixed-use project in formulating any near or long term developments. While the current uses on Parcels B, C, and D are appropriate for this area and relate to the commercial and institutional uses nearby, potential for redevelopment in the long term with a variety of uses exists. Any proposed redevelopment plans should consider the site's location as a gateway into the city limits.

## **City Master Plan Compliance**

- Annexation complies identically with City Master Plan recommendations
- Property is within City MEL
- Property should be considered one mixed use project
- Current uses are appropriate
- Adopt commercial/office/residential land use designation, if annexed
- Recommended for MXD zone, if annexed

## **MXD Zone Compliance**

- MXD zone is the appropriate zone – recommended by the Master Plan
- Existing commercial uses on the property; proposed residential uses
- Given the size and transitional nature and proximity to two state roads, it makes sense as mixed use
- Complies with MXD zone provisions
- Purpose clause
- Compatibility/walkability
- Open space/recreation facilities
- Appropriate proposed density

## **City Strategic Plan Compliance**

- Identify annexation opportunities
- Economic development goals
- Housing, including affordable housing
- Open space/recreational facilities

## **APF**

- Property can be served adequately by public facilities
- Schools – passes both County and City tests
- Transportation - already studied more than a typical annexation case would study to this point
- Will continue to study transportation further
- Utilities/Emergency response

# Johnson Nursery Property Annexation

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