

From: **Mike Agha-khan** <[user@votervoicenet.net](mailto:user@votervoicenet.net)>  
Date: Thu, Sep 8, 2016 at 11:53 PM  
Subject: Please Approve the Johnson Annexation  
To: Mayor Jud Ashman <[jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov)>

Dear Mayor Ashman,

I support the revised plan to develop and annex the Johnson Family Property. There were a number of concerns with the initial project, but Russell Johnson made an effort to create a new plan that fits with the surrounding community.

The County is growing and communities need more housing and park land. This project provides both with a reasonable number of new homes and a new community park that is large enough for a ball field.

I am happy to support this project and urge you to do the same.

Sincerely,

[aghakhanm@verizon.net](mailto:aghakhanm@verizon.net)  
14000 Esworthy Rd  
Germantown, MD 20874  
[aghakhanm@verizon.net](mailto:aghakhanm@verizon.net)

Mayor and City Council  
X-7067-2015  
161

From: **Nancy Whitehurst** <[n\\_scheck@comcast.net](mailto:n_scheck@comcast.net)>  
Date: Wed, Sep 7, 2016 at 9:11 AM  
Subject: Please Approve the Johnson Annexation  
To: Mayor Jud Ashman <[jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov)>

Dear Mayor Ashman,

I support the revised plan to develop and annex the Johnson Family Property. There were a number of concerns with the initial project, but Russell Johnson made an effort to create a new plan that fits with the surrounding community.

The County is growing and communities need more housing and park land. This project provides both with a reasonable number of new homes and a new community park that is large enough for a ball field.

I am happy to support this project and urge you to do the same.

Sincerely,

Nancy Whitehurst  
12116 Damson Dr  
Gaithersburg, MD 20878  
[n\\_scheck@comcast.net](mailto:n_scheck@comcast.net)

From: **Catherine Savel** <[cay.savel@gmail.com](mailto:cay.savel@gmail.com)>  
Date: Tue, Sep 13, 2016 at 7:16 PM  
Subject: I support the redevelopment of the Johnson Property  
To: Mayor Jud Ashman <[jashman@gaithersburgmd.gov](mailto:jashman@gaithersburgmd.gov)>

Dear Mayor Ashman,

As an area resident, I am supportive of the Johnson Family project and the annexation of the property into Gaithersburg. I have lived in the community for a number of years and have been following the project since they presented the original proposal late last year.

Mr. Johnson has made significant changes to the original plan. I appreciate the efforts he has made to adjust this project to fit the surrounding community. The reduction in the total number of homes lowers the impact. I appreciate Mr. Johnson's efforts to listen to area residents and believe the revised project should go forward.

Thank you for your consideration.

Sincerely,

Catherine Savel  
12338 Sour Cherry Way  
Gaithersburg, MD 20878  
[cay.savel@gmail.com](mailto:cay.savel@gmail.com)

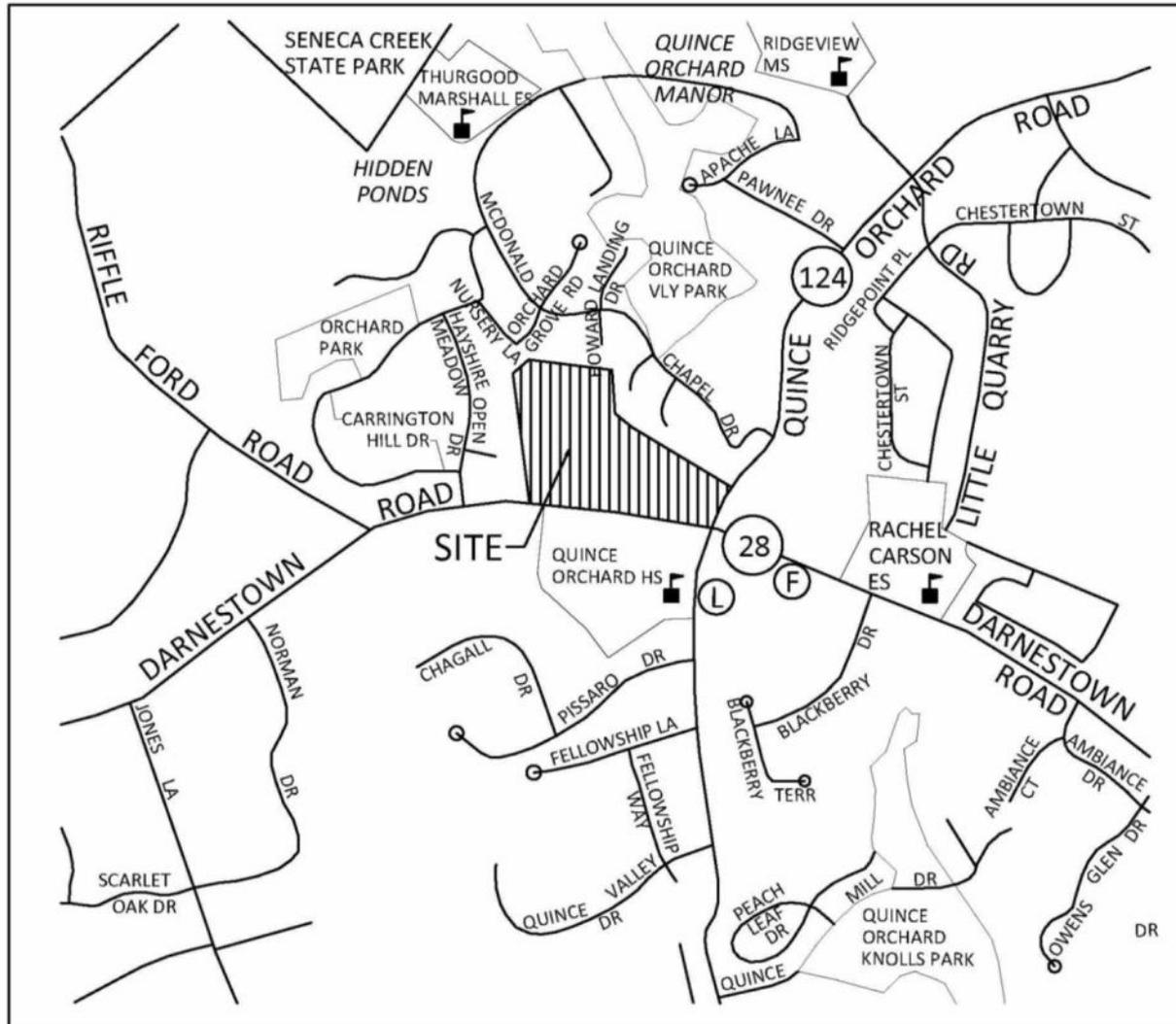
Mayor and City Council  
X-7067-2015  
163

# Johnson Nursery Property Annexation

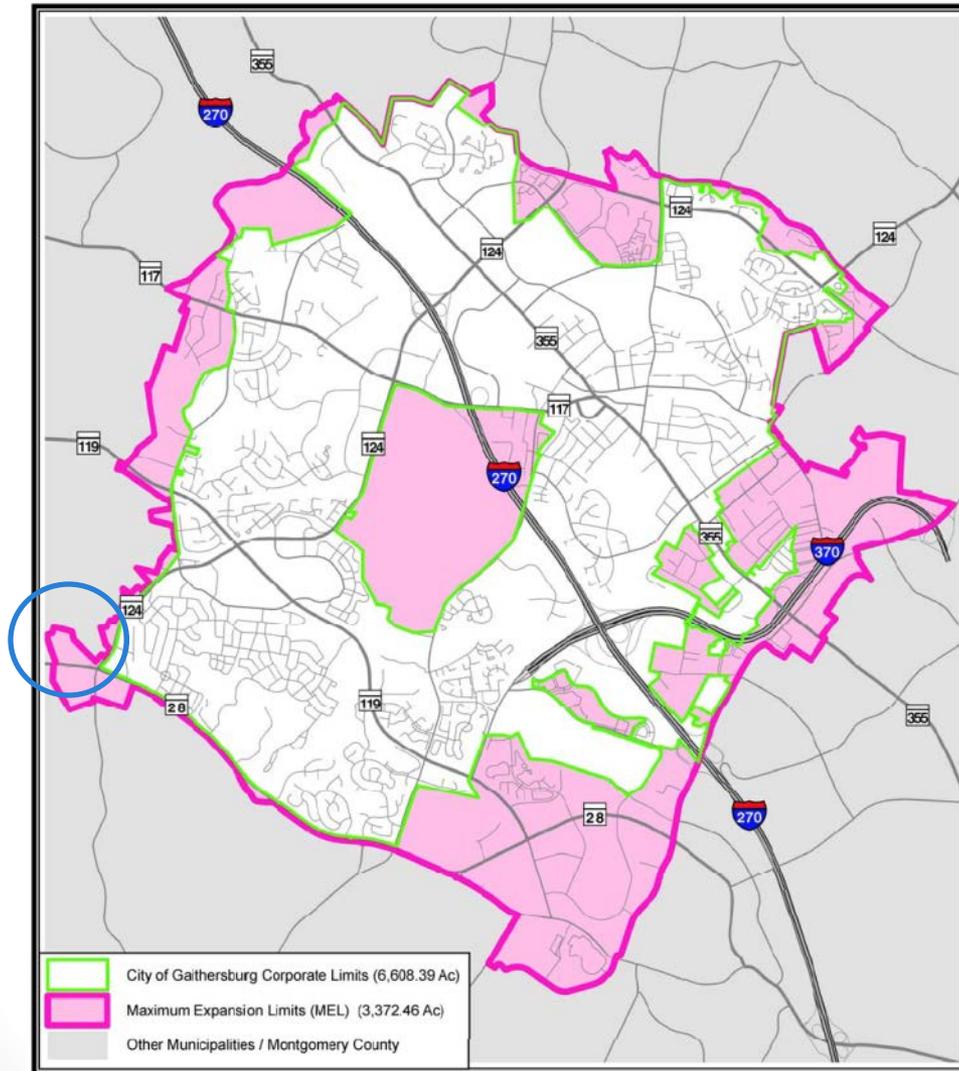
---

City of Gaithersburg Mayor & Council Presentation  
September 19, 2016

# Location & Vicinity Map



# Municipal Growth Master Plan

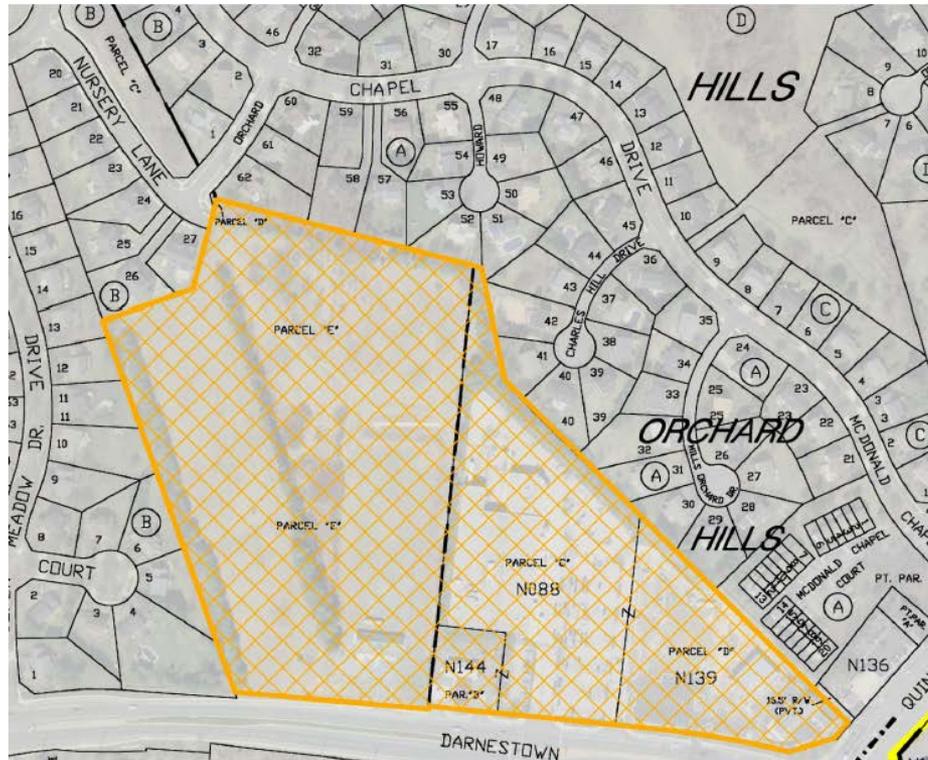


## Annexation Benefits for the City of Gaithersburg

- Tax Revenue / Economic Development
- Development Review Authority
- Important City Entrance
- Fulfills City Strategic Plan
- Housing, Including Affordable Units
- Additional Open Space & Recreation Opportunities

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.

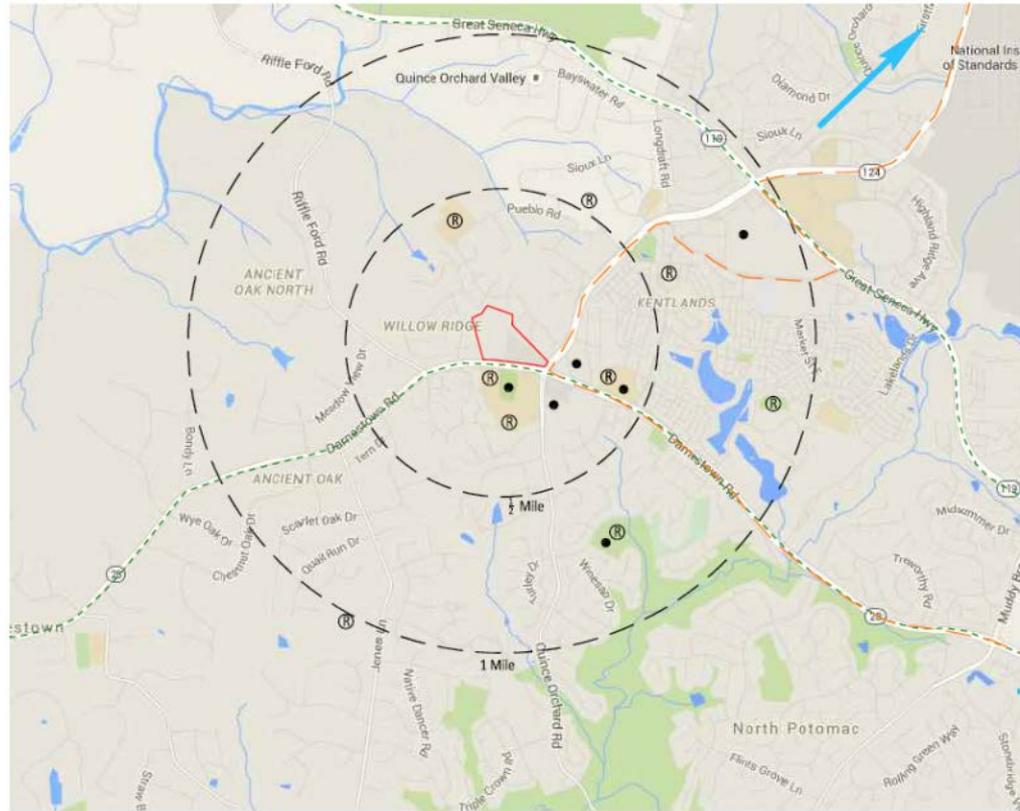
# Planning Context

## 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 Ridgerview Middle & Thurgood Marshall Elementary Schools
- Within 1 mile of Quince Orchard Knolls Local Park



Property / Site



Points of Interest  
(Shopping Centers, Schools, Libraries)



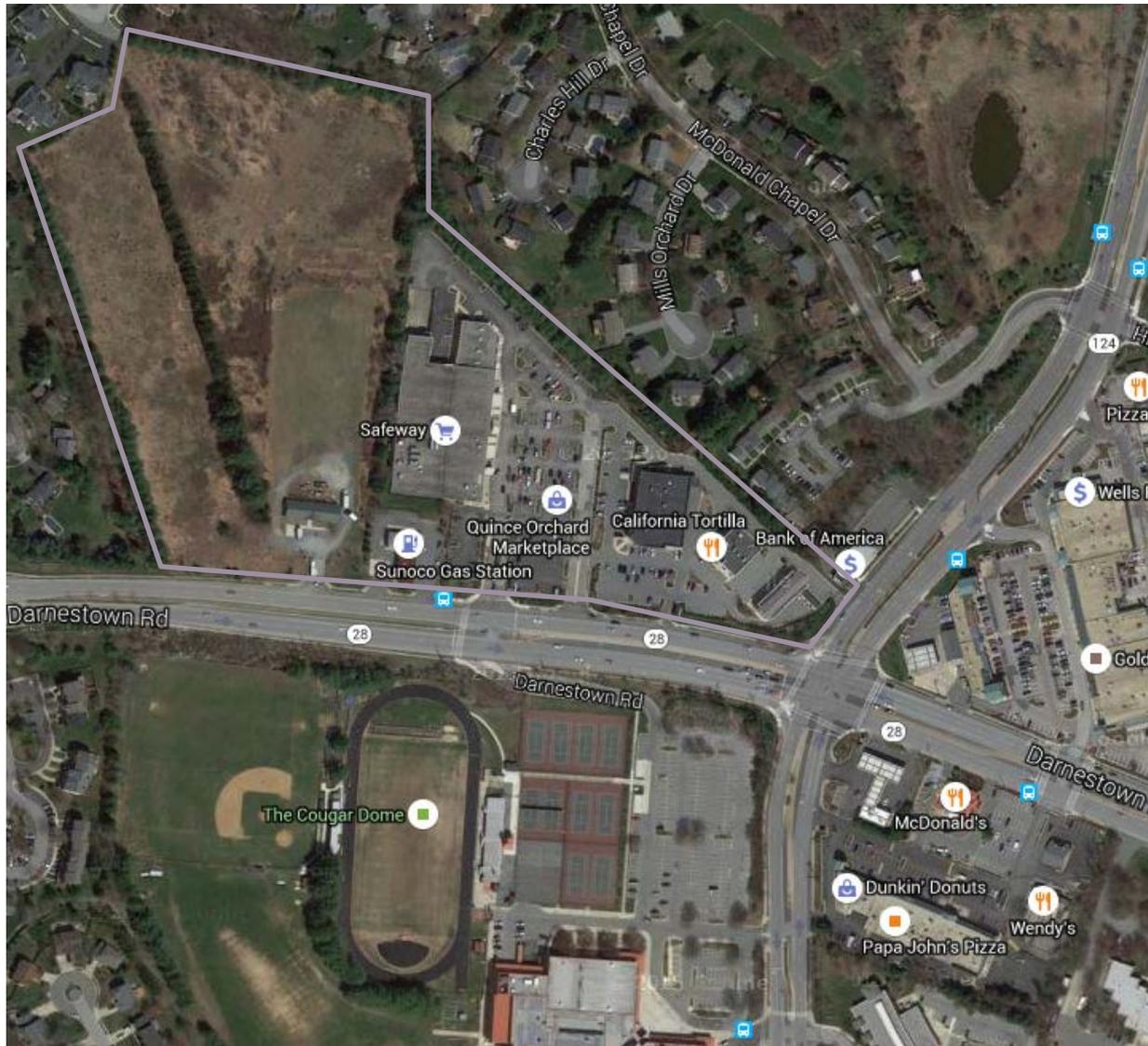
Recreational Amenities  
(Ball Fields, Tennis Courts, etc)

----- Biker Friendly Routes

- - - - - Ride On Route 56 & 76  
Bus Routes

→ To nearby amenities or  
transportation hubs

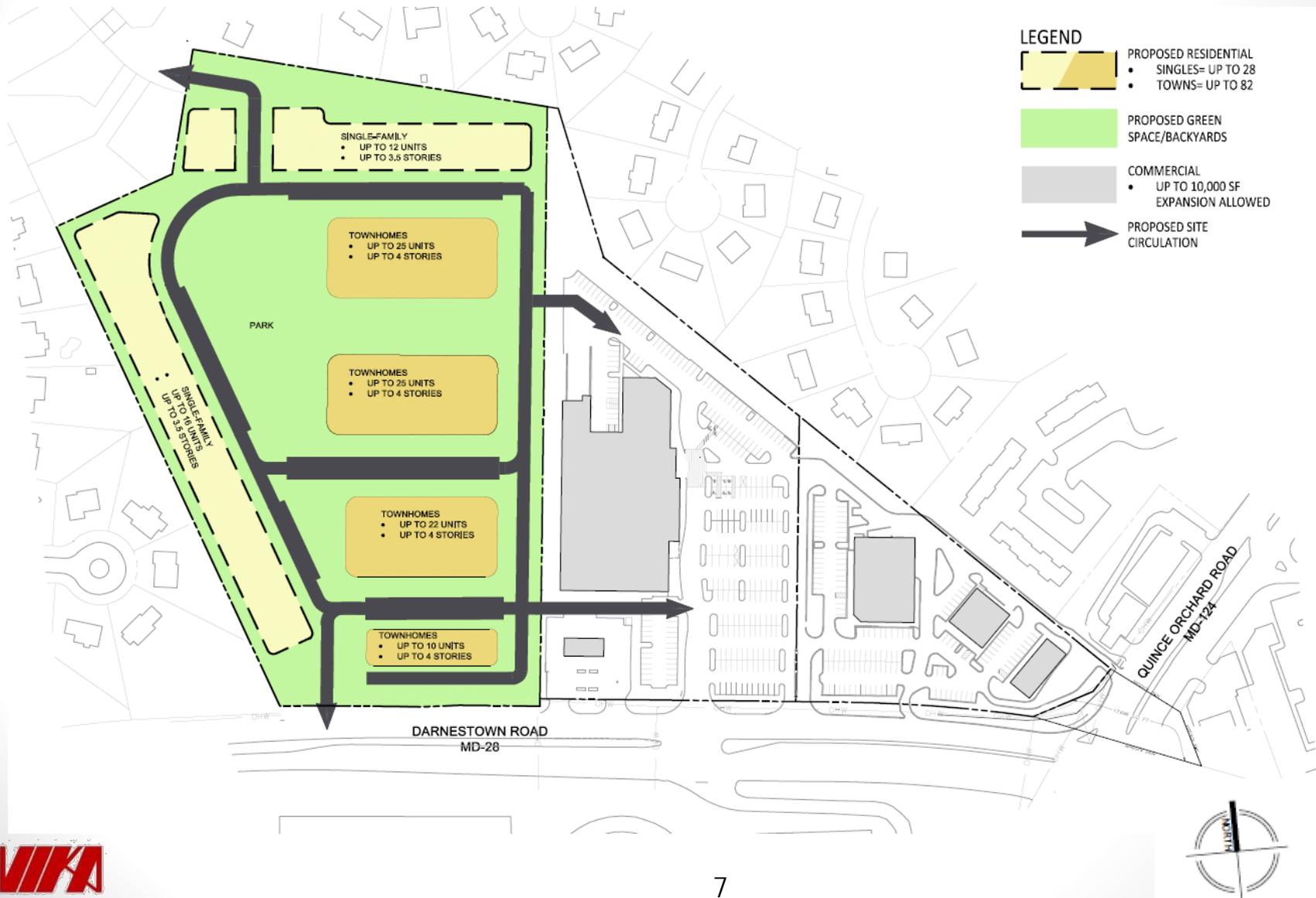
# Johnson Nursery Property



# Concept Planning



# Revised Sketch Plan



## 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

## Annexation Agreement Provisions

- MXD Zone
- Binding elements – number of units, maximum square footage and height, open space
- Traffic Study
- Current City school test
- 10 year tax relief on commercial portion
- Affordable housing

# Johnson Nursery Property Annexation

---

**City of Gaithersburg Mayor & Council Presentation**

**September 19, 2016**



910 Clopper Road, Suite 205N, Gaithersburg, Maryland 20878 (301) 840-1400, Fax (301) 963-3918

**Public Hearing – City of Gaithersburg  
Johnson Annexation X-7067-2015**

My name is Marilyn Balcombe, I am the President and CEO of the Gaithersburg-Germantown Chamber of Commerce. The Chamber has been in the City of Gaithersburg since 1949. We represent 400 business in the area and fully understand that for our businesses to succeed, our community must succeed.

I am here tonight to express our support for the Johnson Family’s petition for annexation of its 23-acre property into the City of Gaithersburg. We support this annexation for a number of reasons.

First, the prominent location of this property at the intersection of Darnestown Road and Quince Orchard Road would be an excellent gateway into the City of Gaithersburg. This project is consistent with the City’s Master Plan goals that ensure Gaithersburg is a city of “safe, livable neighborhoods with a variety of housing types and styles served by diverse transportation options”.

Second, the Johnson Family listened to community concerns when it significantly revised its original plan by lowering density and increasing green space. They have cut the number of residential units by two-thirds, from 305 to 110 units. The new plan also eliminated plans for multi-family housing and more than doubled the amount of green space, including creating a 1-acre park large enough for a soccer field.

Third, the Johnson family has been a long-standing and positive presence in the area. For decades, they have been active community members and supporters of many area non-profits. The Johnson Family’s commitment to building a community consistent with the surrounding area, creating public open space that will benefit generations, and working in a spirit of cooperation make them the ideal partners for the responsible redevelopment of this property.

Finally, the most important reason why we support this annexation is IF this property is to be redeveloped – and it will be – it will be a better project if it is developed IN the City of Gaithersburg by a member of our own local community.

The Montgomery County Planning Board determined that the proposed project was not substantially different from the authorized use already approved through the Master Plan. The Montgomery County Council approved the rezoning requested by the Annexation Petition by resolution. So the debate here is not IF, but WHEN and HOW. Having the experience of working with many development projects throughout the County over the past 10 years, if I had my choice, I would want the developer to be a member of our own community, someone with strong ties to their neighbors and someone who has a vested interest in creating a project that will enhance our community. I would also want this development to be done in the City of Gaithersburg. If this property is NOT annexed, it will not remain as it is today. Given the nature of our growing community, it will be redeveloped. The project will be better if it is built within the City limits.

On behalf of the Gaithersburg-Germantown Chamber of Commerce, I urge your support and approval of the annexation of the Johnson Family Property.

Thank you for your consideration.

Mayor and City Council  
X-7067-2015  
165