

Z-4355-2014

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaithersburgmd.gov · www.gaithersburgmd.gov

ZONING MAP AMENDMENT APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 14 Firstfield Road or Lot 8, Block C, Diamond Farm Subdivision / Tax Map FT21 and Plat No. 22015

APPLICANT/BILLING CONTACT

Business Name Siena Corporation
Primary Contact Craig Pittinger
Street Address 8221 Snowden River Parkway Suite No. _____
City Columbia State Maryland Zip Code 21045
Telephone Numbers: Work 443-539-3070 Cell 410-299-7897 E-mail Address Pitt@Sienacorp.com

OWNER

Business Name ARE-14 Firstfield Road, LLC
Primary Contact _____
Street Address 946 Clopper Road Suite No. _____
City Gaithersburg State Maryland Zip Code 20878
Telephone Numbers: Work 301-947-1770 Cell _____ E-mail Address _____

DEVELOPER

Business Name Siena Corporation
Primary Contact Craig Pittinger
Street Address 8221 Snowden River Parkway Suite No. _____
City Columbia State Maryland Zip Code 21045
Telephone Numbers: Work 443-539-3070 Cell 410-299-7897 E-mail Address Pitt@Sienacorp.com

Z-4355-2014
Exhibit #1

AMENDMENT METHOD: (complete information for only one method)

Standard Re-Zoning Method

Existing Zone C-2 Proposed Zone E-1 Number of Acres to Re-Zone 3.13 ac.

Standard Re-Zoning Optional Method

Existing Zone _____ Proposed Zone _____

SITE DETAILS:

Site Area Sq. Ft.	_____	Commercial Sq. Ft.	_____	Number of Dwelling Units/Lot	_____
Site Area Acres	_____	Industrial Sq. Ft.	_____	Number of Dwelling Units/Acre	_____
Green Area Sq. Ft.	_____			Height of Tallest Building (Ft.)	_____
Green Area %	_____			Height of Tallest Building (Stories)	_____

MXD with Sketch Plan Method

Existing Zone _____ Site Plan to Amend _____
Proposed Zone _____

SITE DETAILS:	Maximum	Minimum		Maximum	Minimum
Site Area Sq. Ft.	_____	_____	Number of Dwelling Units/Lot	_____	_____
Site Area Acres	_____	_____	Number of Dwelling Units/Acre	_____	_____
Green Area Sq. Ft.	_____	_____	Height of Tallest Building (Ft.)	_____	_____
Green Area %	_____	_____	Height of Tallest Building (Stories)	_____	_____
Commercial Sq. Ft.	_____	_____			
Institutional Sq. Ft.	_____	_____			

PROJECT DESCRIPTION

See attached Applicant Statement.

See Next Page for Submission Requirements

THIS CHECKLIST IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 196 (c) OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION.

SUBMISSION REQUIREMENTS

- Map or Plat, Five (5) hard copies, One (1) digital (DWF preferred) or PDF
- Legal Metes and Bounds, One (1) digital copy, PDF
- List of Affected Property Owners with Addresses, One (1) digital copy, PDF
- Applicant Statement

If Optional Method Also Submit:

- Site, Architectural and Detail Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan
- Preliminary Stormwater Management Plans, Three (3) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Traffic Impact Study
- Other Planning Commission Requested Material

If MXD Zone Also Submit:

- Site, Architectural and Detail Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Concept Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF
- Proof of Compliance with MXD Regulations
- Other Planning Commission Requested Material

BEFORE THE MAYOR & COUNCIL OF THE CITY OF GAITHERSBURG, MARYLAND

**IN THE MATTER OF THE APPLICATION OF
SIENA CORPORATION FOR REZONING
THE PROPERTY LOCATED AT
14 FIRSTFIELD ROAD FROM THE C-2 ZONE
TO THE E-1 ZONE**

*
* **ZONING MAP AMENDMENT**
* **APPLICATION NO. _____**
*
*

**APPLICANT'S STATEMENT IN SUPPORT OF
A ZONING MAP AMENDMENT APPLICATION**

I. INTRODUCTION

Siena Corporation (the "Applicant") is the contract purchaser of a property consisting of approximately 4.6 acres (or 200,573 square feet) of land that is located at 14 Firstfield Road in the southeast quadrant of the intersection of Firstfield Road and Bank Street. The 4.6-acre site is a recorded lot that is identified as Lot 8, Block C, Diamond Farm subdivision (part of a resubdivision of Lot 2, Block C, Diamond Farm subdivision) on Tax Map FT21 and Plat No. 22015 recorded among the Land Records of Montgomery County. The southern portion of the 4.6-acre site, consisting of approximately 1.47 acres (or 64,273 square feet), is classified in the E-1 (Urban Employment) Zone. The northern portion of the 4.6-acre site, consisting of approximately 3.13 acres (or 136,300 square feet) (the "Property"), is classified in the C-2 (General Commercial) Zone and is the subject of this Zoning Map Amendment Application (the "Application").

The 4.6-acre site, which includes the Property, is subject to the recommendations of the 2009 City of Gaithersburg Master Plan Land Use Plan (the "2009 Master Plan"). The 2009 Master Plan recommends this site be given a uniform land use designation and zoning category by adopting the "Industrial-Research-Office" land use designation, retaining the E-1 Zone on the southern portion of the site, and changing the zoning of the Property (the northern portion of the site) from the C-2 Zone to the E-1 Zone. A 1994 master plan draft recommended two land use designation options for the Property: retain as "Industrial-Research-Office" or redesignate to "Commercial".¹ Subsequently, the Mayor & Council adopted the "Commercial" land use designation option and in 1996, the Property was rezoned from the E-1 Zone to the C-2 Zone as part of a comprehensive rezoning.² However, no development

¹ See 1997 Master Plan, pp. 14, 42.

² See 1997 Master Plan, pp. 14, 42.

has occurred on the Property for the last 17 years since the comprehensive rezoning to the C-2 Zone. The Property remains vacant. As a result, the Mayor & Council and Property owner at the time agreed that the correct land use and zoning recommendations for the Property should be the prior "Industrial-Research-Office" land use designation and E-1 Zone, which are reflected in the 2003 and 2009 Master Plans.

Given that the land use and zoning recommendations for the Property in the 2003 and 2009 Master Plans have reverted back to the prior "Industrial-Research-Office" land use designation and E-1 Zone, it appears a mistake occurred with the change to the "Commercial" land use designation and the comprehensive rezoning of the Property to the C-2 Zone. Based on mistake and the findings required under State law (as discussed further below), the Applicant respectfully requests rezoning the Property from the C-2 Zone to the E-1 Zone under the standard method of rezoning for approval in accordance with Sections 24-196 and 24-197 of the Zoning Ordinance.

The granting of this request to rezone the Property to the E-1 Zone would permit the "warehousing" use (not permitted in the C-2 Zone) on the Property. This would allow the Applicant to propose a 150,112 square-foot ezStorage self-storage facility (with 1,100 self-storage units, an ancillary office space, and a residential unit for the resident manager). The proposed self-storage facility will be similar to the existing ezStorage facility (similar in style and material) located north of the intersection of I-370 and MD 355. If the rezoning is granted, the Property will be required to go through the site plan process, which will ensure that the proposed self-storage facility will be compatible with existing and proposed development in the surrounding area.

II. PROPERTY DESCRIPTION

As mentioned above, the Property consists of approximately 3.13 acres (or 136,300 square feet) of land located in the southeast quadrant of the intersection of Firstfield Road and Bank Street with frontages on both these streets. The Property is part of a recorded lot that is identified as Lot 8, Block C, Diamond Farm subdivision (part of a resubdivision of Lot 2, Block C, Diamond Farm subdivision) on Tax Map FT21 and Plat No. 22015 recorded among the Land Records of Montgomery County. A legal metes and bounds description of the Property is attached as Exhibit "A" and a plat of the Property is attached as Exhibit "B". The Property is currently zoned C-2. The Property has a slightly rolling topography and a portion of a stormwater management facility that serves both the Property and the adjacent property to the south. Although there is no forest on the Property, there are existing trees

located along the northern and western boundaries of the Property with the remaining Property covered with grass.

III. SURROUNDING AREA / NEIGHBORHOOD

The surrounding area or neighborhood is bounded to the north by Clopper Road (MD Route 117), to the east by Quince Orchard Road (MD Route 124), to the south by Quince Orchard Boulevard, and to the west by the rear property lines of the E-1 zoned properties and Quince Orchard Boulevard.³ To the south of the Property up to Quince Orchard Boulevard and west of the Property along Firstfield Road are properties zoned E-1 and developed with office buildings and surface parking spaces. To the east of the Property is a property zoned C-2 and developed with a freestanding bank and an office building. To the north of the Property are properties zoned C-2 and developed with commercial uses such as a retail shopping center, an office building, and freestanding restaurants. A plan showing the Property and the surrounding area or neighborhood is attached as Exhibit "C".

IV. MASTER PLAN RECOMMENDATIONS AND ZONING HISTORY

In 1974, the land use designation for the Property was "Industrial-Research-Office" and in 1994, the Property was zoned E-1.⁴ In a 1994 master plan draft, the Property was recommended for two land use designation options: retain as "Industrial-Research-Office" or redesignate to "Commercial".⁵ Subsequently, the Mayor & Council adopted the "Commercial" land use designation option and in 1996, the Property was rezoned from the E-1 Zone to the C-2 Zone as part of a comprehensive rezoning.⁶

In the 1997 Master Plan Neighborhood Five Land Use Plan (the "1997 Master Plan"), the Property was located in Study Area 3, the same boundaries as the surrounding area or neighborhood as described above. The 1997 Master Plan described the two land use designation options noted above and indicated that the "Commercial" land use designation was adopted and the Property was rezoned to the C-2 Zone. The 1997 Master Plan further noted that by redesignating the Property commercial, a

³ The boundaries of the surrounding area or neighborhood are the same as those of Study Area 3 described and shown on page 13 of the 1997 Master Plan.

⁴ See 1997 Master Plan, p. 42

⁵ See 1997 Master Plan, pp. 14, 42.

⁶ See 1997 Master Plan, pp. 14, 42.

restaurant or retail uses, compatible with Quince Orchard Plaza (the retail shopping center north of Bank Street), could occur.

In October 2002, the Property was approved for a 3-story office building with associated parking.⁷ However, the office building was never constructed. No development has occurred on the Property for the last 17 years since the comprehensive rezoning to the C-2 Zone and the Property remains vacant.

Subsequently, the Mayor & Council and Property owner at the time agreed that the correct land use and zoning recommendations for the Property should be the prior “Industrial-Research-Office” land use designation and E-1 Zone, which are reflected in both the 2003 and 2009 Master Plans.⁸ The 2009 Master Plan specifically recommends that the 4.6-acre site, which includes the Property, “be given a uniform land use designation and zoning category” by adopting the “Industrial-Research-Office” land use designation, retaining the E-1 Zone on the southern portion of the site, and changing the zoning of the Property (the northern portion of the 4.6-acre site) from the C-2 Zone to the E-1 Zone. For whatever reasons, however, the Property was not rezoned to the recommended E-1 Zone (a Euclidean Zone) by a comprehensive zoning map amendment. As such, in order to effectuate this rezoning, consistent with the 2003 and 2009 Master Plans, this Application is both necessary and appropriate.

V. ZONING MAP AMENDMENT APPLICATION REQUEST

State law allows the legislative body to grant an amendment to change the zoning classification of a property based on a finding that there was a substantial change in the character of the neighborhood where the property is located or a mistake in the existing zoning classification. Md. Land Use Code Ann. §4-204(b)(2) (2013). The applicable standard for this Application is mistake in the existing zoning classification. As described above, the land use designation for the Property was previously “Industrial-Research-Office” and the Property was previously zoned E-1 in 1994. However, as a result of a change in the land use designation and zoning recommendations, the land use designation for the Property was changed to “Commercial” and the Property was rezoned to C-2 as part of a comprehensive rezoning in 1996. Although the Property was approved for a 3-story office building in October 2002, the construction of the office building never occurred. The Property remains vacant. Thereafter, the

⁷ The site plan for the proposed 3-story office building was SP-02-0006.

⁸ See 2003 Master Plan, p. 82 and 2009 Master Plan, p. 41.

Mayor & Council and Property owner at the time that the Property was analyzed in the context of the master plan, agreed that the correct land use and zoning recommendations for the Property should be the prior "Industrial-Research-Office" land use designation and E-1 Zone, which are reflected in both the 2003 and 2009 Master Plans. Given that the land use and zoning recommendations for the Property in the 2003 and 2009 Master Plans have reverted back to the prior "Industrial-Research-Office" land use designation and E-1 Zone, it appears a mistake occurred with the change to the "Commercial" land use designation and the comprehensive rezoning of the Property to the C-2 Zone. Accordingly, based on the foregoing facts, the Mayor & Council can make a finding of a mistake in the existing zoning classification.

In addition, State law provides that if the purpose and effect of a proposed map amendment is to change a zoning classification, the legislative body is required to make findings of fact that address: (A) population change; (B) the availability of public facilities; (C) present and future transportation patterns; (D) compatibility with existing and proposed development for the area; (E) the recommendation of the planning commission; and (F) the relationship of the proposed amendment to the local jurisdiction's plan. *See MD Land Use Code Ann. Section 4-204(b)(1) (2013)*. The Applicant addresses these factors for the Mayor & Council to make the necessary findings as follows:

A. Population Change

According to the City's "Dwelling Units and Estimated Population" report dated July 2013, the City's current population is based on occupied dwelling units and the City's projected future population is based on completion of all approved residential units. Since the rezoning request is from a commercial zoning (C-2) to an urban employment zoning (E-1) for a proposed self-storage facility with one residential unit for the resident manager, the change in population will be minimal. Specifically, the change will be from no resident to one resident.

B. Availability of Public Facilities

On October 2, 2002, the Planning Commission approved a site plan for a 3-story office building on the Property and it was determined at the time that the Property can be adequately served by the public facilities, including the public water and sewer facilities for this area. The water and sewer categories for this area are W-1 and S-1, respectively. The proposed self-storage facility is a less

intensive use than the approved office building. Therefore, the public facilities found to be adequate for the office use will be adequate for the proposed self-storage “warehousing” use.

In addition, the proposed use will cause no impact on public education facilities.

C. Present and Future Transportation Patterns

Since the Property is vacant, there is currently no traffic going in and out of the Property. The Applicant’s traffic consultant (The Traffic Group) prepared a memo dated February 7, 2014 to City Staff (attached as Exhibit “D”), addressing the surrounding road network, the proposed Corridor Cities Transit (“CCT”), and the bicycle and pedestrian plan based on a review of the 2009 City of Gaithersburg Transportation Master Plan (the “Transportation Master Plan”). The memo indicates that Firstfield Road (adjacent to the western boundary of the Property) is classified as a Collector Street with a minimum right-of-way of 80 feet and recommended for four lanes, which have been built. The memo also indicates that Bank Street (adjacent to the northern boundary of the Property) is classified as a Minor Collector with a right-of-way of 80 feet and recommended for four lanes, which also have been built. The memo states that the Transportation Master Plan lists the closest intersection to the Property (MD 117 and Firstfield Road) as adequate during both the AM and PM peak hour trips and that the Property is located near a Ride-On bus stop serving Ride-On Bus Route 56.

In addition, the memo describes the CCT following a 9-mile long alignment from the Shady Grove Metro Rail Station to the Metropolitan Grove MARC Station, with a portion of the alignment along MD 124 just east of the Property. The memo states that the CCT operations are currently scheduled to begin in the year 2021, but that significant planning, design, and construction needs to occur before operations can begin.

Finally, the memo discusses the bicycle and pedestrian plan for the area. The memo states that sidewalk is currently available on the north side of Bank Street and on the west side of Firstfield Road. Furthermore, the memo indicates that the Transportation Master Plan calls for a proposed bike lane along Firstfield Road and no upgrades are proposed along Bank Street.

D. Compatibility with Existing and Proposed Development for the Area

The proposed self-storage facility is a permitted use in the E-1 Zone, which was the zoning of the Property before it was rezoned to C-2 in 1996. The proposed self-storage facility will be similar to the existing ezStorage facility (similar in style and material) located north of the intersection of I-370 and

MD 355, and will be compatible with the existing and proposed development for the area. As mentioned above, the properties to the south and west of the Property are zoned E-1 and developed with office buildings and surface parking spaces. In addition, to the east of the Property is a property zoned C-2 and developed with a freestanding bank and an office building; and to the north of the Property are properties zoned C-2 and developed with commercial uses such as a retail shopping center, an office building, and freestanding restaurants.

In addition, if the rezoning request is granted, the proposed project will be required to go through the site plan process, which will ensure that the proposed self-storage facility will be compatible with existing and proposed development for the area.

E. Recommendation of the Planning Commission

The 2009 Master Plan's land use and zoning recommendations for the Property for the Industrial-Research-Office land use designation and E-1 Zone were approved by the Planning Commission on November 16, 2011 by Resolution PCR-1-11. Accordingly, this rezoning request to rezone the Property to the E-1 Zone will achieve the Planning Commission's recommendations for the Property.

F. Relationship of the Proposed Amendment to the Local Jurisdiction's Plan

The 2009 Master Plan recommends the Industrial Research-Office land use designation and E-1 Zone for the Property. Accordingly, this request to rezone the Property from the C-2 Zone to the E-1 Zone will achieve the 2009 Master Plan's recommendations for the Property.

VI. PUBLIC INTEREST

The Applicant believes that it would be in the public interest to grant this rezoning request for the reasons summarized below:

1. The rezoning will achieve the Master Plan recommendation to rezone the Property from the C-2 Zone to the E-1 Zone.
2. The rezoning will allow the proposed self-storage "warehousing" use on the Property and the development of an attractive, functional building that will be compatible with the surrounding area or neighborhood. As a result of the proposed improvement, the tax

assessment for the Property will increase, providing needed revenue to the State of Maryland, Montgomery County, and City of Gaithersburg.

3. The rezoning will allow a less intensive use (self-storage facility) than the uses allowed in the commercial zone (e.g., office building) that can be adequately served by the public facilities, including public water and sewer, and have no impact on the public education facilities.
4. The rezoning will allow the proposed self-storage facility that will have minimal impact on population and traffic.

VII. CONCLUSION

For the reasons stated above, the Applicant respectfully requests that the Mayor & Council grant approval of this request to rezone the Property from the C-1 Zone to the E-1 Zone.

Respectfully submitted,

LINOWES AND BLOCHER LLP

By: C. Robert Dalrymple
C. Robert Dalrymple

By: Yum Yu Cheng
Yum Yu Cheng

7200 Wisconsin Avenue
Suite 800
Bethesda, MD 20814
(301) 961-5219

Attorneys for Applicant,
Siena Corporation

EXHIBIT "A"
DESCRIPTION OF
PART OF
THE PROPERTY OF
ARE-FIRSTFIELD/BANK STREET, LLC
LIBER 20300, FOLIO 559

Being a strip or parcel of land situated in the Gaithersburg (9th) District, Montgomery County, Maryland hereinafter described in, through, over and across the property acquired from BAE SYSTEMS AEROSPACE ELECTRONICS INC., a Pennsylvania corporation to ARE-FIRSTFIELD/BANK STREET, LLC, a Delaware limited liability company by deed dated December 13, 2001 and recorded among the Land Records of Montgomery County, Maryland in Liber 20300 at Folio 559; said property being Lot 8, Block C as shown on a plat of subdivision entitled, " LOTS 8 & 9, BLOCK C, DIAMOND FARM" and recorded among the said Land Records as Plat No. 22015; and being more particularly described in the meridian as established by the Maryland State Grid as defined by the North American Datum of 1983 and adjusted in 1991 (NAD 83/91) as now surveyed

Beginning for the said piece or parcel of land at the northwesterly end of the South 74°55'00" East, 25.81 foot plat line as shown on said plat, said point also being on the southerly right of way line of Bank Street (80' R/W) as shown on a plat of subdivision entitled, "PLAT SEVEN, LOT 2 IN BLOCK A & LOT 1 IN BLOCK C, DIAMOND FARM" and recorded among said Land Records in Plat Book 88 as Plat No. 9435; thence binding along said right of way

1. South 74°53'23" East, 25.81 feet to a point; thence leaving said right of way and binding along the common division line of said Lot 8, Block C and Lot 10, Block C as shown on a plat of subdivision entitled, " LOTS 10 & 11, BLOCK C, DIAMOND FARM" and recorded among said Land Records as Plat No. 24141
2. South 15°06'37" West, 348.86 feet to a point; thence leaving said division line and running so as to cross and include a part of said Lot 8, Block C
3. North 74°53'23" West, 397.96 feet to a point of curvature on the easterly right of way line of Firstfield Road (80' R/W); thence binding on said right of way

4. 305.13 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 2800.00 feet and a chord of North 14°10'44" East, 304.98 feet to a point of non-tangency; thence leaving the said right of way and binding on the southerly right of way of aforesaid Bank Street, the following two (2) courses
5. North 55°15'47" East, 35.68 feet to a point of curvature; thence
6. 354.62 feet along the arc of a non-tangent curve deflecting to the right, having a radius of 3774.29 feet and a chord of South 77°34'53" East, 354.49 feet to the point of beginning; containing 136,300 square feet or 3.1290 of an acre of land, more or less, and being shown on Exhibit "B" attached hereto and made a part hereof by this reference.

The licensee below was in responsible charge of the preparation of this metes and bounds description and the survey work reflected in it, all in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12 of the minimum practice for Land Surveyors.

Jan. 24, 2014 *Timothy F. Lee*
Date _____

Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/15



EXHIBIT "B"

Surveyor's Certificate

I hereby certify to the best of my professional knowledge, information, and belief that; this sketch was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12 of the minimum standards of practice for Land Surveyors.



Timothy F. Lee Jan. 24, 2014
 Timothy F. Lee Date

Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/13/15

LOT 1
 LOT 1, BLOCK E
 DIAMOND FARM
 PLAT NO. 10647

BANK STREET
 (80' R/W)
 PLAT BOOK 88 PLAT NO. 9435

P.O.B.

L=354.62'

S 74°53'23" E
 25.81'

PINCHED PIPE FOUND

PART OF
 LOT 8, BLOCK C
 DIAMOND FARM
 136,300 SQ.FT.
 OR 3.1290 AC.

CURRENTLY ZONED C-2

LOT 10
 LOTS 10 & 11, BLOCK C
 DIAMOND FARM
 PLAT NO. 24141

S 15°06'37" W 348.86'

ZONING LINE
 N 74°53'23" W 397.96'

PROPERTY OF
ARE-FIRSTFIELD/BANK STREET, LLC
 LIBER 20300 FOLIO 559

CURRENTLY ZONED E-1
 64,273 SQ.FT. or
 1.4755 AC.

LOT 9

LOTS 8 & 9, BLOCK C
 DIAMOND FARM
 PLAT NO. 22015

LOT 9

FIRSTFIELD ROAD
 (80' R/W)
 PLAT BOOK 88 PLAT NO. 9435

N 55°16'47" E
 35.68'

L=305.13'

R=2800.00'

①

LOT 8
 LOTS 8 & 9, BLOCK C
 DIAMOND FARM
 PLAT NO. 22015
 200,753 SQ.FT. or
 4.6045 AC.

LOT 5
 LOTS 4 TO 7, BLOCK A
 DIAMOND FARM
 PLAT NO. 8370

LOT 4

LOT 3

LOT 6

SCALE: 1" = 100'
 (NAD 83/91)

LEGEND



= PROPOSED REZONING AREA

Curve Table

Curve	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	06°14'38"	2800.00'	305.13'	152.72'	N 14°10'44" E	304.98'
2	05°23'00"	3774.29'	354.62'	177.44'	S 77°34'53" E	354.49'



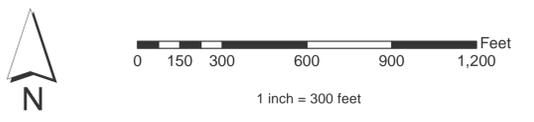
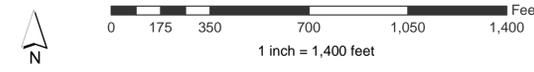
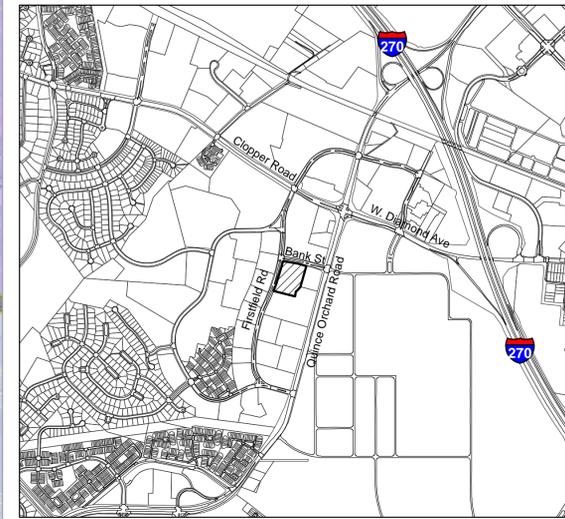
SOLTESZ

ROCKVILLE OFFICE

2 Research Place, Suite 100 Rockville, MD 20850 P.301.948.2750 F.301.948.9067

Engineering // Planning // Environmental Sciences

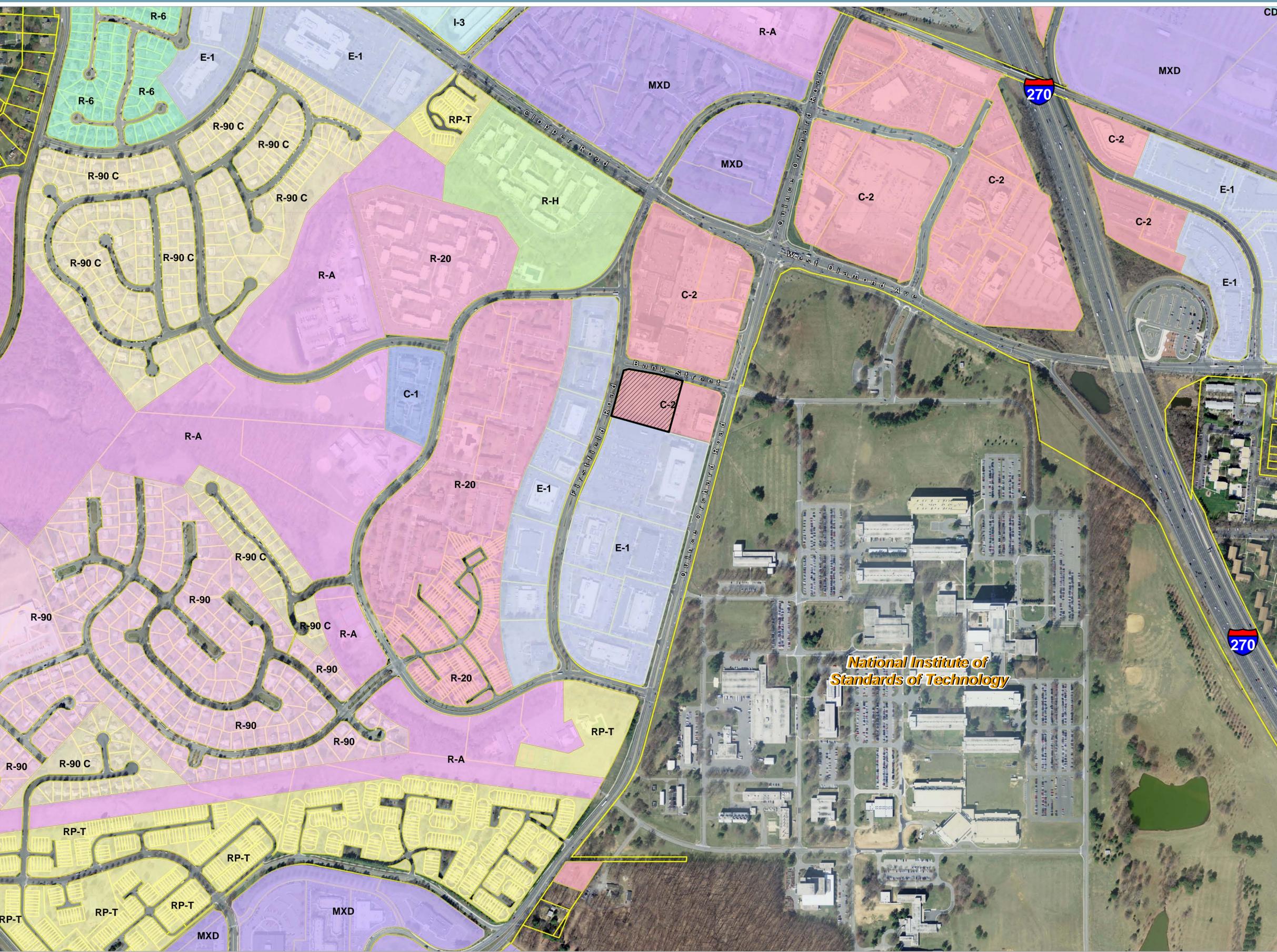
www.solteszco.com



DISCLAIMER - GIS DATA
The information, data, photographs and/or drawings ("information") contained herein are based, in part, on Geographic Information Systems ("GIS") software and content. GIS data is known to be inaccurate and approximate compared to survey data obtained through prevailing survey practices, particularly with respect to horizontal and vertical locations and dimensions. The user is cautioned to verify all data pursuant to accepted surveying and engineering practices.

Soltész, Inc. shall not be responsible or liable for loss, damage, claims, damages or any consequences, whether foreseeable, unforeseeable, direct, indirect, or consequential arising out of the use, adaptation, or modification of the information. USE AT YOUR OWN RISK.

Z-4355-2014 Exhibit #4 Exhibit C





A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE

Baltimore, MD

Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS

Arkansas
Maryland
New York
Texas
Virginia

MEMO

TO: Greg Mann
FROM: Carl Wilson, Jr., P.E., PTOE
DATE: February 12, 2014
RE: 14 Firstfield Road-Z-4355-2014
Zoning Map Amendment
City of Gaithersburg, Maryland

OUR JOB NO: 2013-1116

At your request, The Traffic Group, Inc. has reviewed the City of Gaithersburg Transportation Master Plan 2009 (published September 8, 2010) with respect to the Zoning Map Amendment for 14 Firstfield Road. The following elements of the plan were reviewed:

Surrounding Road Network

Firstfield Road is classified as a Collector Street with a minimum right-of-way of 80 feet. It is Master Planned for four lanes and currently is built to four lanes.

Bank Street is classified as a Minor Collector with a Master Planned right-of-way of 80 feet. Similarly, the Master Plan calls for a four-lane segment which is the existing condition.

The Master Plan provides Level of Service Analyses at multiple intersections within the City of Gaithersburg. The closest intersection to the site that was reviewed is at MD 117 and Firstfield Road, approximately ¼ of a mile north of the subject property. The Master Plan lists the intersection as adequate during both the AM and PM peak periods. No other immediately surrounding intersections were analyzed.

The property is located near a Ride-On bus stop that serves Route 56, which operates daily between Lakeforest Transit Center and Rockville Metro Station.

CCT

The Corridor Cities Transit Way (CCT) will follow an alignment along MD 124, just east of the subject site. Operations are currently scheduled to begin in the year 2021. Clearly, significant planning, design, and construction needs to occur before operations can begin. The CCT will follow a 9 mile long alignment from the Shady Grove Metro Rail Station to the Metropolitan Grove MARC Station.

Bicycle and Pedestrian Plan

Sidewalk is currently available on the north side of Bank Street and on the west side of Firstfield Road. The Master Plan calls for a proposed bike lane along Firstfield Road. No upgrades are proposed along Bank Street.

If you have any questions regarding this information, please do not hesitate to contact me.

CRW/clg

(I:\2013\2013-1116_ezStorage - Gaithersburg West\DOCS\CORRESP\ANALYST\Zoning Map Amendment1.docx)