

CITY OF GAITHERSBURG

NEIGHBORHOOD FIVE
LAND USE PLAN

A MASTER PLAN ELEMENT



Gaithersburg

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NEIGHBORHOOD FIVE LAND USE PLAN
Adopted April 1996

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NEIGHBORHOOD FIVE LAND USE PLAN

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NEIGHBORHOOD FIVE LAND USE PLAN

BACKGROUND

INTRODUCTION

This land use plan for Neighborhood Five is receiving a revision to the 1974 Corridor City Master Plan, and it is advantageous that this plan has been adopted for the following reasons:

- The advent of the Shady Grove/Clarksburg Transitway which will run through Neighborhood Five will have an impact on the neighborhood.
- Proper planning is needed for the large tract of vacant land known as the Casey Property, the future construction of West Watkins Mill Road, an existing MARC rail station, plus the future transitway will be sited on this one hundred acre site.
- Future annexation, and planning of the McGown Tract located in the northwest corner of the neighborhood will be in conformance with this land use plan.
- The State of Maryland has mandated that all elements of the City's master plan be revised by July, 1997.

WORK SCHEDULE

Citizen participation has been an integral part of the preparation of this land use plan for Neighborhood Five. The Ad Hoc Committee for Neighborhood Five was established by Resolution No. R-83-93, adopted by the City Council on October 11, 1993. This eleven-member committee helped plan and participated in a neighborhood-wide Master Plan informational meeting on December 7, 1993. The Committee, Planning Commission, and City Council members accompanied the Planning Staff on a bus tour of the neighborhood on November 6, 1993. The purpose of the tour was to become more familiar with existing land uses and the large amount of vacant land at the end of Metropolitan Grove Road. The committee met every other Thursday evening in the months of October, November and December. These meetings were to develop an issues report that would list critical land use issues that the Committee had identified for Neighborhood Five. This report was presented before the Planning Commission on February 2, 1994.

The land use options/strategies described in this report have been formulated utilizing the following: the Committee report, discussion held at the informational meeting, and staff's professional judgement and knowledge of the City. The staff draft land use plan was heard at a formal joint Mayor and City Council/Planning Commission public hearing on Monday, September 12, 1994. This allowed for the required 60 days of review by public agencies and affected parties. Following the formal public hearing the Planning Commission and Mayor and City Council conducted work sessions and adopted the land use plan. The City then initiated the comprehensive rezoning for Neighborhood Five to implement the adopted Neighborhood Five Land Use Plan.

The Planning Commission, at their November 15, 1995 meeting, adopted Resolution PCR-2-95 and recommended approval of the Neighborhood Five Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-1-96 on January 2, 1996. The Mayor and City Council then comprehensively rezoned Neighborhood Five by Ordinance O-5-96. These resolutions and ordinance can be found in the exhibit files located in the Planning and Code Administration at the City Hall.

1974 MASTER PLAN (SUMMARY)

The 1974 Master Plan and Map designated parcels that were in the City limits. At that time there were several enclaves and vacant land that have since been annexed into the City and today make up Neighborhood Five. In 1974, the majority of the land area in the neighborhood was designated low to medium density residential. A concentration of commercial and office building development was envisioned for the northeastern and central parts of the neighborhood. The large vacant land owned by the Casey family as well as the area around West Watkins Mill Road was designated as industrial-research-office.

ANNEXATIONS SINCE 1974

There have been six annexations to Neighborhood Five since the 1974 Master Plan was adopted. The Johnston/Rabbitt Tract (Annexation Petition X-122), east of Longdraft Road, consisted of 100 acres and was annexed into the City in 1981. Part of the GEISCO tract (Annexation Petition X-129), roughly equalling 14 acres north of Quince Orchard Road and called the Crescent, was annexed in 1982 as part of the whole 212 acres. In 1984, a series of enclave annexations took place throughout the City. Annexation Petitions X-132 and X-135, consisting of 59.8 acres and 5 acres respectively, known as the Weinschel/Devlin/Dorsey Estates Properties and the Diamond Property, became part of the City. The McNally/Schultz property (Annexation Petition X-144), consisting of 3.5 acres east of Game Preserve Road and south of the CSX rail line, was annexed in 1987. The most recent annexation (Annexation Petition X-165) occurred in 1995. This consisted of 7.8 acres known as H.C.M. Investments and State properties. A subdivision, Longdraft Oaks, will be built there.

NEIGHBORHOOD 5 GROWTH BY ANNEXATION 1960 - JULY 1994

YEAR	FILE NUMBER	ACRES ANNEXED
1964	X - 70	57.0
1965	X - 77	4.92
1966	X - 76	73.0
1967	X - 87	308.66
1967	X - 89	147.00
1967	X - 90	200.00
1968	X - 95	198.00
1968	X - 97	40.83
1968	X - 98	37.11
1971	X - 109	82.42
1973	X - 111	37.75
1974	X - 104	16.00
1981	X - 122	100.01
1982	X - 129 (part)	13.87
1984	X - 132	59.80
1984	X - 135	5.00
1987	X - 144	3.54
1994	X - 165	7.86
TOTAL		1,392.77 Acres

CURRENT POPULATION

The estimated 1996 population of Neighborhood Five as of January 1, 1996, is 10,404.

EXISTING USE OF LAND

Neighborhood Five consists of approximately 1,392 acres. Approximately 969 acres, or 70% of the total neighborhood acreage, are currently developed. This includes 674 acres of residential development, (a detailed population and dwelling unit analysis can be found in the Appendix), 70.33 acres of commercial activity (Diamond Square Shopping Center, Firstfield Center and Quince Orchard Plaza), and 224.14 acres of industrial and office uses (Tech Park 270, Bennington Corporate Center, Quince Tree Executive Center, the Quince Orchard Road/Firstfield Road area, and the Crescent). The vacant, undeveloped acreage in the neighborhood is currently 250.75 acres or 18%. Most of this acreage is concentrated in the northern end of the neighborhood between the CSX rail line and Interstate 270.

LAND USE CLASSIFICATION HIERARCHY

1974	1997 Land Use Plan
Vacant-Farm	
Low Density Residential	Low Density Residential
—	Medium-Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
—	Mixed Residential
—	Residential-Office
—	Commercial-Office-Residential
Urban Core	Mixed Use
Commercial	Commercial
—	Commercial/Industrial-Research-Office
Industrial-Research-Office	Industrial-Research-Office
Industrial-Commercial	Industrial
Institutional	Institutional
—	Institutional-Residential
Open Space-Recreational	Open Space
Water	

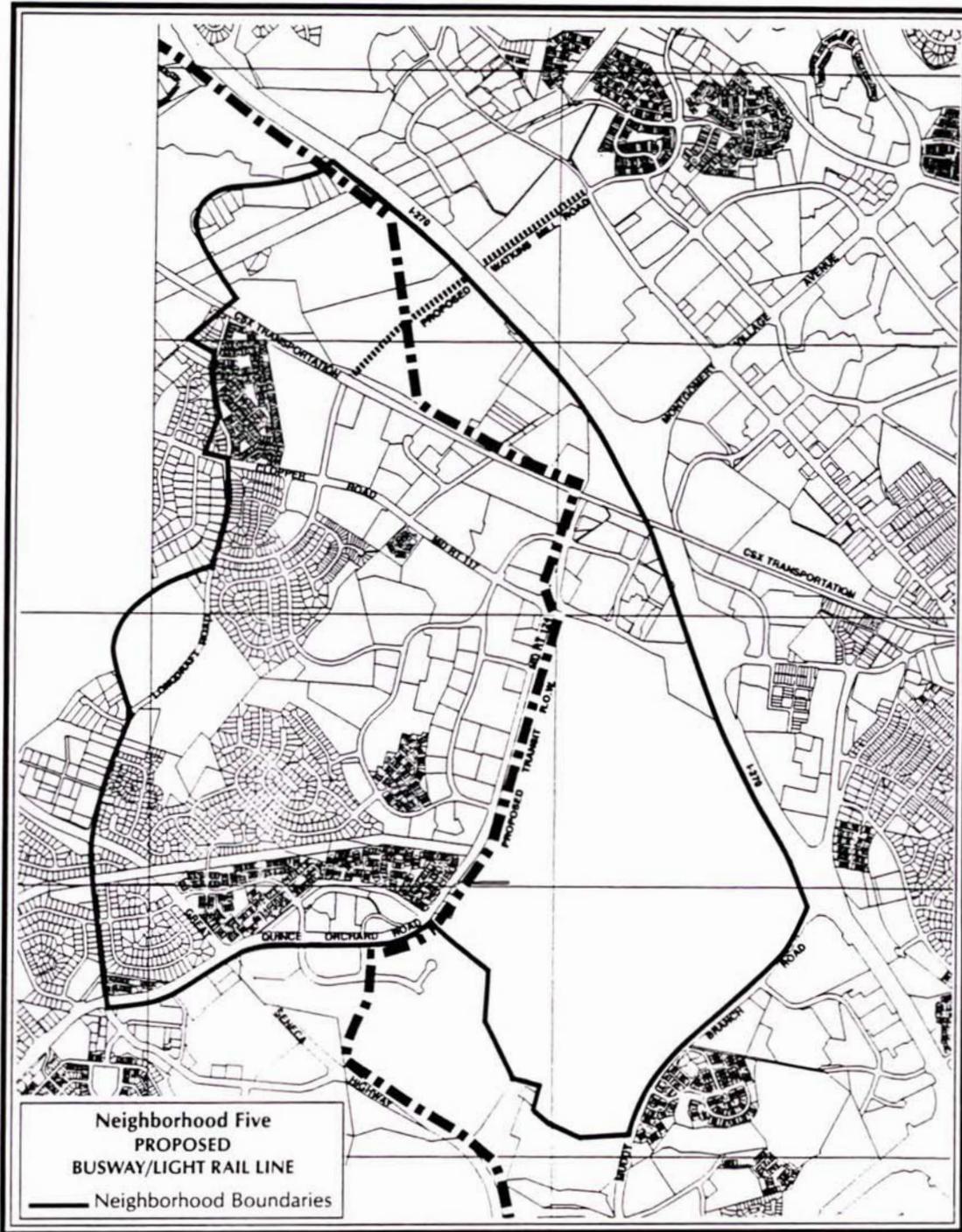
LAND USE DESIGNATIONS AND CORRESPONDING ZONING CATEGORIES

The following chart shows the relationship between the City's land use designations and corresponding zoning categories.

LAND USE DESIGNATIONS	CORRESPONDING ZONING CATEGORIES
Low Density Residential	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-90 Cluster (3.5 units/acre)
Medium-Low Density Residential	R-6 (6 units/acre maximum)
Medium Density Residential	RP-T (9 units/acre maximum) R-18 (18 units/acre maximum) R-20 (21.5 units/acre maximum)
High Density Residential	R-H (54 units/acre maximum)
Mixed Residential	MXD (Mixed Use Development)
Residential-Office	R-B (Residential Buffer) R-O (Planned Residential) MXD (Mixed Use Development)
Commercial-Office-Residential	C-B (Commercial Buffer) MXD (Mixed Use Development)
Commercial	C-1 (Local Commercial) C-2 (General Commercial) C-3 (Highway Commercial) H-M (Hotel-Motel)
Mixed Use	CBD (Central Business District)
Commercial/Industrial- Research-Office	MXD (Mixed Use Development)
Industrial-Research-Office	E-1 (Urban Employment) E-2 (Moderate Intensity Industrial Park) I-3 (Industrial and Office Park)
Industrial	I-1 (Light Industrial) I-4 (General Industrial)
Institutional	R-A (20,000 sq.ft. minimum/unit) R-90 (3 units average/acre) R-B (Residential Buffer)
Open Space	R-A (20,000 sq.ft. minimum/unit)

TRANSPORTATION NETWORK: EXISTING AND PLANNED

Neighborhood Five is well served by existing highways, including Interstate 270, Maryland Route 124 (Quince Orchard Road), Maryland Route 117 (West Diamond Avenue/Clopper Road), Great Seneca Highway, and Longdraft Road. A widening/reconstruction of the Longdraft/Clopper Roads intersection has recently been completed. Watkins Mill Road Extended, a master-planned arterial road with a 100-foot right-of-way will extend west from Maryland Route 355 to Maryland



Route 117, providing significant relief for the currently overloaded Montgomery Village Avenue/Quince Orchard Road (Maryland Route 124) corridor to the south. The portion of future Watkins Mill Road Extended in Neighborhood Five between Interstate 270 and the railroad is also critical to the future development/redevelopment of the land in that area, and to the possible elimination of the at-grade railroad crossing at Metropolitan Grove Road. A new master-planned road to access the parcels north and south of Watkins Mill Road Extended is also envisioned.

In addition to existing and planned highways, a busway/light rail line is proposed to extend from the METRO station at Shady Grove in a transit corridor that includes Neighborhoods Three, Four and Five within the City, a major connection with the existing MARC rail line at Metropolitan Grove station, and extension beyond to Germantown and Clarksburg. The alignment is described and shown in plan and profile in the *Shady Grove/Clarksburg Transitway Study Final Report* dated March 1993, prepared for the Montgomery County Department of Transportation. The busway/light rail alignment will also be included in the draft revised transportation plan element of the City's master plan. A parallel public hearing process will be undertaken by Montgomery County to add the portions of the Shady Grove/Clarksburg transit alignment to the several master plans in the County. The City Council and Planning Commission have strongly recommended to the Montgomery County Council that a storage/maintenance yard not be placed in Neighborhood Five. The portion of the proposed busway/light rail line within Neighborhood Five is shown on the map below.

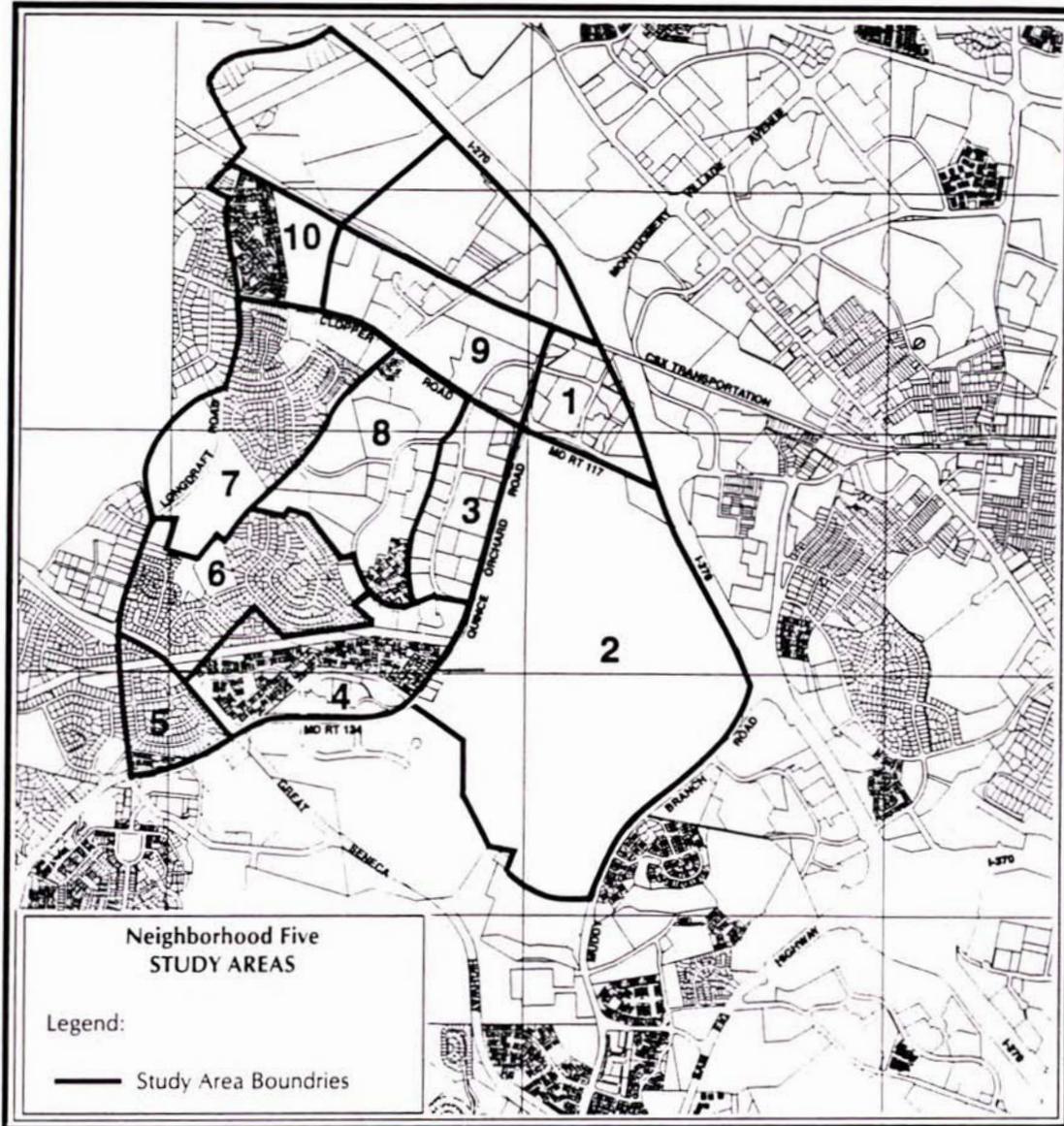
Two additional components of the City's transportation system, the pedestrian and bicycle networks, are also under review at this time.

NEIGHBORHOOD FIVE LAND USE PLAN

LAND USE

INTRODUCTION

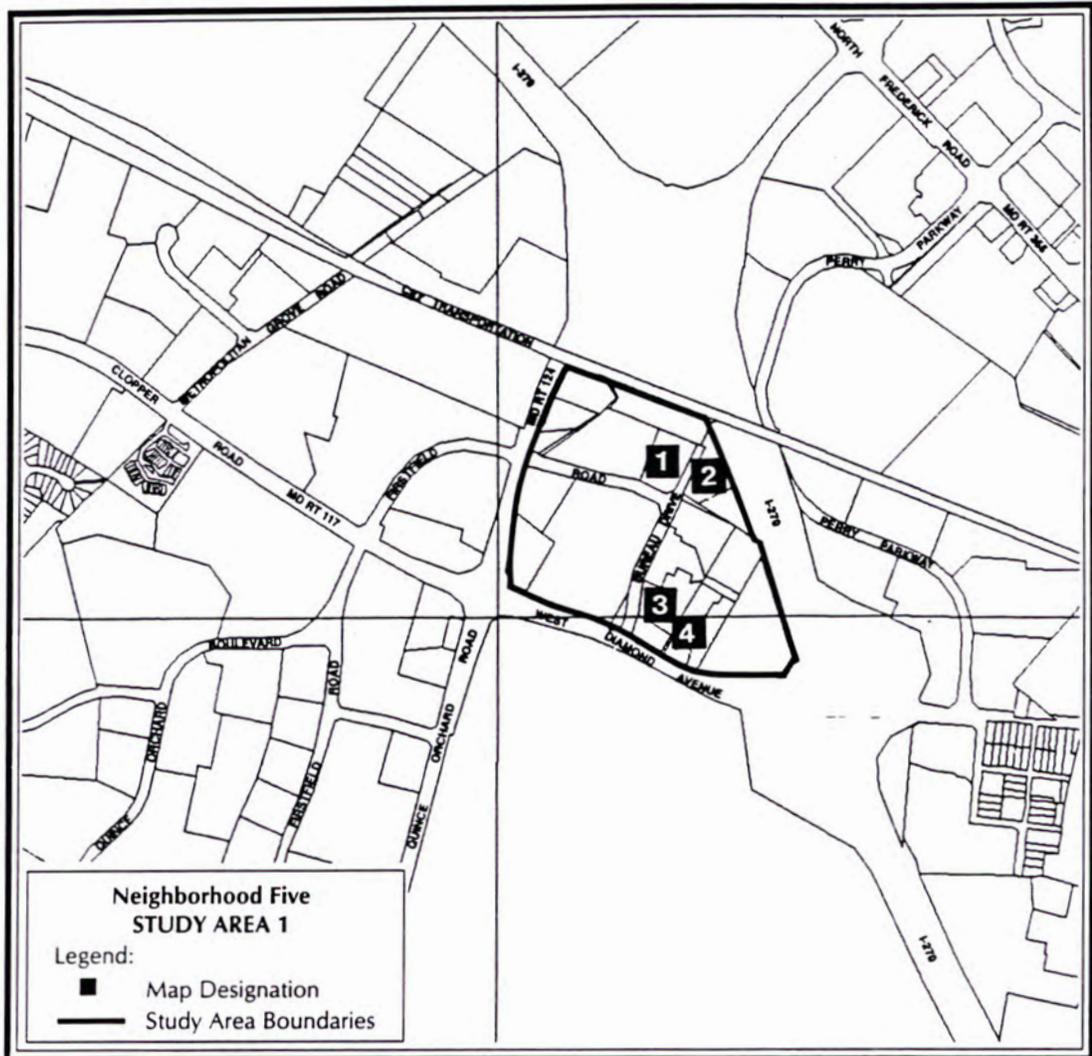
Land use options/strategies for properties in each of the twelve study areas shown within Neighborhood Five are discussed in the pages that follow and are shown on the map below, on maps within the text of this report, and are listed in the chart beginning on page 42. **Any properties which may not be specifically addressed in the text, map, and chart, will retain their 1974 land use description designations.**



NEIGHBORHOOD LIMITS

Neighborhood Five is an area of the City of Gaithersburg bounded on the north by a portion of Interstate 270, on the west by Game Preserve Road and Longdraft Road, on the south by Quince Orchard Road and southerly boundary of the National Institute of Standards and Technology, and on the east by Muddy Branch Road.

STUDY AREA 1



Total Area:	40.19 Acres
Estimated Population:	260
Housing Units:	122
Predominant Land Use:	Commercial, Industrial-Research-Office
Vacant Land:	12.81 Acres

This study area is bounded on the north and east by Interstate 270, to the south by West Diamond Avenue, and to the west by Quince Orchard Road.

The existing land use pattern is a mix of uses including: retail commercial (Diamond Square), hotel (Red Roof Inn), restaurants (Pat and Mikes, McDonalds), service station (Shell Service Station), car dealership (Criswell Chevrolet), and a lumber yard (84 Lumber); industrial-research-office (Quince Tree Executive Center); and high density residential/institutional (Diamond Square Apartments and the Upcounty Senior Center). The principal vacant developable land in the study area is part of the Quince Tree Executive Center (approximately 11.75 Acres). The study area is serviced internally by Bureau Drive and Firstfield Road.

The corner of Quince Orchard Road and West Diamond Avenue has become a major intersection within the City. It is anchored by the Quince Diamond Building which is a six-story 106,461 square foot office building, a 100,575 square foot retail center, called Diamond Square, and another retail area, Firstfield Center, which fronts along Quince Orchard Road.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 1 map on page 8 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

- 1** **Redesignate** Parcel N746, from commercial to **high density residential** (Map Designation 1). This parcel contains the former Comfort Inn that is now being used for the Upcounty Senior Center and Diamond Square Apartments. This parcel is interesting in that it contains two land use types in the same building on 2.23 acres—residential and institutional, the more prevalent use being the 122 residential units. For high density residential, the zoning classification would be R-H with a maximum density of 54 units per acre. The redesignation of this parcel to high density residential is logical because the joint venture between the City and Montgomery County is long-term.

Land Use and Zoning Actions

- Adopted institutional designation
- Zoning on property remains C-2

- 2** **Retain** Lot 10, part of parcel N770 (Map Designation 2), as **commercial** which would be consistent with its C-2 zoning. This site is currently vacant and adjacent to Lot 9 which contains the McDonalds restaurant. Lot 10 consists of 1.06 acres of commercial ground with an ingress/egress easement through Lot 9.

Land Use and Zoning Actions

- Adopted commercial designation, as proposed
- Zoning on property remains C-2

- 3** **Retain** parcels N962 and N904 as **commercial** (Map Designation 3). Both of these lots are currently vacant and zoned C-2. N962 is adjacent to Pat & Mikes restaurant and is part of the Quince Tree Executive Center. The office park master plan originally proposed a five-story 70,000 square foot office building on this lot. In looking at future development on this parcel, a retail commercial use, office or another restaurant, would be compatible with surrounding uses. N904 is a vacant 2.21-acre lot which also is part of the Quince Tree Executive Center. The use for this parcel is unspecified in their master plan.

Land Use and Zoning Actions

- Adopted commercial designation, as proposed
- Zoning on property remains C-2

4 **Redesignate** parcel N39 from industrial-research-office to **commercial** (Map Designation 4). This parcel consists of 6.46 acres of vacant ground. The parcel, currently owned by the Quince Tree Executive Associates, is a prime site for future retail commercial or office development due to its proximity to Interstate 270 and West Diamond Avenue. The Maryland State Highway Administration will not allow direct access to West Diamond Avenue due to its location next to the Interstate 270 exit ramps. Therefore, ingress/egress will have to take place off Bureau Drive or the adjacent parcel N904. A commercial designation would be compatible with the surrounding area and would allow this property to develop to its greatest potential while providing flexibility.

Land Use and Zoning Actions

- Adopted commercial designation
- Zoning on property remains C-2

**PROJECTIONS FOR STUDY AREA 1
WITH MAXIMUM DEVELOPMENT OF LAND USE OPTIONS SELECTED**

Estimated Population	260		
Housing Units			
High-Rise Apartments	120		
TOTAL	120		
Major Commercial Development			
Diamond Square Shopping Center	12.2 acres	175,000 sq.ft.	
Firstfield Center	2.4 acres	20,530 sq.ft.	
Major Office Development			
Quince Tree Executive Center		135,236 sq.ft.	
Quince Diamond Center		106,461 sq.ft.	

Neighborhood Five, and crosses the southernmost driveway of NIST at grade. A station is proposed just north of where Quince Orchard Boulevard intersects with Quince Orchard Road on the NIST side. No parking is proposed at this station, but an on-street drop-off area is proposed. The transitway continues northward along Quince Orchard Road and crosses several additional driveways to NIST. The crossings will be at grade and protected with signs, signals, and gates/flashers. The Shady Grove/Clarksburg Transitway Study recommends a 70-foot-wide transit right-of-way in addition to the State Highway Administration requirement for a 150-foot-wide right-of-way for Quince Orchard Road (Maryland Route 124). In areas adjacent to a public right-of-way, such as Quince Orchard Road, a 50-foot transit easement will be needed.

The land use option, identified by a map designation number on the Neighborhood Five Study Area 2 map on page 11 and listed in the chart beginning on page 42, is described as follows:

Land Use Option

- 5** **Designate** P15, P41 and P67 (Map Designation 5), to one of the following three options: **low density residential** (Option A), **residential-office** (Option B) or **commercial-office-residential** (Option C). Three existing houses (2.6 acres) are not within the City Limits. Any possible annexation of NIST does not have to include these three parcels, but the three could petition for annexation without NIST. Option A would match the current single-family land use. A major issue will be the proposed transitway alignment which runs along the front of these parcels taking a portion of the front yards and affecting access. Noise mitigation and visual screening would be required if these houses remained as residences. Option B could result in a light office use on three lots, either within existing residences or through redevelopment in the R-B (Residential Buffer) zone. Option C could result in office or light retail use. Any redevelopment on these lots with a new building could be at a scale consistent with the requirements of the C-B (Commercial Buffer) zone.

Land Use and Zoning Actions

- Adopted commercial-office-residential designation (Option C)
- Zoning to be assigned at the time of annexation

**PROJECTIONS FOR STUDY AREA 2
WITH MAXIMUM DEVELOPMENT OF LAND USE OPTIONS SELECTED**

Estimated Population	9
Housing Units	
Single-Family Detached	3
Option C:	6,000 sq.ft. of office or retail
Major Research/Development/Office	
NIST	2,425,334 sq.ft.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 3 map on page 13 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

6 **Retain** Lot 1, Block C of Diamond Farms (Map Designation 6) as **industrial-research-office** (Option A) or **redesignate to commercial** (Option B). On Lot 1, there currently exists an office building that contains a bank, several medical offices, and other office related businesses. Option A should be selected if this site, currently zoned E-1, is viewed as an employment center. Option B recognizes that some of the uses and the orientation of this building relate better to the adjoining commercial area of Quince Orchard Plaza on the north side of Bank Street. A redesignation to commercial might suggest C-2 as an alternate zoning.

Land Use and Zoning Actions

- Adopted commercial designation (Option B)
- Property rezoned to C-2

7 **Retain** part of Lot 2, Block C of Diamonds Farms (Map Designation 7) as **industrial-research-office** (Option A) or **redesignate to commercial** (Option B). Watkins-Johnson Corporation, owner of Lot 2, received site plan approval for this site in 1973 and the vacant portion is part of their stormwater management system. This vacant 3.3 acres could be developed with a commercial use (Option B) if the property were subdivided and a new storm water management system was completed. By redesignating part of Lot 2 commercial, a restaurant or retail uses, compatible with Quince Orchard Plaza, could occur.

Land Use and Zoning Actions

- Adopted commercial designation (Option B)
- Property rezoned to C-2

8 **Redesignate** P551 as **institutional** (Map Designation 8). This parcel contains the 10,340 square foot Diamond Farms Post Office on 1.84 acres. The redesignation from industrial-research-office is logical due to the long-term commitment of the United States Postal Service.

Land Use and Zoning Actions

- Adopted institutional designation
- Zoning to remain E-1

**PROJECTIONS FOR STUDY AREA 3
WITH MAXIMUM DEVELOPMENT OF LAND USE OPTIONS SELECTED**

Major Commercial Development

Quince Orchard Plaza	16.29 acres	245,657 sq.ft.
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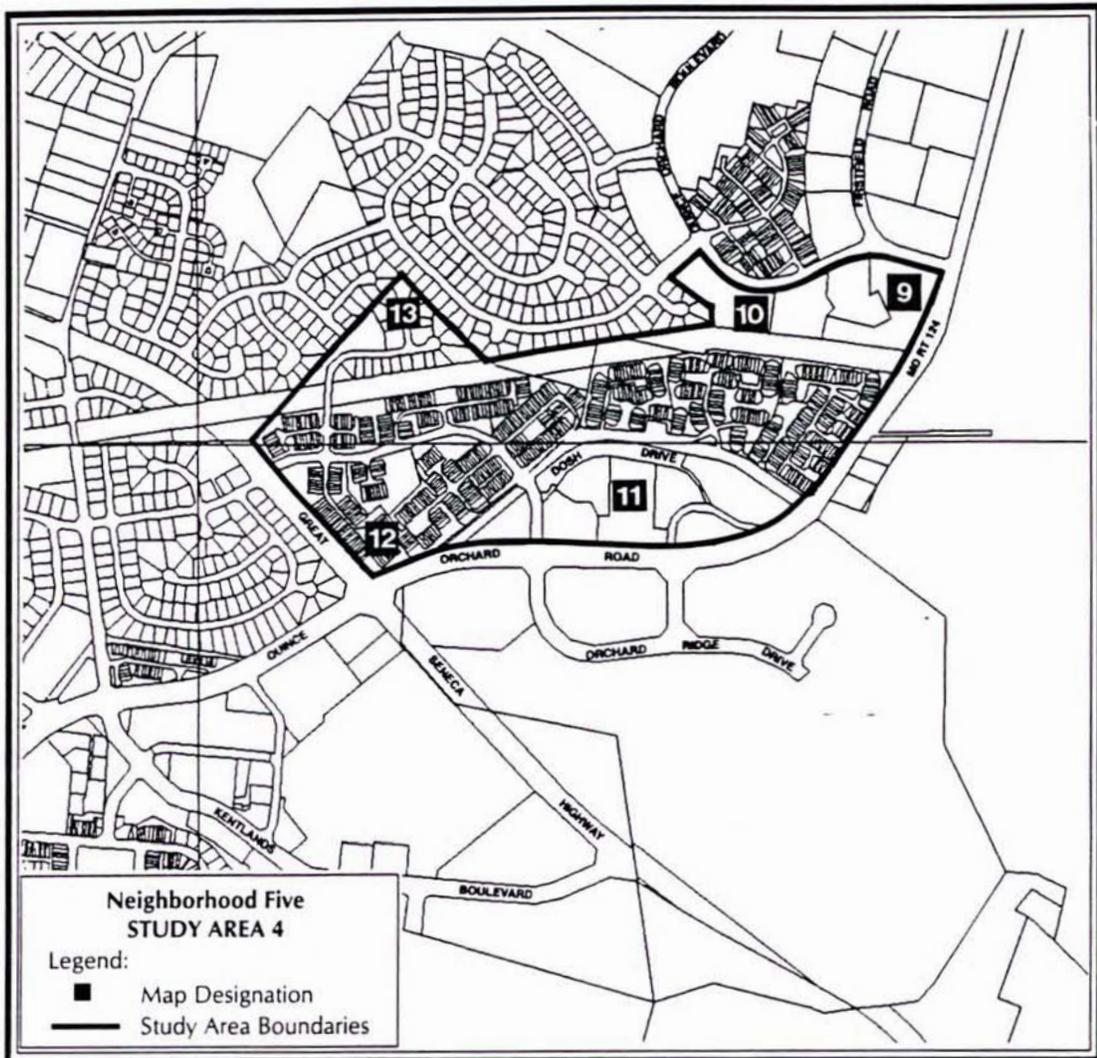
Major Office Development

DFS Buildings (Firstfield Road)		436,294 sq.ft.
One Bank Street		32,726 sq.ft.
Orange Systems		30,000 sq.ft.
Watkins-Johnson		160,000 sq.ft.

Map Designation 7

Option B: Commercial		30,000 sq.ft.
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STUDY AREA 4



Total Area:	95 Acres
Estimated Population:	1843
Housing Units:	635
Predominant Land Use:	Medium Density Residential
Vacant Land:	13.87 Acres

This study area is bounded by Quince Orchard Boulevard to the north; Maryland Route 124 (Quince Orchard Road) to the east and south; and Great Seneca Highway, the subdivision line of Hidden Orchard and the PEPCO right-of-way to include part of Diamond Farms Park to the west.

The existing land use pattern is predominantly medium density residential. This study area consists of Diamond Farms and Fernshire Farms townhouse developments. There also is a single family development called Hidden Orchard tucked behind Fernshire Farms that has access through this development. The vacant property in this study area is clustered in an area called the Crescent which is part of the office park development associated with Quince Orchard Corporate Park. There are two office buildings and a large day care center located within the Crescent.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 4 on page 16 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

- 9** **Redesignate** P105 as **medium density residential** (Map Designation 9). In the 1974 Land Use Plan this parcel was designated as open space-recreational. Diamond Farms Homeowners' Association owns this property and their community pool is located on this site. Redesignating this parcel to medium density residential is not inconsistent with current and long term private recreational use. This is a technical change from the 1974 Land Use Plan, as ownership of the property is privately held.

Land Use and Zoning Actions

- Adopted medium density residential designation
- Property rezoned to RP-T

- 10** **Redesignate** P106 and P107 from open space-recreational to **institutional** (Map Designation 10), to be consistent with the current land use. These two parcels contain a community theater and a day care center, both of which are a change from the 1974 Land Use Plan. It is important that the zoning remain R-A, which will only allow uses that are compatible with the surrounding residential and park areas.

Land Use and Zoning Actions

- Adopted institutional designation
- Zoning remains R-A

- 11** **Designate** N56, N60, N78, N128, N131, N135 and Outlot A, all of which are known as the Crescent, as **commercial/industrial-research-office** (Map Designation 11). These seven MXD zoned lots currently contain two office buildings and a day care center. All of the 13.87 acres of vacant land in this study area are located in this section which is bounded by Quince Orchard Road and Dosh Drive. These parcels were not in the City in 1974, and therefore are undesignated at this time. However, annexation of the entire 212.7-acre General Electric property (Annexation Petition X-129), which included these lots, occurred in 1982. The construction and realignment of Quince Orchard Road separated the Crescent from the rest of the General Electric property which is in Neighborhood Four.

Land Use and Zoning Actions

- Adopted industrial-research-office designation
- Property rezoned to MXD

- 12** **Designate** the townhouse development of Fernshire Farms as **medium density residential** (Map Designation 12). Fernshire Farms consists of 342 housing units on roughly 100 acres. This development was annexed (Annexation Petition X-122) into the City in 1980 and is zoned RP-T.

Land Use and Zoning Actions

- Adopted medium density residential designation
- Zoning remains RP-T

- 13** **Designate** this 23-unit single-family development known as Hidden Orchard as **low density residential** (Map Designation 13). Hidden Orchard is included in this study area because access is achieved through Fernshire Farms. It was part of the original Annexation Petition X-122, but was not developed until 1987 due to the access problems. Designating Hidden Orchard low density residential would be consistent with the surrounding single-family community of West Riding (Study Area 6).

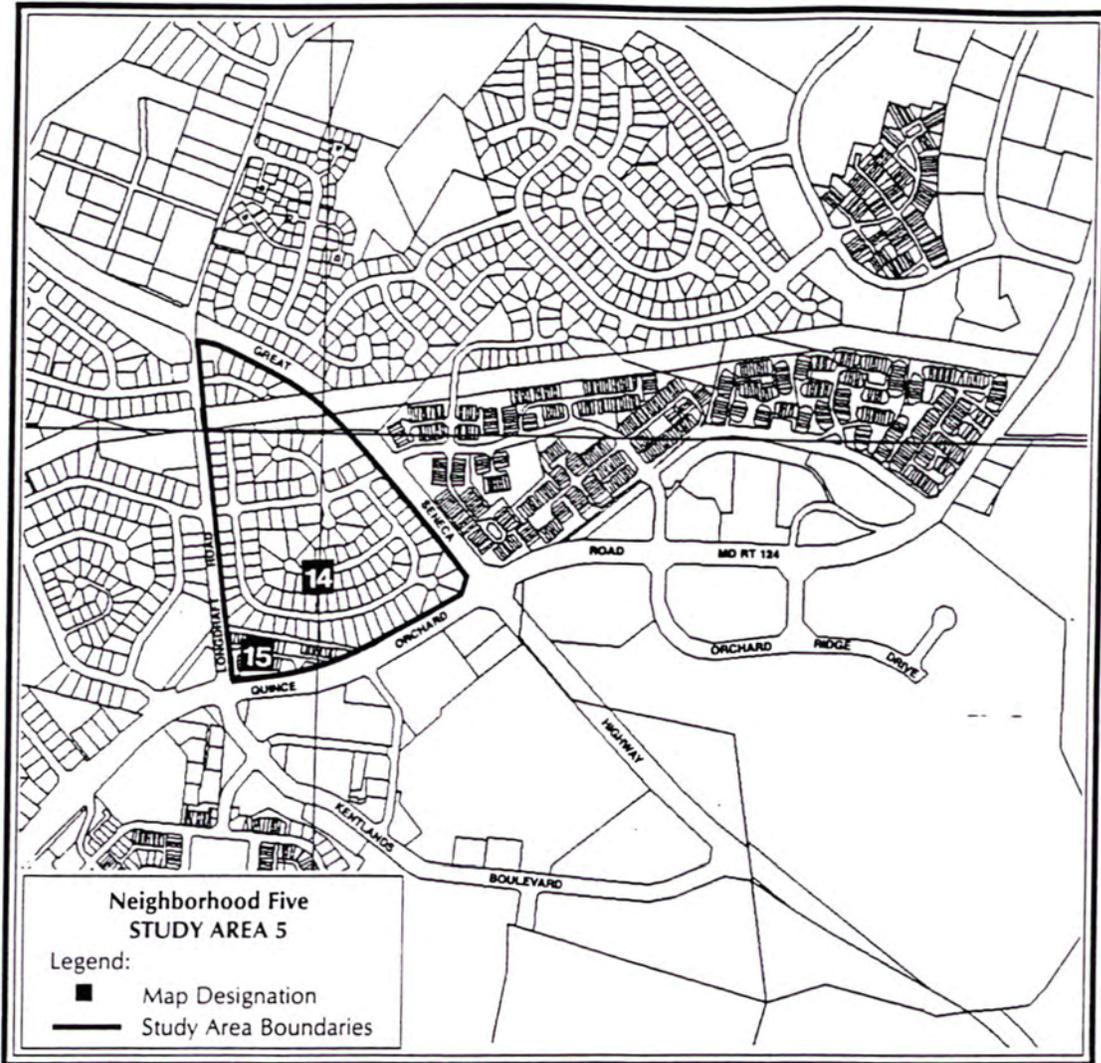
Land Use and Zoning Actions

- Adopted low density residential designation
- Zoning remains R-90 cluster

PROJECTIONS FOR STUDY AREA 4 WITH MAXIMUM DEVELOPMENT OF LAND USE OPTIONS SELECTED

Estimated Population	1843	
Housing Units		
Single-Family Detached	23	
Single-Family Attached	612	
TOTAL	635	
School Age Children		
K-5	150	
6-8	53	
9-12	42	
Open Space/Undevelopable Land	12.89	Acres
Major Office Development		
The Crescent	50,000	sq.ft.

STUDY AREA 5



Total Area:	32.6 Acres
Estimated Population:	422
Housing Units:	94
Predominant Land Use:	Low Density Residential

This study area is defined by the boundaries of Great Seneca Highway to the north and east, Quince Orchard Road to the south, and Longdraft Road on the west.

The existing land use pattern includes two established single-family communities and one future townhouse development. Most of this study area was not part of the City when the 1974 Land Use Plan was completed. The small subdivision of Fernshire Woods, consisting of 14 single-family homes and zoned R-90, was part of the City in 1974.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 5 map on page 19 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

14 **Designate** the subdivision known as Bridlewood **low density residential** (Map Designation 14). This development consists of 80 housing units zoned R-90 Cluster and situated between Great Seneca Highway and Longdraft Road. The Bridlewood Subdivision was part of the entire Annexation Petition X-122, which happened in 1980 and included at that time the vacant land which today makes up Fernshire Farms. Designating this subdivision as low density residential would be consistent with the existing development and surrounding land uses.

Land Use and Zoning Actions

- Adopted low density designation
- Zoning for subdivision is R-90 Cluster

15 **Designate** parcels N355 and N399 as **medium density residential** (Map Designation 15). These two parcels consist of 4.63 acres zoned RP-T. The larger parcel, N355, has received approval for 33 townhouses currently under construction. The two lots were originally part of the Kent property but were separated after the relocation and widening of Quince Orchard Road. A medium density residential designation for these two lots would not conflict with the land use of the surrounding neighborhood.

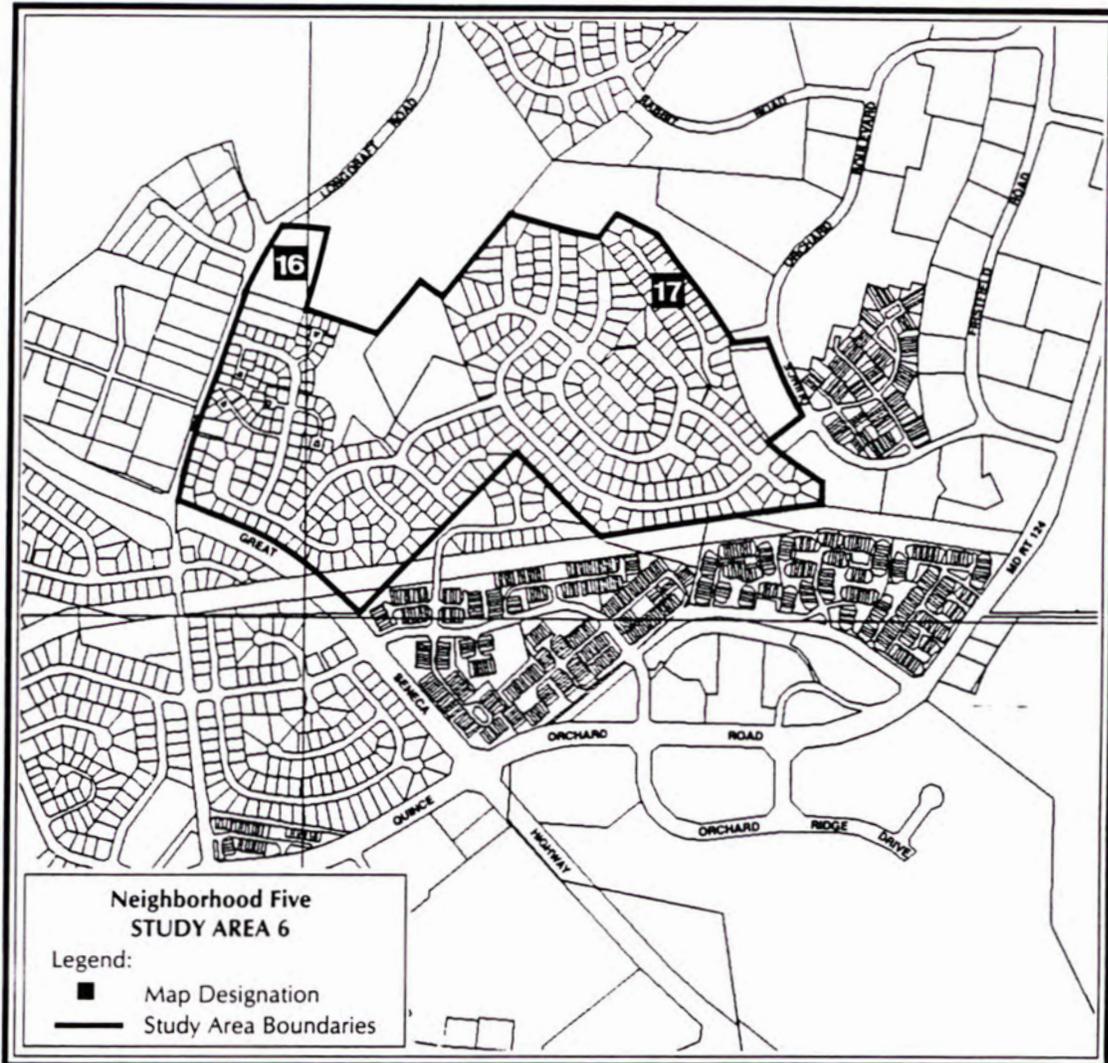
Land Use and Zoning Actions

- Adopted medium density residential designation
- Zoning on property is RP-T

**PROJECTIONS FOR STUDY AREA 5
WITH MAXIMUM DEVELOPMENT AND LAND USE OPTIONS SELECTED**

Estimated Population	422
Housing Units	
Single-Family Detached	94
Single-Family Attached	33 (future)
TOTAL	127
School Age Children	
K-5	45
6-8	17
9-12	22
Open Space/Undevelopable Land	2.0 Acres

STUDY AREA 6



Total Area:	91 Acres
Estimated Population:	1,279
Housing Units:	406
Predominant Land Use:	Low Density Residential

This study area is bounded to the north by Seneca Creek State Park and the City's Diamond Farms Park; to the east by Diamond Farms Park and Quince Orchard Boulevard; to the south by the PEPCO right-of-way, the subdivision of Hidden Orchard and Great Seneca Highway; and on the west by Longdraft Road.

This study area is very similar to Study Area 5 in the sense that the predominant land use is mature single-family homes zoned R-90. The larger of two developments, West Riding, consists of 305 units on lots averaging 9,200 square feet. The other development, Relda Square, not-unlike West Riding, contains 68 older homes on similar lots. Diamond Farms Elementary School serves these developments. Both subdivisions contain homes that fit within the R-90 setback requirements, but as time goes by, pressure to add rooms on to these homes within the setbacks is increasing. The upkeep of these neighborhoods is important in maintaining liveability and housing values.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 6 map on page 21 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

16 As of the writing of this draft report, a petition for annexation (X-165) of this map designation area has been received in the Planning and Code Administration. This annexation includes P458, P461, P512 and 3.71 acres of State Park land to equal 7.86 acres (Map Designation 16). The petition requests the development of P458 for 11 single-family homes under the R-90 Cluster zone. A **low density residential** land use designation at annexation would be consistent with its current Montgomery County zoning designation and the surrounding neighborhood of Relda Square.

Land Use and Zoning Actions

- Annexation (Annexation Petition X-165) has occurred with a low density residential/open space designation
- Zoning on property is R-90 Cluster

17 **Redesignate** the subdivision of Hunter’s Trace from high density residential to **low density residential** (Map Designation 17). The 1974 Land Use Plan designated this 9.55-acre site high density residential. The property underwent rezoning (Z-207) in May of 1979, which changed the zoning classification from R-H to R-90 Cluster. The findings of fact stated that the 1974 classification of R-H was a mistake due to the neighboring low density housing and the imbalance of the City’s housing stock. Currently there are 33 single-family housing units along Solitaire Court. The redesignation would be consistent with its current land use.

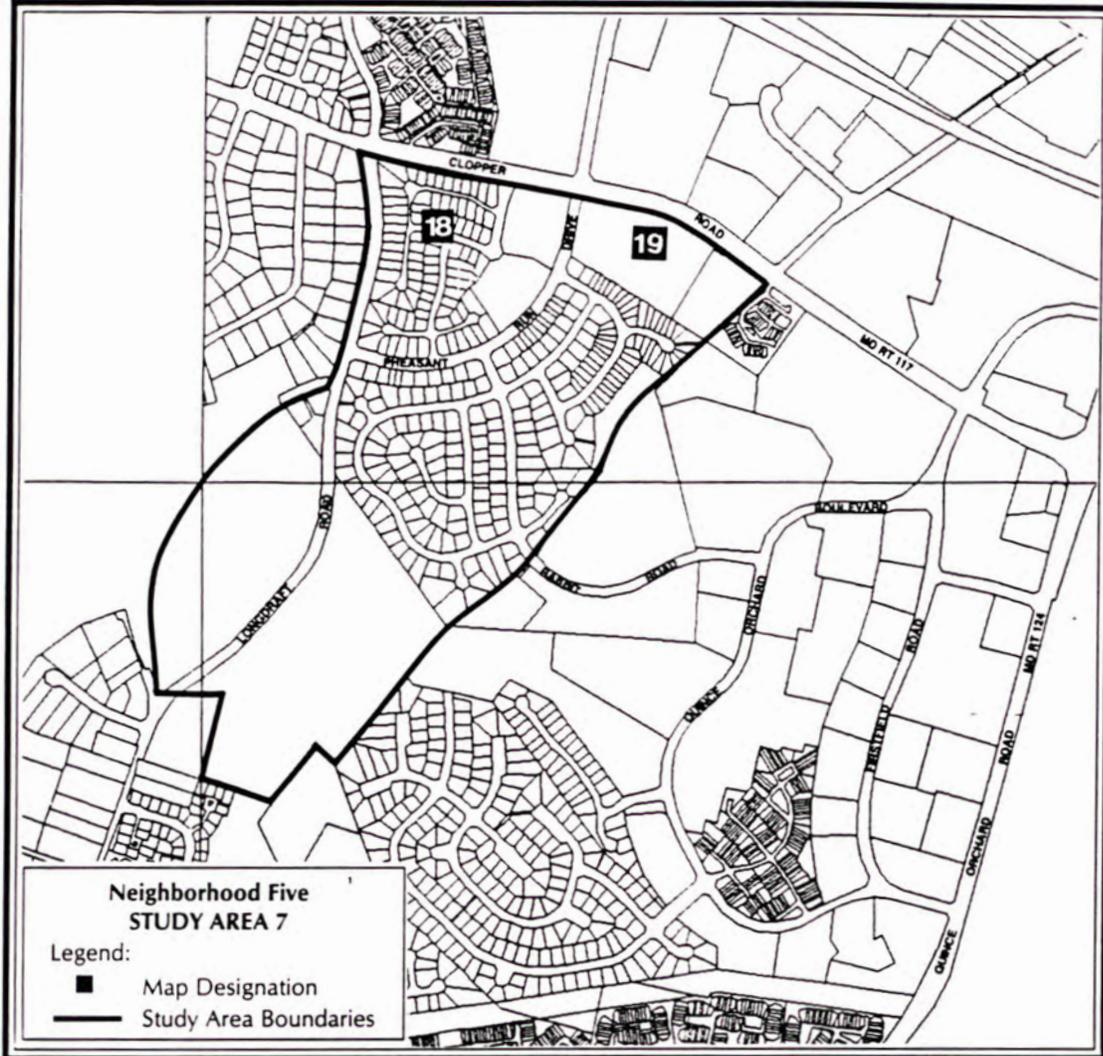
Land Use and Zoning Actions

- Adopted low density residential designation
- Zoning on property remains R-90 Cluster

**PROJECTIONS FOR STUDY AREA 6
WITH MAXIMUM DEVELOPMENT WITH LAND USE OPTIONS SELECTED**

Estimated Population	1,279
Housing Units	
Single-Family Detached	406
Single-Family Detached	11 (future)
TOTAL	417
School Age Children	
K-5	162
6-8	65
9-12	85
Open Space/Undevelopable Land	15.44 Acres

STUDY AREA 7



Total Area:	99.8 Acres
Estimated Population:	673
Housing Units:	246
Predominant Land Use:	Low Density Residential

This study area is bounded to the north by Clopper Road, to the east by Tech Park 270 and the subdivision line of Pheasant Run, to the south by State parkland, and to the west by State parkland and Longdraft Road.

The existing land use on portions of the study area has changed since the 1974 Land Use Plan. Tech Park 270, a research/development and office park, is located along Clopper Road and Pheasant Run Drive. However, the predominant land use is single-family residential. This includes a 152 unit R-90 cluster subdivision called Pheasant Run, three homes west of Longdraft Road (Leafy Overlook), and the 91-unit Orchard Hills subdivision under construction. One nice amenity for this study area is that one-third is devoted to the State-owned 61-acre Seneca Creek State Park.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 7 map on page 23 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

18 **Redesignate** P528, P557, P608, P610, P689, Parcels X-3 and X-4 as **medium-low density residential** (Map Designation 18), which were rezoned in 1992 from E-1 to R-6. This rezoning, Z-270 (O), was for the approval of 91 single-family units on 22 acres (Orchard Hills). These parcels were part of a larger E-1 zoned corporate office center, called Tech Park 270 (Map Designation 19). The entire 45-acre site, which at the time was all Tech Park 270, was rezoned in 1979. This tract of land had been in a holding pattern with R-A zoning until the proposal for office development. The rezoning of Z-270 (O) back to residential was a reflection of the downturn of the office market in the late 80's and early 90's. Redesignating to medium-low density residential would be consistent with the approved residential site development plan.

Land Use and Zoning Actions

- Adopted medium-low density residential designation
- Zoning on property to be R-6

19 **Redesignate** parcels X-1, X-2, Y-1 and Y-2, all of the former B.C. Thorpe Tract, as **industrial-research-office** (Map Designation 19). These four parcels make-up the office park known as Tech Park 270. As mentioned in Map Designation 18, these lots were rezoned to E-1 in 1979. The 1974 Land Use Plan designation of medium density residential is no longer consistent with the current office use and a redesignation should occur.

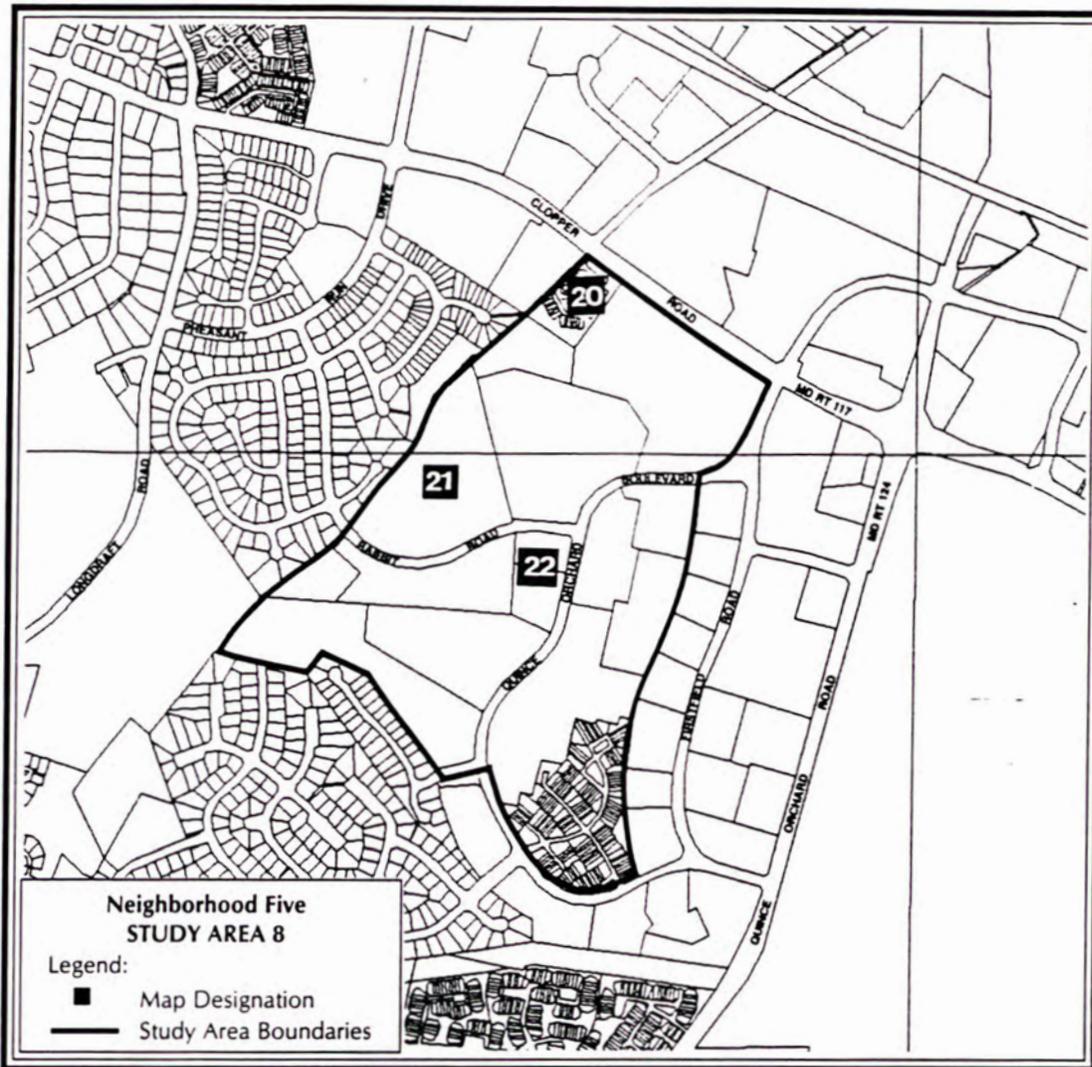
Land Use and Zoning Actions

- Adopted Industrial-research-office designation
- Zoning on property to remain E-1

**PROJECTIONS FOR STUDY AREA 7
WITH MAXIMUM DEVELOPMENT WITH LAND USE OPTIONS SELECTED**

Estimated Population	673
Housing Units	
Single-Family Detached	246
School Age Children	
K-5	98
6-8	39
9-12	52
Open Space/Undevelopable Land	61 acres
Major Office Development	
Tech Park 270	374,475 sq.ft.

STUDY AREA 8



Total Area:	83.6 Acres
Estimated Population:	3,104
Housing Units:	1,411
Predominant Land Use:	Medium Density Residential

This study area is bounded on the north by Clopper Road; on the east by Quince Orchard Boulevard and the rear property lines of Potomac Oak Condo's and Orchard Place; on the south by Quince Orchard Boulevard and the subdivision line between Hunter's Trace, West Riding and the City parkland; and on the west by the subdivision line of Pheasant Run and Tech Park 270.

Study Area 8 is the most populated in Neighborhood Five. The 1974 Land Use Plan for this study area designated a large percentage of the ground as medium density residential. Two large housing complexes, Quince Orchard Clusters and Potomac Oaks (formally Diamond Farms Condominiums), make up 83 percent of the total population in this study area. Quince Orchard

Cluster is an older apartment complex with Section I being built in 1970 and Section II in 1972, with both sections equalling 684 units. Potomac Oaks is a 540-unit apartment condominium community that also was built in the early 1970's. Although much of this study area is characterized as an apartment center, there are other land uses, including the City's Robertson Park. The 156-unit townhouse development of Orchard Place in the southern tip of the study area was constructed in 1984 and was part of the original Diamond Farm. There also is a new 30-unit townhouse development located along Clopper Road opposite Metropolitan Grove Road. This study area also contains the City of Gaithersburg's Public Service Facility, Robertson Recreational Park, and Brown Station Elementary School. There is one commercial parcel that is zoned C-1 (Local Commercial) and its medical and professional offices uses serve the neighborhood.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 8 map on page 25 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

20 **Designate** P750, known as the Diamond Property, **medium density residential** (Map Designation 20). This 5.0-acre parcel was undesignated on the 1974 Land Use Plan as it was only annexed into the City in 1984 (Annexation Petition X-135) and remained undevelopable until 1992. At that time rezoning application Z-272(O) was approved, which changed the property from R-A to RP-T. The rezoning to RP-T has allowed for the construction of 30 townhouses on this site as well as the preservation of the Diamond House. The proposed designation would reflect its current land use.

Land Use and Zoning Actions

- Adopted medium density residential designation
- Property zoned RP-T

21 **Redesignate** Parcel B on the north side of Rabbitt Road as **institutional** (Map Designation 21). This parcel is the site of the City of Gaithersburg's Public Works and Engineering Department. The 1974 Land Use Plan designated this area as medium density residential. This redesignation is technical in nature which reflects the current land use.

Land Use and Zoning Actions

- Adopted institutional designation
- Property remains R-A

22 **Redesignate** Lot 1 Block D of Diamond Farms from medium density residential to **commercial** (Map Designation 22). The property, zoned C-1, has been developed as an office condominium consisting predominantly of medical and professional offices.

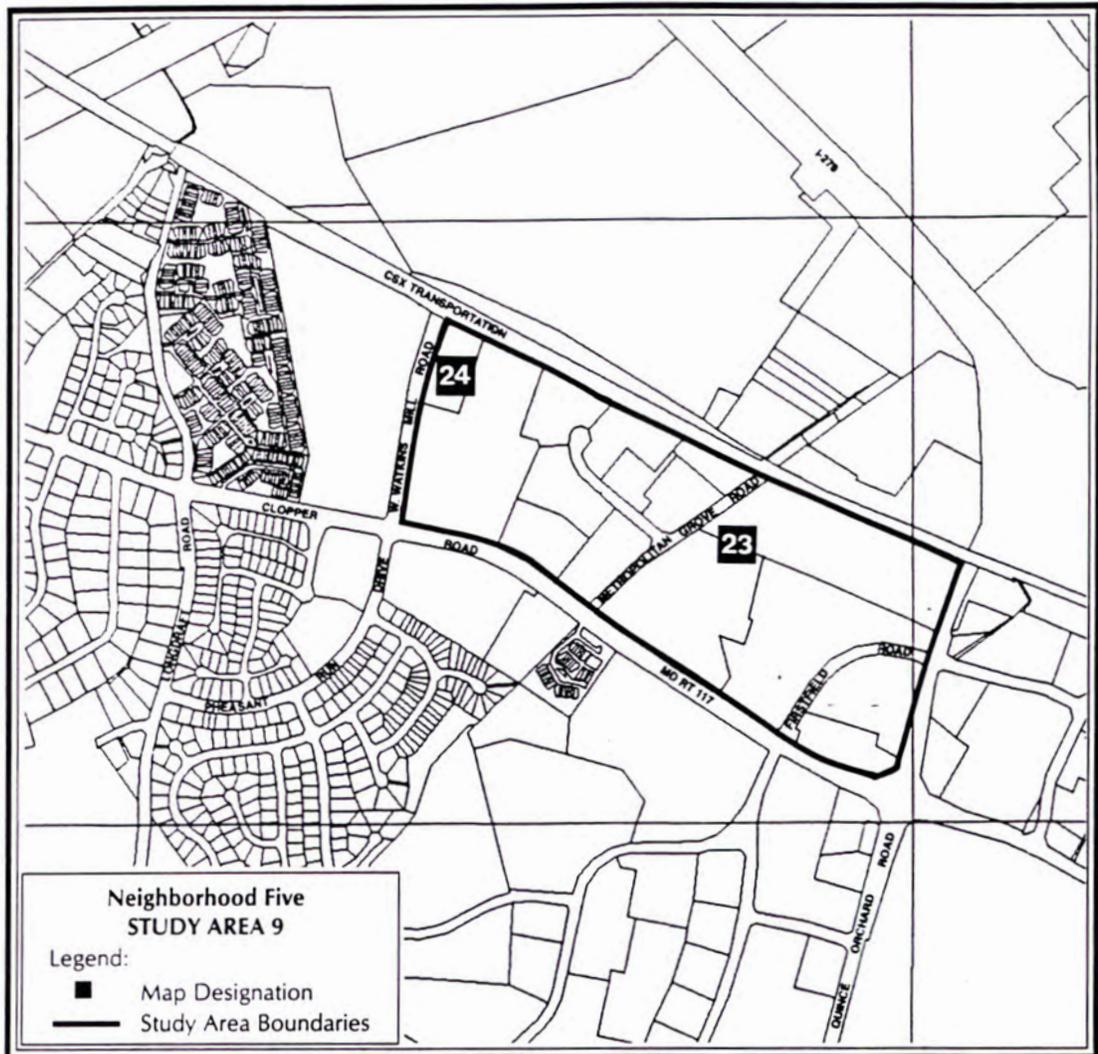
Land Use and Zoning Actions

- Adopted commercial designation
- Property remains C-1

**PROJECTIONS FOR STUDY AREA 8
WITH MAXIMUM DEVELOPMENT WITH LAND USE OPTIONS SELECTED**

Estimated Population	3,191
Housing Units	
Single-Family Detached	1
Single-Family Attached	186
Low Rise Apartments	1,224
TOTAL	1,411
School Age Children	
K-5	227
6-8	64
9-12	48
Open Space/Undevelopable Land	22 Acres
Major Office Development	
Diamond Farms Professional Park	70,163 sq.ft.
Government Facility	
Gaithersburg Public Works Building and Engineering Department	2,400 sq.ft.

STUDY AREA 9



Total Area:	75 Acres
Estimated Population:	1,610
Housing Units:	747
Predominant Land Use:	Medium Density Residential and Industrial-Research-Office

This study area is bounded on the north by the CSX railroad line right-of-way, on the east by Quince Orchard Road, on the south by Clopper Road, and on the west by West Watkins Mill Road.

Study Area 9 is entirely developed with land uses equally split between a medium density residential apartment complex to the east, called Orchard Pond, and to the west of Metropolitan Grove Road, industrial-research-office buildings. Orchard Pond is a 747-unit, R-20 zoned apartment complex that was constructed in 1975. There exists several large research/development and office type uses which are zoned I-3 on the west side of Metropolitan Grove Road. There are also a bowling alley, public storage buildings, the Maryland State Motor Vehicle Administration, and a MARC commuter parking lot.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 9 map on page 28 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

23 **Redesignate** P564 and N368 as **institutional** (Map Designation 23). Parcel number P564 is currently owned by the State of Maryland and is used for a truck maintenance facility and the distribution of anti-skid materials during the winter months. Parcel number N368 is owned by Montgomery County and is used as a MARC rail line commuter parking lot. Redesignating these two parcels is a technical change to reflect current land use.

Land Use and Zoning Actions

- Adopted institutional designation
- Property rezoned to R-A

24 **Designate** N243 and N459 as **industrial-research-office** (Map Designation 24). These two parcels were annexed into the City during the larger enclave annexation in 1984. Currently, Weinschel Company and Clopper Road Associates are the owners of these lots. N243 is part of the Bennington Corporate Center and contains a 62,560 square foot building occupied by Federal Express. This designation is technical in nature due to the fact that these lots were not part of the City in 1974.

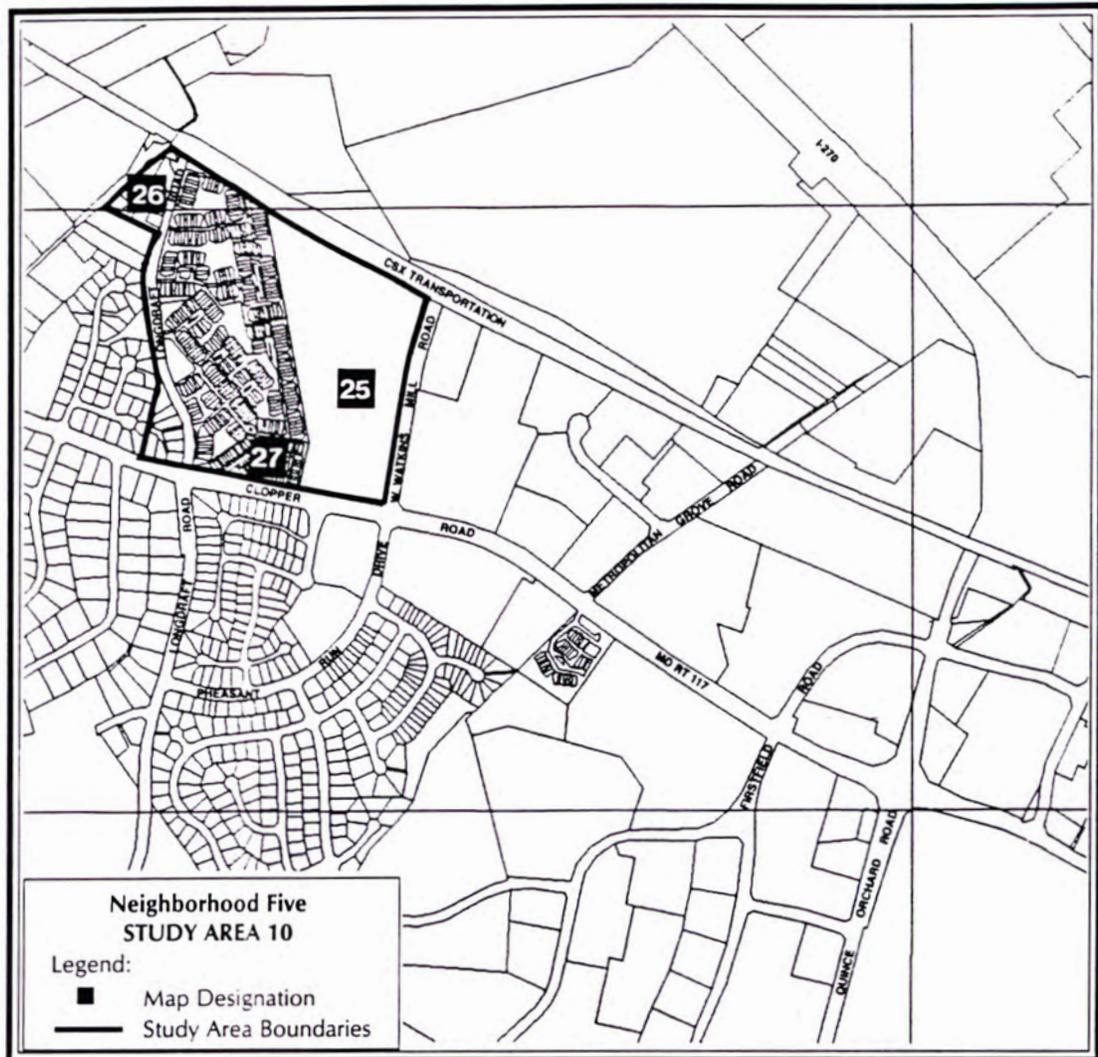
Land Use and Zoning Actions

- Adopted industrial-research-office designation
- Property to remain I-3

**PROJECTIONS FOR STUDY AREA 9
WITH MAXIMUM DEVELOPMENT**

Estimated Population	1,610
Housing Units	
Low Rise Apartments	747
School Age Children	
K-5	112
6-8	30
9-12	23
Major Office Development	
Federal Express	62,560 sq.ft.
Weinschel	50,000 sq.ft.
Clopper R&D Complex	39,500 sq.ft.
Major Commercial Development	
Bowl America	47,700 sq.ft.
Public Storage	73,800 sq.ft.
Government Facility	
Maryland State MVA	15,350 sq.ft.

STUDY AREA 10



Total Area:	80 Acres
Estimated Population:	1,024
Housing Units:	354 Completed, 11 to be completed
Predominant Land Use:	Medium Density Residential

This study area is bounded by the CSX rail line right-of-way to the north; West Watkins Mill Road to the east; Clopper Road to the south; and the subdivision of Joan's Hill, Longdraft Road, and Game Preserve Road to the west.

The land uses in Study Area 10, which consist of medium and low density residential subdivision and industrial-research-office buildings, are very compatible. The 296-unit townhouse development of Bennington is tucked into the gently sloping topography. This development has been in existence since 1969 and displays mature landscaping. Immediately to the south of Bennington is the townhouse development of Dorsey Estates. This 49-unit development was built in the early 1980s. Its immediate neighbor is the Bennington Corporate Center (Map Designation 25). There are also two single-family detached residential subdivisions called Joan's Hill and Game Preserve

Woods. Joan's Hill was developed in 1977 with eight single-family detached units overlooking Longdraft Road and Clopper Road. The Game Preserve Woods Road site has not yet been developed.

Land use options, identified by map designation numbers on the Neighborhood Five Study Area 10 map on page 30 and listed in the chart beginning on page 42, are described as follows:

Land Use Options

- 25** **Designate** Parcel N250 as **industrial-research-office** (Map Designation 25). The Bennington Corporate Center was annexed into the City in 1984 as part of the larger enclave (annexation petition X-132). Bennington Corporate Center currently contains three single story buildings equalling 191,922 square feet of research and development space. There are two vacant sites, one along Clopper Road and one at the end of West Watkins Mill Road, that will be developed in the future in conjunction with the office park.

Land Use and Zoning Actions

- Adopted industrial-research-office designation
- Zoning on property remains I-3

- 26** **Designate** lots 1 through 12 Game Preserve Woods as **low density residential** (Map Designation 26). These lots were previously undesignated in the 1974 Land Use Plan, as annexation into the City did not occur until 1987. At that time, the annexation agreement stated that the property consisting of 3.54 acres could be subdivided into twelve lots utilizing the R-90 Cluster option. The agreement also stated that the property may be developed with a combination of single family detached and attached units not to exceed twelve. As of the date of this draft report, there has not been development of the property. However the site is awaiting site development approval for twelve single family detached homes. The designation of low density residential will assure the development of single family detached homes.

Land Use and Zoning Actions

- Adopted low density residential designation
- Zoning on property remains I-3

- 27** **Designate** the subdivision of Dorsey Estates as **medium density residential** (Map Designation 27). Dorsey Estates consists of 49 townhouses located along Clopper Road at the intersection with Sullnick Way. The development was annexed into the City in 1984 (annexation petition X-135) as part of a group of enclave annexations. This designation is technical in nature because Dorsey Estates was not part of the 1974 Land Use Plan.

Land Use and Zoning Actions

- Adopted medium density residential designation
- Zoning on property remains R-18

**PROJECTIONS FOR STUDY AREA 10
WITH MAXIMUM DEVELOPMENT
WITH RESIDENTIAL LAND USE OPTIONS SELECTED**

Estimated Population:	1,024
Housing Units:	
Single-Family Detached	20
Single-Family Attached	345
TOTAL	365
School Age Children	
K-5	83
6-8	29
9-12	22
Major Office Development	
Bennington Corporate Center	191,922 sq.ft. (existing)
	181,200 sq.ft (future)

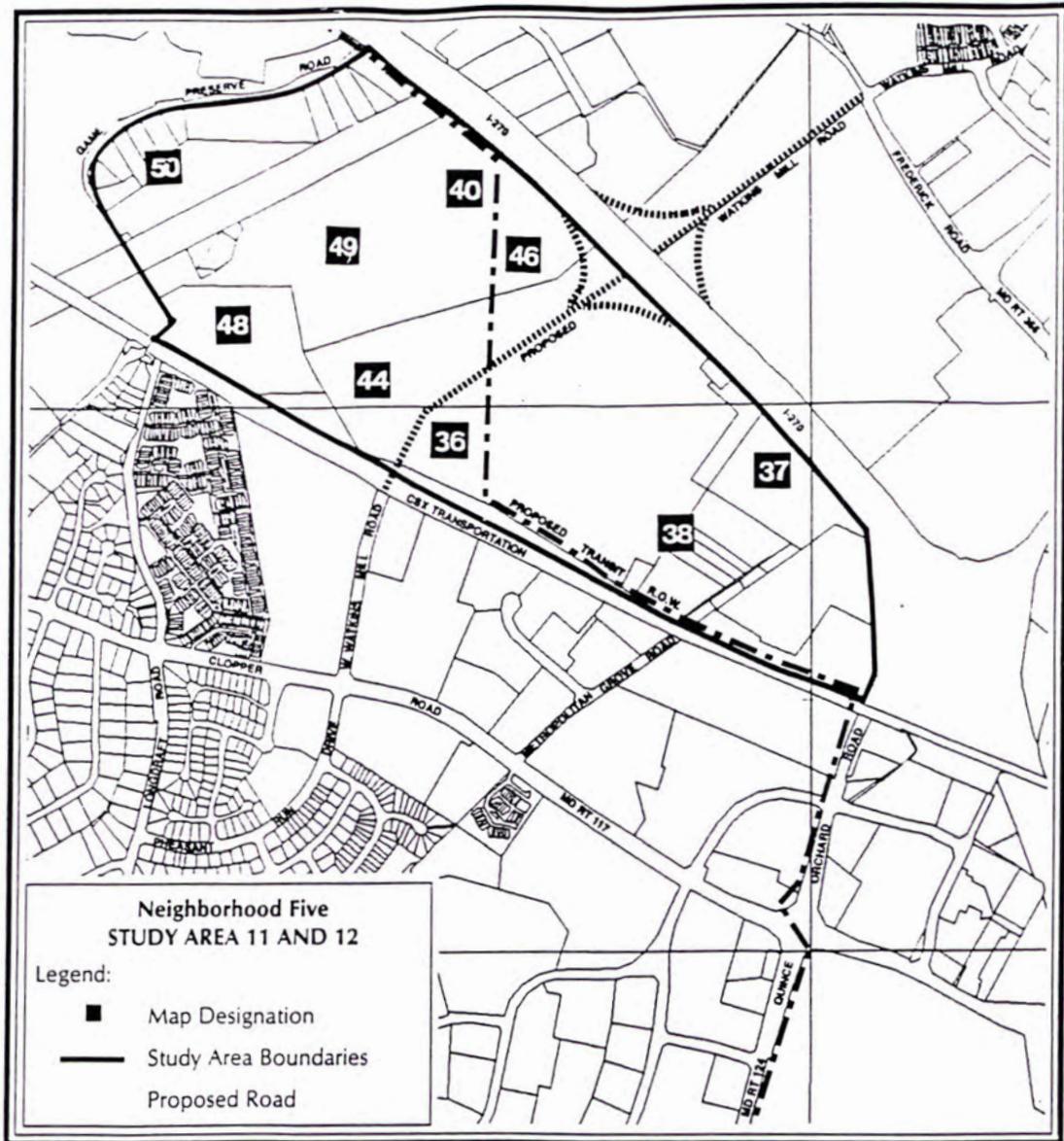
INTRODUCTION TO STUDY AREA 11 AND 12

The following two study areas, Study Areas 11 and 12, offer the greatest opportunity for future development in Neighborhood Five. Both of these study areas are almost entirely made up of vacant land waiting to be developed. The draft report on these two study areas reflects the recommendation of the Gaithersburg planning staff to cluster high density in and around an existing and planned transit stop.

There are certain assumptions that must be made while studying these two areas. The first is that West Watkins Mill Road would be constructed from the current intersection of Watkins Mill Road and Frederick Avenue, across Interstate 270 and the CSX rail line to meet up with the existing terminus of West Watkins Mill Road. Another assumption is the dedication of right-of-way and construction of a busway or light-rail line through these two study areas.

The original staff draft release, dated July 1994, contained three scenarios for Study Area 11 with map designation numbers 28 through 38, and for Study Area 12, five scenarios, with map designation numbers 39 through 51. These scenarios presented all possible options of land use for both study areas. However, it became evident from public hearings and work sessions that a combination of all the scenarios would be more advantageous for the City. The full text of the staff draft report, dated July 1994, for these scenarios, which include map designations 28 through 51, is available at the Planning and Code Administration in City Hall. To view a summary of all scenarios in Study Areas 11 and 12 see table titled *Adopted Land Use Designations and Comprehensive Rezoning* beginning on page 42.

STUDY AREA 11 AND 12



Total Area:	155.0 Acres
Predominant Land Use:	Vacant land

This study area is bounded by Interstate 270 to the north and east, the CSX rail line right-of-way to the south, and the proposed right-of-way for Watkins Mill Road Extended to the west. Study Area 11 contains several large pieces of property. The largest, part of P910, owned by the Casey Trust, is roughly 100 acres. The City of Gaithersburg and Montgomery County own a total of 31 acres. There are several smaller one-acre lots with individual owners located just north of the unimproved portion of Metropolitan Grove Road north of the CSX tracks. The Montgomery County property and several of the smaller lots are being used for automobile storage. The rest of this study area including the City-owned land is vacant.

The parcels owned by Montgomery County (P435) and City of Gaithersburg (P138, P404) contain a covenant that limits development to a public use. The covenant states that the parcels are to be used solely for a public use approved by the Board of Public Works of Maryland. This covenant is recorded in Montgomery County Land Records, Liber 5765 and Folio 508 (see Appendix). The board of Public Works would have to amend the covenant to allow private development.

The following map designations will list the language for each specific land use proposal. For historical purposes the original staff proposal is summarized in the Land Use Plan Table on page 40 of this text.

Land use options, identified by map designation numbers on the Study Area 11 and 12 map on page 34, and listed in the chart beginning on page 42, are described below. A sketch plan for the proposed development in Study Areas 11 and 12 can be found in the Neighborhood Five Exhibit File located in the Planning and Code Administration in City Hall.

Land Use Options

28-35 **Eliminated.** These map designations were eliminated through the public hearing and work session process and are not part of the final adopted plan.

36 **Redesignate** part of P910 from industrial-research-office to **commercial-office-residential** (Map Designation 36). This designation may include a highway-oriented use, such as a bank, service stations, or other convenience shopping use, only after construction of the West Watkins Mill Road over the CSX rail line to provide access to the site. This parcel could also contain a transit related parking structure possibly utilizing both public and private funds.

Land Use and Zoning Actions

- Adopted commercial-office-residential designation
- Parcel rezoned to MXD

37 **Redesignate** part of parcels P910, P138, P404, P33, and P435 **from industrial-research-office to open space** (Map Designation 37). The open space designation on these 40 acres will be linked to any development in Study Area 11. The exact delineation of the boundaries for the open space will be determined at the time of a submission of a schematic development plan for neighboring Map Designation 38.

Land Use and Zoning Actions

- Adopted open space designation
- Parcels rezoned to MXD

- 38** **Redesignate** part of parcels P910, P435, P33, and P138, plus all of parcels, P310, P211, P238, P241, P304, P305, P342, P398, P295, N301, and N396 from industrial-research-office to **commercial-office-residential** (Map Designation 38). This designation will be affixed to this map designation to allow the following development to occur in phases only after a traffic study is deemed acceptable to the City traffic engineer. This plan reflects the desire of the City to cluster density around the proposed transit station in this map designation relative to high-rise residential development. Density will decrease outward from the transit stop.

It is the intent of this land use plan to allow 600 base residential units in this map designation. However, certain infrastructure improvements must occur before development can proceed. West Watkins Mill Road must be extended across the CSX rail line into the site to achieve this base density. An additional 250 units will be permitted if West Watkins Mill Road is completed to Interstate 270. An increase of 400 additional units will be permitted if an interchange at West Watkins Mill Road and Interstate 270 is in place, and an additional 250 units if a transitway (light rail or busway) is constructed.

In regards to commercial activity, development will be allowed to occur if the following are constructed:

- West Watkins Mill Road extended from the CSX rail line to Interstate 270 with two access points into the study area will permit a mixed use development with a FAR of .4 not to exceed 700,000 square feet of office/retail space.
- West Watkins Mill Road must be open to traffic from the CSX rail line over Interstate 270 to intersect with Frederick Avenue (MD Route 355), and a grade separated crossing for Metropolitan Grove Road with internal access link to West Watkins Mill Road for an additional 500,000 square feet of office/retail space.
- An interchange at West Watkins Mill Road and Interstate 270 will allow for an increase in density of an additional 300,000 square feet of office/retail space.
- The dedication of right-of-way must be conveyed to Montgomery County for the Shady Grove/Clarksburg Transitway for light rail or busway and construction begun before an additional 200,000 square feet of office/retail space is permitted.

Land Use and Zoning Actions

- Adopted commercial-office-residential designation with the above stated housing, and office/retail square footage caps, and infrastructure improvements.
- Parcels rezoned to MXD

- 39** **Eliminated.** This map designation was eliminated through the public hearing and work session process and is not part of the final adopted plan.

- 40** **Designate** part of parcels P910, and P707, plus all of parcels P561, P715, P717, P800, and property owned by the State of Maryland as **open space** (Map Designation 40). Reserve 27 acres as open space to preserve wetlands, steep slopes, and heavily forested areas. Exact boundaries will be determined by way of a natural resources inventory.

Land Use and Zoning Actions

- Adopted open space designation
- Parcels within the City limits rezoned MXD

41-43 **Eliminated.** These map designations were eliminated through the public hearing and work session process and are not part of the final adopted plan.

44 **Designate** part of parcels P910, and P21 as **commercial-industrial-research-office** (Map Designation 44). This designation will allow commercial development to occur if West Watkins Mill Road is constructed over the CSX rail line into the site. A retail center of 150,000 square feet may be constructed following acceptance of a traffic study.

Land Use and Zoning Actions

- Adopted commercial-industrial-research-office designation as proposed
- Parcels within the City limits rezoned MXD

45 **Eliminated.** This map designation was eliminated through the public hearing and work session process and is not part of the final adopted plan.

46 **Redesignate** part of parcels P910, and P707 as **commercial-industrial-research-office** (Map Designation 46). This designation could allow an office or a hotel conference center on approximately 5 acres at varying densities depending on the following:

- An office building **or** hotel equaling 300,000 square feet would be allowed only if West Watkins Mill Road is extended to the edge of the Interstate 270 right-of-way.
- An office building **and** hotel to include a maximum of 600 rooms, an 80,000 square foot conference center also to include 40,000 square feet of commercial/retail space would be permitted after West Watkins Mill Road is extended from the CSX rail line over I-270 to intersect with Frederick Avenue.
- The development of an office building, hotel **and** additional conference center will be permitted only after West Watkins Mill Road is extended from the CSX rail line over Interstate 270 with direct access from Interstate 270 by way of an interchange at the bridge of West Watkins Mill Road.

Land Use and Zoning Actions

- Adopted commercial-industrial-research-office designation with the above stated square footage caps and phasing plan.
- Parcels within the City limits rezoned to MXD

47 **Eliminated.** This map designation was eliminated through the public hearing and work session process and is not part of the final adopted plan.

48&49 **Designate** part of parcels P707, and P21 and parcel P880 as **mixed residential** (Map Designations 48 and 49). Development may occur only after West Watkins Mill Road is constructed over the CSX rail line. The maximum housing unit count on this 44-acre parcel for all dwellings will be 300 with 50 percent being single-family detached and 50 percent single-family attached units equaling 7 units per acre.

Land Use and Zoning Actions

- Adopted mixed residential designation with above stated unit cap and dwelling unit mix
- Parcels to be zoned MXD if annexed into the City

50 **Designate** parcels P582, P408, P477, P695, N354, N410, N411, N453, N475, N531, N532, N534, N546, and N601 as **low density residential** (Map Designation 50). Single-family detached units on one-acre lots would be permitted with access from Game Preserve Road.

Land Use and Zoning Actions:

- Adopted low density residential if annexed into City
- Parcels to be zoned R-90 if annexed into the City

51 **Eliminated.** These map designations were eliminated through the public hearing and work session process and are not part of the final adopted plan.

STAGING PLAN

The development envisioned in this land use plan is not currently expected to build out in the next ten years and, to avoid piecemeal development, one amended sketch plan including all public improvements and approximate siting of buildings should be submitted according to the staging elements below.

The implementation of staging elements for this plan will be controlled by the approval process for the Mixed Use Development (MXD) Zone through the schematic development plan (SDP) approval process. This process requires the Mayor and City Council, and the Planning Commission to approve all final decisions on SDP's. Any development in Study Areas 11 and 12 will subsequently be reviewed by the Planning Commission subject to the site development review process required for all types of development in the City. Phasing of development and the total square footage and number of housing units for each phase will not be approved until a traffic impact study is submitted to the Department of Planning and Code Administration and its conclusions acceptable to the City traffic engineer. A traffic impact study must demonstrate that critical intersections and links of roads (existing and planned) will operate at acceptable levels of service. The traffic generated by the proposed development, plus all approved subdivisions and all other current uses, shall operate at a mid-point level of service E; an acceptable level of service. The level of service standard assumes that it is the level at which the transportation facilities will operate satisfactorily at maximum capacity. The traffic impact study should be prepared utilizing: (1) the standard ITE trip generation rates, (2) local trip distribution patterns based on good traffic engineering practices, and (3) the Critical Lane Analysis method to determine acceptable levels of service or any other method readily acceptable.

MASTER PLAN TRANSPORTATION LINKAGES

With respect to the master planned roads, transit options, bike paths, and pedestrian walkways, a detailed evaluation of rights-of-way and paving widths, road classifications, and design criteria will be conducted during the anticipated update of the city-wide transportation element of the master plan. However, during the course of review of various map designations, recommendations relative to certain existing and proposed master planned roadways were necessary within the context of the planned land use decisions. The following conclusions were reached:

Study Areas 11 and 12

West Watkins Mill Road, as an arterial roadway with 120 feet of right-of-way, will be a maximum six-lane roadway with pedestrian and bicycle capacity. Two access points will be reserved along West Watkins Mill Road for ingress/egress of Study Areas 11 and 12.

Metropolitan Grove Road is proposed as an improved street with a grade separated crossing over the CSX rail line with an internal access road linking to West Watkins Mill Road.

The reservation of right-of-way for the construction of a transitway along the CSX railroad and the Metropolitan Grove MARC Rail Station, to traverse the Casey Property, and continue north along Interstate 270 must be executed. This transportation improvement is crucial to accommodate the levels of development recommended in this plan, and the Montgomery County Master Plans for Shady Grove and Germantown.

Direct access from Interstate 270, by way of an interchange, to link with West Watkins Mill Road is an important part of the transportation linkages.

**NEIGHBORHOOD FIVE
SUMMARY OF ESTIMATED POPULATION**

Study Area	Existing Population	Population Added With Committed Units	Population Added With Future Units	Total
1	260	0	-	260
2	9	0	-	9
4	1,843	-	-	1,843
5	422	95	-	517
6	1,279	-	35	1,314
7	673	286	-	959
8	3,191	86	-	3,277
9	1,610	-	-	1,610
10	1,024	-	38	1,062
11	-	-	6,203	6,203
12	-	-	717	717
TOTAL	10,311	467	6,993	17,771

Note: Population estimates have been derived by utilizing the following standards:

- 3.15 persons/dwelling unit for single family detached
- 2.89 persons/dwelling unit for single family attached
- 2.17 persons/dwelling unit for multifamily

LAND USE CLASSIFICATION HIERARCHY

Low Density Residential
 Medium-Low Density Residential
 Medium Density Residential
 High Density Residential
 Mixed Residential
 Residential-Office
 Commercial-Office-Residential
 Mixed Use
 Commercial
 Commercial-Industrial-Research-Office
 Industrial-Research-Office
 Industrial
 Institutional
 Institutional-Residential
 Open Space

ZONING CATEGORIES

R-A	Low Density Residential (maximum density: 2 units per acre)
R-90	Medium Density Residential (maximum density: 3.5 units per acre)
R-6	Medium Density Residential (maximum density: 6 units per acre)
RP-T	Medium Density Residential (maximum density: 9 units per acre)
R-18	Medium Density Residential (maximum density: 18 units per acre)
R-20	Medium Density Residential (maximum density: 21.5 units per acre)
R-H	High Density Residential (maximum density: 54 units per acre)
R-O	Planned Residential
R-B	Residential Buffer
C-B	Commercial Buffer
C-1	Local Commercial
C-2	General Commercial
C-3	Highway Commercial
CBD	Central Business District
C-P	Commercial Office Park
MXD	Mixed Use Development
E-1	Urban Employment
E-2	Moderate Intensity Industrial Park
I-1	Light Industrial
I-3	Industrial and Office Park
I-4	General Industrial

NEIGHBORHOOD FIVE
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1996

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1994 ZONING	1974 LAND USE DESIGNATION	1994 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1	1	N746	2.23	City of Gaithersburg, Mont Co.	C-2	Comm	High Den Res	Inst	Inst	C - 2
2	1	Part of N770 Lot 10	1.06	McDonald Corporation	C-2	Comm	Comm	Comm	Comm	C - 2
3	1	N962, N904	2.21	Quince Tree Assoc. Partnership	C-2	Comm	Comm	Comm	Comm	C - 2
4	1	N39	6.46	Quince Tree Assoc. Partnership	C-2	Ind-Rsch-Off	Comm	Comm	Comm	C - 2
5	2	P15, P41, P67	2.60	Craig Dart Howard M. Mills	R-200 (County)	Low Den Res (County)	Low Den Res (Opt A) Res-Off (Opt B) Comm-Off-Res (Opt C) Comm (Option D)	Comm-Off-Res	Comm-Off-Res	Comm-Off-Res
6	3	Lot 1 Block C	2.20	One Bank St. Ltd. Partnership	E-1	Ind-Rsch-Off Comm (Opt B)	Ind-Rsch-Off (Opt A)	Comm	Comm	C - 2
7	3	Part of Lot 2 Block C	3.30	Watkins-Johnson	E-1	Ind-Rsch-Off	Ind-Rsch-Off (Opt A) Comm (Opt B)	Comm	Comm	C - 2
8	3	P551	1.84	United States Postal Service	E-1	Ind-Rsch-Off	Inst	Inst	Inst	E - 1

MAP DESIG	STUDY AREA	SUBDIVISION/PARCEL/LOT	ACRES	PROPERTY OWNERS	1994 ZONING	1974 LAND USE DESIGNATION	1994 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
9	4	P105	6.30	Diamonds Farms HOA	R-A	Open Space	Med Den Res	Med Den Res	Med Den Res	RP - T
10	4	P106, P107	9.00	Montgomery County Players	R-A	Open Space	Inst	Inst	Inst	R - A
11	4	N56, N60, N78, N128, N131, N135, Outlot A	13.87	Quadrangle Development	MXD	-	IndRsSch-Off	Comm-InclRsSch-Off	IndRsSch-Off	MXD
12	4	Fernshire Farms Subdivision	100.00	Multiple Owners	RP-T	-	Med Den Res	Med Den Res	Med Den Res	RP - T
13	4	Hidden Orchard Subdivision	9.30	Multiple Owners	R-90	-	Low Den Res	Low Den Res	Low Den Res	R - 90
14	5	Bridlewood Subdivision	50.00	Multiple Owners	R-90	Res	Low Den Res	Low Den Res	Low Den Res	R - 90
15	5	N355, N399	4.63	Madison Homes	RP-T	-	Med Den Res	Med Den Res	Med Den Res	RP - T
16	6	P458, P461 State Parcel	7.86	HCM Investments State of Maryland	R-90 (County)	Low Den Res (County)	Low Den Res Open Space	Low Den Res/ Open Space	Low Den Res/ Open Space	R - 90 Cluster
17	6	Hunter's Trace Subdivision	9.55	Multiple Owners	R-90	High Den Res	Low Den Res	Low Den Res	Low Den Res	R - 90

Abbreviations: *Comm* = Commercial *Ind* = Industrial *Med* = Medium *Opt* = Option *Res* = Residential
Den = Density *Inst* = Institutional *Off* = Office *Rec* = Recreational *Rsch* = Research

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MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1994 ZONING	1974 LAND USE DESIGNATION	1994 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
18	7	Orchard Hills Subdivision	22.00	Centex Homes	R-6	Med Den Res	Med-Low Den Res	Med-Low Den Res	Med-Low Den Res	R - 6
19	7	Parcels X-1, X-2 Y-1 and Y-2	24.00	Tech Park 270 Partnership (Mulligan & Griffin)	F-1	Med Den Res	Ind Rsch-Off	Ind Rsch-Off	Ind Rsch-Off	F - 1
20	8	P750	5.00	Madison Homes	RP-T	-	Med Den Res	Med Den Res	Med Den Res	R - 6
21	8	Parcel B	17.00	City of Gaithersburg	R-A	Open Space Med Den Res	Inst	Inst	Inst	R - A
22	8	201 Lo1, Block D	5.00	Diamond Farms Enclave Partnership	C-1	Med Den Res	Comm	Comm	Comm	C-1
23	9	P564, N368	22.24	State of Maryland Montgomery County	I-3	Vacant Farm	Inst	Inst	Inst	R - A
24	9	N459, N243	21.0	Weinschel Co. Clopper Road Assoc.	I-3	-	Ind-Rsch-Off	Ind-Rsch-Off	Ind-Rsch-Off	I - 3
25	10	N250	28.83	Clopper Road Assoc.	I-3	-	Ind-Rsch-Off	Ind-Rsch-Off	Ind-Rsch-Off	I - 3
26	10	Game Preserve Woods Subdivision	3.54	Built Form Homes	R-90	-	Low Den Res	Low Den Res	Low Den Res	R - 90
27	10	Dorsey Estates Subdivision	3.50	Multiple Owners	R-18	-	Med Den Res	Med Den Res	Med Den Res	R - 18
28	11	P435, P138 P404	32.00	City of Gaithersburg Montgomery County	R-A	Open Space	Open Space	Eliminated*		
29	11	P398, P396, P295, P305, P304 P241, P238, P33 N396, N301	24.5	See Map Designation 38	I-1	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		

MAP DESIG	STUDY AREA	SUBDIVISION/PARCEL/LOT	ACRES	PROPERTY OWNERS	1994 ZONING	1974 LAND USE DESIGNATION	1994 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
30	11	P211, P33 part of P910	100.00	Casey Trust	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		
31	11	P138 part of P404	17.00	City of Gaithersburg Casey Trust	R-A I-3	Open Space Ind-Rsch-Off	High Den Res	Eliminated*		
32	11	P33, part of P910	21.00	Casey Trust	I-3	Ind-Rsch-Off	Med Den Res	Eliminated*		
33	11	part of P910	60.00	Casey Trust	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		
34	11	P238, P241 P304, P305 N396, N301 P295, part of P404	47.00	See Map Designation 38	I-1 R-A	Open Space Ind-Rsch-Off	Comm	Eliminated*		
35	11	part of P910	27.80	Casey Trust	I-3	Ind-Rsch-Off	Ind	Eliminated*		
36	11	part of P910	4.00	Casey Trust	I-3	Ind-Rsch-Off	Comm	Comm-Off-Res	Comm-Off-Res	MXD
37	11	P435, P138 P33, P211 part of P404 and P910	122.00	City of Gaithersburg Montgomery County Casey Trust	R-A I-3	Open Space Ind-Rsch-Off	Mixed Res	Open Space	Comm-Off-Res	MXD

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38	11	P305, P304 P241, P238 N396, N301 P295, part of P910 P398, P310, P342	75.00	William Lee Sovran Bank Montgomery County William Busche Charles Vaughn Conrad Mills Richard Howard George Stevenson	I-1 I-3	Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm-Off-Res	Comm-Off-Res	MXD
39	12	part of P910 P880, P21	40.00	Casey Trust	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		
40	12	Part of P910	5.00	Casey Trust	I-3	Ind-Rsch-Off	Open Space	Open Space	Open Space	R - A
41	12	Part of P910	15.00	Casey Trust	I-3	Ind-Rsch-Off	Comm	Eliminated*		
42	12	P21, P880 Part of P910	20.00	Casey Trust	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		
43	12	Part of P910	5.00	Casey Trust	I-3	Ind-Rsch-Off	Open Space	Eliminated*		
44	12	Part of P910 Part of P21	15.00	Casey Trust Devlin Lumber	I-3	Ind-Rsch-Off	Comm	Comm/ Ind-Rsch-Off	Comm/ Ind-Rsch-Off	MXD
45	12	Part of P910 P880	10.00	Casey Trust	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		
46	12	Part of P910	24.00	Casey Trust A.B. McGown	I-3	Ind-Rsch-Off	Open Space	Comm/ Ind-Rsch-Off	Comm/ Ind-Rsch-Off	MXD
47	12	Part of P910	15.00	Casey Trust	I-3	Ind-Rsch-Off	Comm	Eliminated*		
48	12	P21, P880, P800 P717, P707 part of P910 P715, Part of P21	40.00	Casey Trust A.B. McGown Devlin Lumber	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Mixed Res	Mixed Res	MXD

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1994 ZONING	1974 LAND USE DESIGNATION	1994 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
49	12	Part of P707	40.00	A.B. McGown	I-3	Off/Light Ind (County)	Med Den Res	Mixed Res	Mixed Res	MXD
50	12	P582	17.00	A.B. McGown	R-200 (County)	Low Den Res (County)	Low Den Res	Low Den Res	Low Den Res	R - 90
51	12	Game Preserve Road (12 lots)	12.00	A.B. McGown	R-200 (County)	Low Den Res (County)	Low Den Res	Eliminated*		
52	12	Part of P910	25.00	Casey Trust A.B. McGown	I-3	Ind-Rsch-Off	Ind-Rsch-Off	Eliminated*		

Abbreviations: **Comm** = Commercial
Den = Density

Ind = Industrial
Inst = Institutional

Med = Medium
Off = Office

Opt = Option
Rec = Recreational

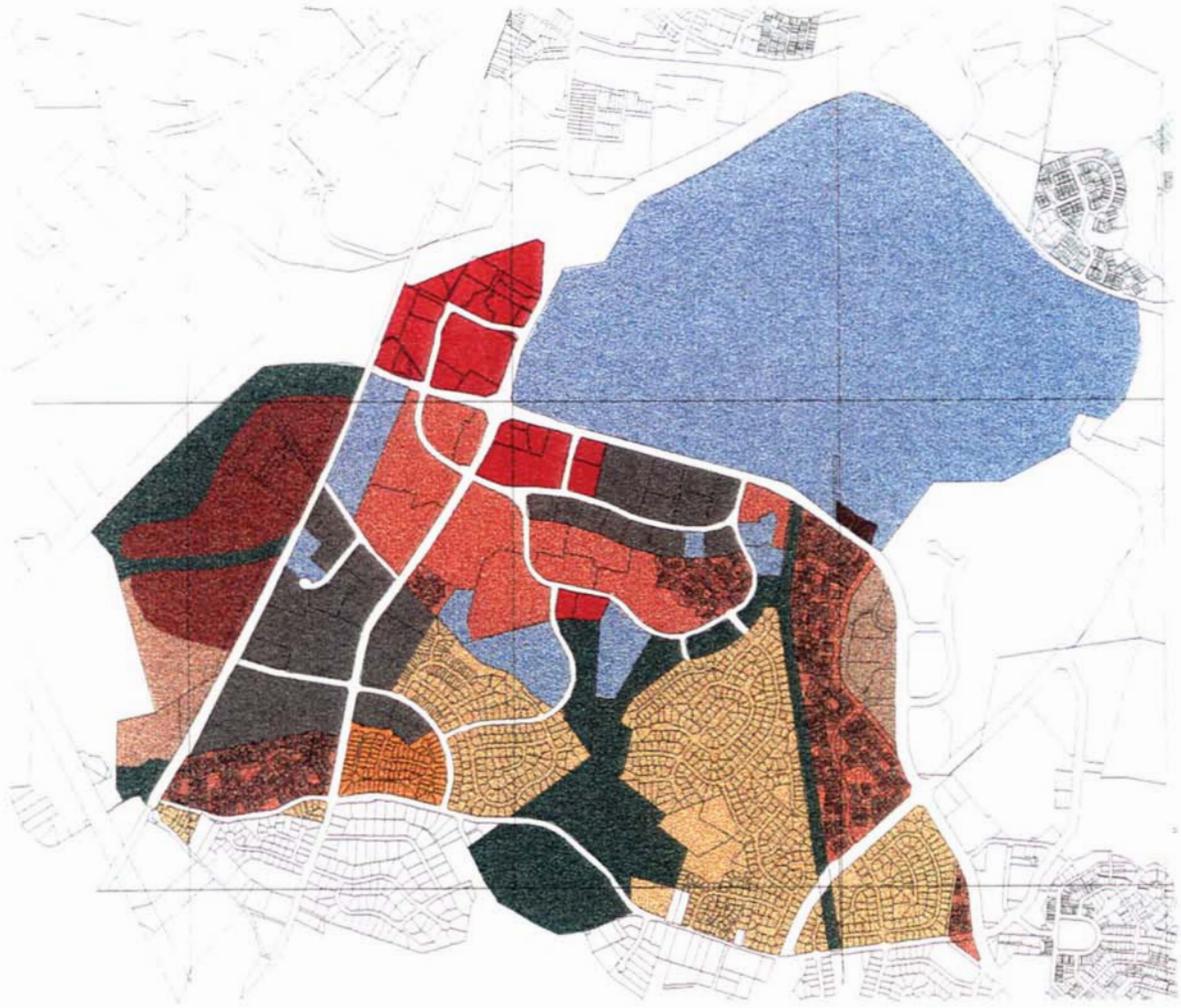
Res = Residential
Rsch = Research

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LEGEND

	LOW DENSITY RESIDENTIAL
	MEDIUM-LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	MIXED RESIDENTIAL
	RESIDENTIAL OFFICE
	COMMERCIAL-OFFICE-RESIDENTIAL
	MIXED USE
	COMMERCIAL
	COMMERCIAL/INDUSTRIAL-RESEARCH-OFFICE
	INDUSTRIAL-RESEARCH-OFFICE
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE



**NEI GBORHOOD FIVE
LAND USE MAP**



Gaithersburg

**PLANNING AND CODE
ADMINISTRATION**