

CITY OF GAITHERSBURG

NEIGHBORHOOD ONE
LAND USE PLAN

A MASTER PLAN ELEMENT



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NEIGHBORHOOD ONE LAND USE PLAN
Adopted February 1997

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NEIGHBORHOOD ONE LAND USE PLAN

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NEIGHBORHOOD ONE LAND USE PLAN

BACKGROUND

INTRODUCTION

The area designated as Neighborhood One, has been reevaluated for a land use plan revision for the following reasons:

- A revitalization plan was completed in 1995 by the design team of Andres Duany and Elizabeth Plater-Zyberk to review the Olde Towne section of the City and devise a blueprint for future redevelopment of the commercial core with a focus on neo-traditional town planning principles.
- Neighborhood One has the largest concentration of population in the City, as well as the greatest variety of dwelling units.
- The recent revitalization and new development of older commercial shopping centers in Neighborhood One will continue and spark future redevelopment in the surrounding commercial areas.
- There are sizable tracts/parcels of vacant land which will require future land use development guidance.
- A greater awareness of preserving historic structures and areas within the City has resulted in the designation of several historic sites in Neighborhood One as well as the designation of the residential area known as the Brookes, Russell, and Walker Historic District, and the possible addition of Realty Park as a new historic district.
- Continued development pressure from commercial properties along Frederick Avenue into adjacent residential neighborhoods and historic residential areas must be addressed.
- 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 draft land use plan for Neighborhood One. The Ad Hoc Liaison Committee for Neighborhood One was established by Resolution Number R-8-96 and adopted by the City Council on February 5, 1996. This nine-member committee participated in a bus tour of the neighborhood on February 24, 1996, for the purpose of becoming more familiar with existing land uses and transportation infrastructure. The Committee met frequently on Wednesday nights in the months of February, March, and April. These meetings were to develop an issues report that would list critical land use issues that the Committee had identified for Neighborhood One. This report was presented before the Planning Commission on May 1, 1996.

The land use proposals described in this staff draft plan have been formulated utilizing the following: The Neighborhood One Ad Hoc Committee Report, the Downtown Plan for Gaithersburg, and staff's professional judgement and knowledge of the City. A joint Public Hearing for this Land Use Plan was held by the Mayor and City Council/Planning Commission on Monday, August 19, 1996. This allowed for the required 60 days of review by the public agencies and affected parties. Following the formal public hearing on August 19, 1996, the Planning Commission and Mayor and City Council conducted work sessions and adopted the land use plan. The City has initiated the comprehensive rezoning for Neighborhood One to implement the adopted Neighborhood One Land Use Plan.

The Planning Commission, at their December 4, 1996 meeting, adopted Resolution PCR-4-96 and recommended approval of the Neighborhood One Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-19-97 on February 3, 1997. The Mayor and City Council then comprehensively rezoned Neighborhood One by Ordinance O-10-97. These resolutions and ordinance can be found in the exhibit files located in the Planning and Code Administration at the City Hall.

GROWTH BY ANNEXATION

The growth of Neighborhood One via annexations between 1960 and 1997 is illustrated in the table called Neighborhood One Growth by Annexation found below. The City incorporated thirty-two different annexations between the years of 1960 and 1996 equating 992.85 acres during this time period. Annexations since 1982 have been small piecemeal vacant parcels with development plans incorporated in annexation agreements. However, two of the largest parcels included Asbury Methodist Village and land that has become known as the Saybrooke residential community.

NEIGHBORHOOD ONE GROWTH BY ANNEXATION 1960 - MAY 1996

YEAR	FILE NUMBER	ACRES ANNEXED
1961	X-063	90. 2161
1961	X-064	54. 99724
1962	X-065	8. 317
1962	X-067	13. 32136
1964	X-069	2. 424
1964	X-071	40. 478
1966	X-080	38. 97181
1966	X-085	2. 23
1967	X-089 part	30. 97
1967	X-092	2. 042
1969	X-102	234. 2206
1971	X-096	169. 1
1979	X-118	2. 18633
1980	X-121	6. 0
1982	X-126	0. 37
1986	X-139	74. 04
1987	X-142	63. 1
1988	X-145	3. 545
1990	X-148	3. 9473
1989	X-150	1. 74
1990	X-152	26. 7938
1992	X-156	0. 8751
1991	X-157	101. 613
1992	X-162	4. 9530
1994	X-164	0. 76
1995	X-164(A)	0. 758
1995	X-168	0. 081
1995	X-166	7. 79
1996	X-169	5. 251
1996	X-170	0. 88
1996	X-171	0. 6063
1996	X-172	0. 1555
TOTAL		992. 73344

CURRENT POPULATION

The estimated population of Neighborhood One as of January 1997 is 12,967. Neighborhood One constitutes 27% of the total number of persons living in Gaithersburg.

EXISTING USE OF LAND

At present, the Neighborhood One area consists of approximately 1,813 acres of a City-wide total of 6397.678 acres. This neighborhood covers 28 percent of the City's total land area or 3.5 square miles of the City's 9.99 square miles. Approximately 88 percent, or 1028 acres, of Neighborhood One is developed. The remaining 133 acres are currently vacant. It is important to note that not all of the vacant land area can be easily developed. Some of the 133 acres consists of stream valleys, unstable soils, and other environmentally sensitive areas.

At the present time, 12 percent of the land in Neighborhood One is vacant, compared to 26 percent in 1983 and 41 percent in 1977. The largest percentage of vacant land that is available for future development is located in Study Area 1 which is in the northeast corner of the Neighborhood and owned by the Casey Trust.

Residentially zoned acreages cover a total of 857 acres of the Neighborhood One area, or 74 percent of the neighborhood. Of the 857 acres, approximately 764 acres are developed. Of the 857 residentially zoned acres, approximately 62 percent is zoned single-family and the remaining percentage consists of apartments, townhouses, condominiums, and high-rise units. This percentage of single-family detached units has dramatically changed from the 1982 land use plan. In 1982 the percentage was 34 percent compared to the 1995 percentage of 62 percent. This can be explained by the late 1980's annexation and development of the Saybrooke community in the eastern edge of the neighborhood.

Commercial, office, and industrial development in Neighborhood One is primarily concentrated to the north around Lakeforest Mall, along the Frederick Avenue corridor, and in the Olde Towne Business District. Commercial and industrially zoned land makes up about 22 percent of the total developed land in Neighborhood One. Of the total acreage, covering 305.77 acres within the neighborhood, approximately 13 percent is currently vacant.

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)
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)

OLDE TOWNE BUSINESS DISTRICT

In 1981, the City of Gaithersburg began an aggressive revitalization effort for Olde Towne Gaithersburg. The effort implemented recommendations of the Barton-Aschman Study which was completed in 1979. The revitalization included the construction of municipal parking lots, lighting and streetscape improvements, and facade restorations. The effort continues in accordance with the vision as established by the parameters of the Barton-Aschman Study.

In early 1995, a group of concerned merchants felt that the area was at a crossroads and decisions had to be made regarding Olde Towne's future. These merchants challenged the City to take steps necessary to develop a plan for a more vigorous revitalization effort. In September of 1995 the City conducted a design charrette. The final product was *The Downtown Plan for Olde Towne Gaithersburg* also known as the Olde Towne Blueprint. The plan contained ninety-eight action items including new development, in-fill development, redevelopment, facade renovations, a marketing plan, and architectural regulations among many other items.

Following the design charrette, the Downtown Implementation Team was formed with members of the Olde Towne Core Group, interested citizens, and City staff. The team was charged with the task of prioritizing the action items and developing a strategic action plan for implementation. After a series of meetings in which implementation issues were examined and discussed, the team conducted a full-day retreat dedicated to the development of a strategic action plan. Discussion focused on possibly changing the name of Olde Towne, defining the boundaries of an expanded Olde Towne Area, and the formation of an Community Development Corporation to implement the Downtown Plan. The implementation of the Downtown Plan for Gaithersburg will signal a commitment to continuous improvement and enhancement of the social, cultural, and civic heart of the City.

HISTORIC DISTRICT

Neighborhood One currently contains one historic district known as the Brookes, Russell, and Walker Historic District. This historic district is primarily a residential district with 54 single-family homes predominating. It also contains a church and several of the houses have been converted to office use. The majority of structures in the historic district are late Victorian, built 1880 to 1930. Many of the original structures were developed as suburban estates on multiple lots and were generally quite large and distinctive in style and character. A number of the later houses were built by local investors on speculation, and are generally compact, modest Foursquare houses with popular trims sited on single lots.

The predominant character of the district, however, is set by the vernacular Victorian houses displaying gingerbread porch brackets and trims, and some fine Eastlake, Stick, and Free Classic Revival influenced structures. The homes that characterize the district were generally built between 1880 and 1910 and construction is frame with clapboard, shiplapped, or tongue-in-groove German siding with wood shingles frequently used for contrast. Seamed sheet metal or pressed metal shingle roofing is frequently found.

The significance of the district is the fact that the subdivisions and structures within the boundary of the historic district reflect Gaithersburg's rich history and prospects for growth. The City's initial growth was dependent upon the Metropolitan Branch of the B&O Railroad local terminus at Gaithersburg, and a proposed line would link the City to Baltimore, which remains unbuilt. The town's subsequent slow but steady growth as a self-sufficient closely-knit small community, is reflected in its later subdivision infill when its boom-town prospects diminished.

The Brookes, Russell, and Walker Historic District came to fruition in 1987 after many years of discussion and controversy. The driving force behind the designation of the area as a historic district came from the homeowners and residents. Other factors that contributed to the designation were that the district was shown as a special preservation area on a study completed

in 1977 by the Maryland Historical Trust as part of the Frederick Avenue widening; the Montgomery County Atlas includes the Olde Towne Commercial District and its adjoining residential areas as historic areas; the 1930 Sanborn Insurance Maps for Gaithersburg showing clusters of structures which were used as a basis for the City's inventory ; and for reasons of civic pride and beauty.

There are six individually designated historic sites in Neighborhood One. They are the Gaithersburg Train Station at 5 South Summit Avenue and the Belt Building at 227 East Diamond Avenue, both of which are registered on the National Historic Register; the Exchange Building at 124 East Diamond Avenue; the Wye Site at the corner of Cedar and South Frederick Avenues; the Thomas Cannery located at East Diamond Avenue and Chestnut Street; and the Talbott House at 309 South Frederick Avenue. These six sites have been designated due to their role in the development of the City.

In addition, two houses are being reviewed for designations as state historic sites. The first house is the W. D. Barnett House at 105 South Summit Avenue. This late Victorian frame house is one of three remaining grand houses on spacious lots built along South Summit Avenue after the railroad arrived in 1873. The second house, the Fulks/Harding House, is located at 20 South Summit Avenue and is commonly known as the Kaplan House. This unaltered frame house is the only single-family home built on the west side of South Summit Avenue.

The City is currently determining the historic significance of an area of Neighborhood One known as Realty Park that is adjacent to the existing historic district. This area is bounded by North Frederick Avenue between Walker and Montgomery Avenues, extending to Russell Avenue. Preliminary work is now being undertaken to determine the historic significance of the area.

TRANSPORTATION NETWORK: EXISTING AND PLANNED

Neighborhood One is well served by existing streets and highways. Some of the more heavily traveled roads include Frederick Avenue (Maryland Route 355) which runs along the western edge of the neighborhood; Montgomery Village Avenue to the north, Perry Parkway to the west, and Russell Avenue to the east, all of which are important transportation links in the highly developed area around Lakeforest Mall and the interchange of I-270 and Quince Orchard Road (Maryland Route 124). South Frederick Avenue has a different character due to the surrounding land uses and landscaped medians. Other important roads include Mid-County Highway which links the Shady Grove Road and Metrorail service to Gaithersburg, and Montgomery Village; Summit and East Diamond Avenues which serve the Olde Towne District; and Girard Street and Odend'hal Avenue which currently serve residential neighborhoods. Odend'hal Avenue is a master-planned road that will not be constructed in the near future to complete the missing links between North Summit Avenue and Grange Hall Drive. It has been determined by the Mayor and Council that Odend'hal Avenue should not be completed. The completion of this street would be a detriment to the community of Saybrooke and the sanctity of the neighborhood must not be disturbed. A portion of Odend'hal Avenue shall be constructed to access the school, Parcel G, (2.48 acres), and City park property to provide appropriate public access. This land use plan continues to support the construction of the Inter-County Connector (ICC), and M-83 Mid-County Highway. A new alignment for West Diamond Avenue to connect with Cedar Avenue has been identified in the Downtown Plan. Finally, a continuation of Teachers Way to Summit Avenue from Girard Street and a new connection from Summit Avenue to Russell Avenue, between East Diamond and Brookes Avenues, have been identified within the Downtown Plan for Gaithersburg.

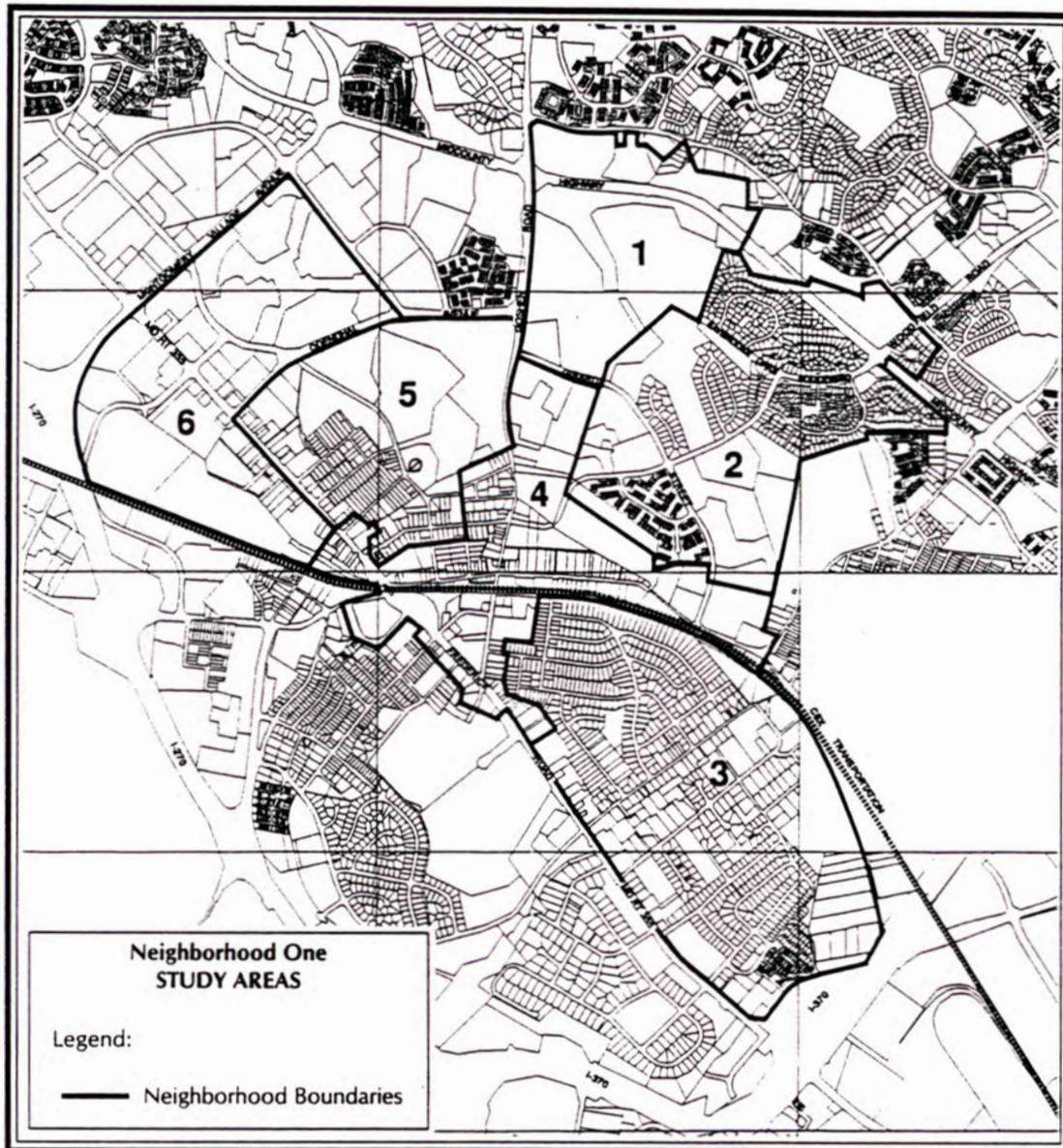
Neighborhood One is currently serviced by a stop for the MARC rail line in the Olde Towne District that provides rail commuter service into Washington D.C. and westward to West Virginia. Right-of-way is currently being set aside for a possible expansion of Metrorail to be located adjacent to the CSX rail lines through Neighborhood One. Bikeways and pedestrian links are an important part of the Downtown Plan as well as the City's Transportation Element of the Master Plan.

NEIGHBORHOOD ONE LAND USE PLAN

LAND USE

INTRODUCTION

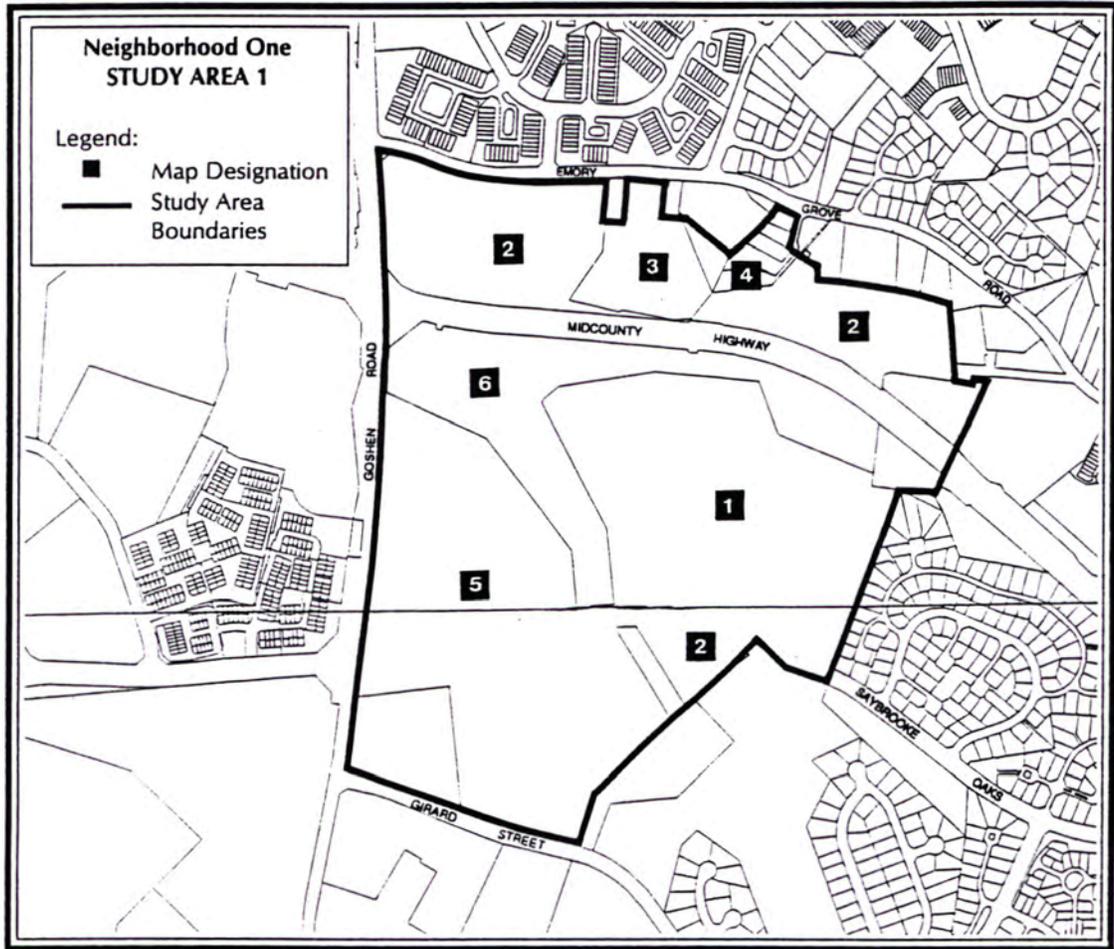
Land use options/strategies for properties in each of the six study areas shown below within Neighborhood One are discussed in the pages that follow and the chart beginning on page 30. **Any properties which may not be specifically addressed in the text, map, and chart will retain their 1982 land use designations.**



NEIGHBORHOOD LIMITS

Neighborhood One is an area of the City of Gaithersburg that includes the portion of the corporate City limits northeast of Frederick Avenue (Maryland Route 355) between Montgomery Village Avenue and Emory Grove Road to Interstate 370; additionally, an area bounded by Montgomery Village Avenue, the CSX rail line, and Frederick Avenue, (Maryland Route 355), which includes the Montgomery County Fairgrounds and abutting commercial properties.

STUDY AREA 1



Total Area	184.06 acres
Estimated Population	3
Housing Units	44 (Received Planning Commission approval)
Predominate Land Use	Vacant Land
Vacant Land	184.06 acres

This study area encompasses the Casey Tract adjacent to and east of Goshen Road to Emory Grove Road, and the boundary of Saybrooke.

This study area can be characterized as being mainly vacant land owned by the Casey Trust. The 1981 Neighborhood One Land Use Plan did not make any formal land use designations on these parcels, but rather listed potential development scenarios for the six different vacant tracts. Two annexations have occurred since the 1981 plan was adopted which include annexation X-148, the Cox Property, and annexation X-166, the Limparis Property. Both annexations included sketch plans for housing developments (single-family detached and attached) equaling 44 housing units.

Land use options, identified by map designation numbers on the Neighborhood One Study Area 1 map on page 8 and listed in the chart beginning on page 30, are described as follows:

Land Use Options

1 **Redesignate** part of P760 (Map Designation 1), to **institutional**. This map designation consists of approximately 40 acres and is currently owned by the Montgomery County School Board. This tract of land has been identified as a site for Gaithersburg Middle School #2 and has received approval. A 100-foot landscaped buffer will be maintained between the adjoining community of Saybrooke and any building, impervious surface, or playing fields. Access to the school is encouraged to be from Mid-County Highway. An alternative route, if all other access options are eliminated, will be a loop from Odend'hal Avenue to the school. This access road will also serve as the entry point to parcel G, the 2.48 acre parcel owned by the Casey Trust (see Map Designation 2). If the school site's entry point is determined to be from Mid-County Highway, access to the 2.48-acre parcel will be provided.

Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Parcel rezoned to **R-A**

2 **Retain**, part of P760 (Map Designation 2), **medium density residential** (Parcels A, B, and G) as medium density residential with existing zoning categories of RP-T and R-18 to remain. Parcels A and B located north of Mid-County Highway and south of Emory Grove Road together equating a total of 26.03 acres. Parcel G is located south of the proposed middle school site and equals 2.48 acres. As to Map Designation 2 and 5, it is intended that the Neighborhood One Land Use Plan will honor the amended annexation agreement between the City of Gaithersburg and Eugene B. Casey (1981) with respect to achieving 837 housing units and permitted employment/commercial densities. Odend'hal Avenue will be extended to provide access to Parcel G. The 847-unit count applies to all housing units on all Casey Trust parcels within the study area.

Land Use and Zoning Actions:

- Adopted **medium density residential** land use designation
- Zoning remains **RP-T** and **R-18**

3 **Designate** P545 (Map Designation 3), as **medium-low density residential**. This parcel, known as the Limparis property, was annexed (X-166) in 1995 to include 11 single-family detached and 27 single-family attached homes for a total of 38 housing units on 7.5 acres. The zoning for the parcel will be R-6. This designation is technical in nature and will affix a land use.

Land Use and Zoning Actions:

- Adopted **medium-low density residential** land use designation
- Zoning remains **R-6**

- 4** **Designate** P551 (Map Designation 4), as **low density residential** with a zoning classification of R-90. This parcel (the Cox Property) was annexed into the city in 1990 (X-148) and since has been approved for the construction of six single-family detached homes. The designation of low density residential will reflect the current use and density on this 3.9 acre parcel which is 2 units per acre.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Zoning remains **R-90**

- 5** **Redesignate** P760, and N182 (Map Designation 5), as **commercial-office-residential** on parcels D, E, and F. This will promote a mixed use development with retail uses around the existing Summit Shopping Center. It is envisioned that other uses could be research and development related, office buildings, and a mix of residential units. Single-family detached units are encouraged to be developed along the stream valley so as to provide a buffer between the school and commercial development. As to Map Designations 2, and 5, it is intended that the Neighborhood One Land Use Plan will honor the amended annexation agreement between the City of Gaithersburg and Eugene B. Casey (1981) with respect to achieving 837 housing units and permitted employment/commercial densities. Access to this map designation may be from Odend'hal Avenue and several points along Goshen Road, and Girard Street. The zoning on the parcels will remain respectively C-2, E-1, and R-18 unless rezoned to Mix Use development (MXD). At the option of the applicant, Parcels A, B, and/or G (Map Designation 2) may be included in any MXD application.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use designation
- Zoning remains **C-2, E-2, and R-18**

- 6** **Retain** P672 (Map Designation 6) as **open space**. This City owned 24-acre stream valley contains Whetstone Run - Tributary #4 which has been identified as being in fair condition in the 1996 Sensitive Areas report for the City.

Land Use and Zoning Actions:

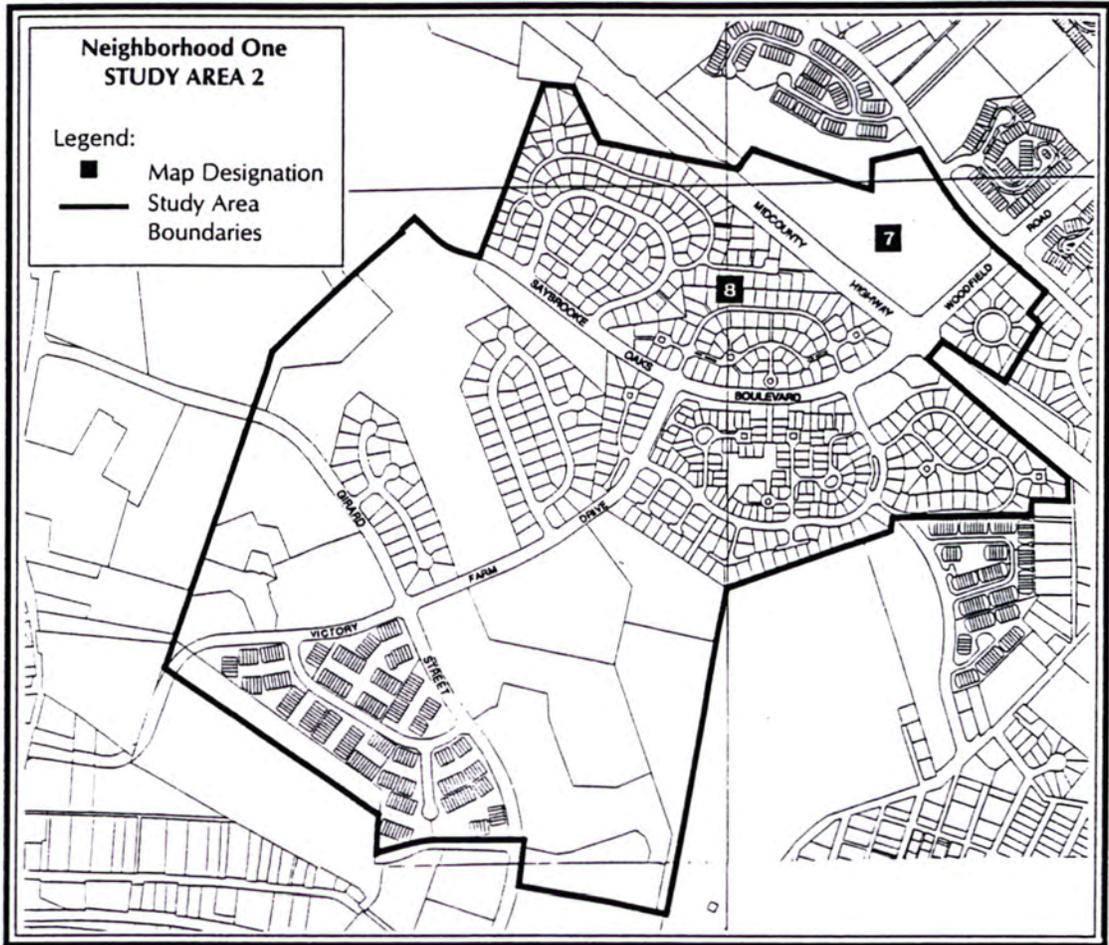
- Retain **open space** land use designation
- Zoning remains **R-A**

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

Estimated Population	824
Possible Housing Units At Existing Zoning	
Single-Family Detached	47
Single-Family Attached	234
TOTAL HOUSING UNITS	278
School-Age Children	
K-5	71
6-8	45
9-12	58
Open Space	24 acres

Note: This table excludes the 837 housing units mentioned in Map Designation 5.

STUDY AREA 2



Total Area	327 acres
Estimated Population	4,848
Housing Units	1,858
Predominate Land Use	Medium Density Residential

This study area extends from Emory Grove Road and Mid-County Highway to the north, to the City limit with Washington Grove on the east, to the boundary of the Olde Towne Business District on the south and west, plus the property line of the Casey-Goshen Tract to the west.

The northern part of the study area contains single-family detached homes in communities such as Saybrooke and Whetstone Run. Other residential areas include Newport Estates and Villa Ridge Condominiums, plus Audubon Square townhouses. The apartment complex known as Camden at Saybrooke is also located in this study area. The City maintains Kelley Park which is a large park located in the middle of the study area and contains lighted ballfields and children's play grounds. Previous land use designations from the 1974 *Corridor Cities Land Use Plan* will remain in place except for the two map designations listed below.

Land use options, identified by map designation numbers on the Neighborhood One Study Area 2 map on page 12 and listed in the chart beginning on page 30, are described as follows:

Land Use Options

7 **Designate** N100 (Map Designation 7), as **medium density residential**. This 17-acre parcel currently contains the 252-unit apartment complex known as Camden at Saybrooke. The property was annexed into the City in 1986 as part of a larger annexation (X-139) and was then separated by the construction of Mid-County Highway. This designation is technical in nature due to existing conditions.

Land Use and Zoning Actions:

- Adopted **medium density residential** land use designation
- Zoning remains **R-18**

8 **Designate** the residential community of Saybrooke (Map Designation 8), as **medium-low density residential**. This designation is technical in nature due to existing conditions. This land use plan will designate the 416-unit residential community as medium-low density residential which equates to its current zoning of R-6. The land that became the Saybrooke community was annexed into the City in 1986 and 1987 as X-139, and X-142.

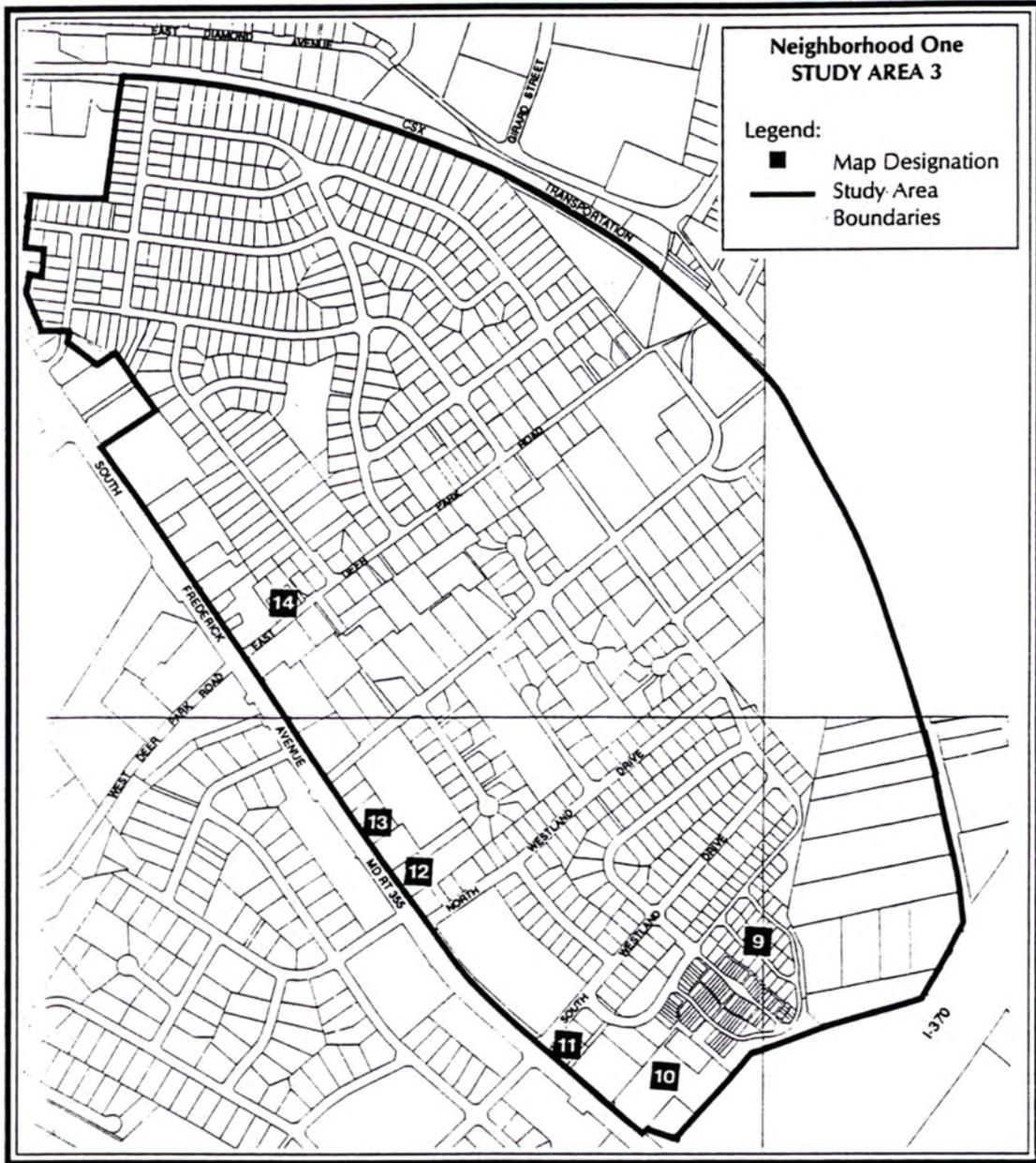
Land Use and Zoning Actions:

- Adopted **medium-low density residential** land use designation
- Zoning remains **R-6**

**PROJECTIONS FOR STUDY AREA 2
AT CURRENT DEVELOPMENT**

Estimated Population	4,848
Existing Housing Units	
Single-Family Detached	664
Single-Family Attached	525
Apartments	669
TOTAL HOUSING UNITS	1,858
K-5	487
6-8	217
9-12	270
Open Space	61 acres

STUDY AREA 3



Total Area	441 acres
Estimated Population	2,252
Housing Units	784
Predominate Land Use	Low Density Residential

The boundaries of this study area are defined with the CSX rail line to the north, the rear property lines for lots along East Deer Park Drive on the east and south to include several parcels along South Frederick Avenue and the community of Walnut Grove, to the west by South Frederick Avenue and the boundaries of Study Area 4.

This study area encompasses the single-family detached residential community of Deer Park which is one of the original subdivisions in the City. It also includes apartments and several commercial establishments along South Frederick Avenue. The other large subdivision is the community of Walnut Grove in the southern end of the study area.

This study area also includes land that is outside the City's corporate boundaries but within Gaithersburg's maximum expansion limits. This area is commonly known as Oakmont. The Oakmont community is a single-family detached residential area that has a land use designation of low density residential—2 to 4 units per acre adopted by the Montgomery County Planning Board. This neighborhood is unique because many of the homes are relatively old and are situated on large lots. If annexation were to occur, these larger lots could be subdivided to City standards with new homes constructed. However, any new development must be compatible with the surrounding community in terms of size and materials. Commercial development would be permitted where appropriate mainly along South Frederick Avenue, but care must be taken so as to not encroach into the residential community. The Oakmont Industrial Park, which is located in the southern tip of the study area, is currently designated as industrial. This designation would remain if these parcels are ever annexed.

Annexation of the Walnut Hill Shopping Center and two other parcels, which currently house the Holiday Hotel and the Towel Shop, are strongly encouraged. These older decaying commercial establishments frame the entrance way into the City and are in need of redevelopment. A commercial land use designation would be affixed to these parcels if annexation were to occur.

Land use options, identified by map designation numbers on the Neighborhood One Study Area 3 map on page 14 and listed in the chart beginning on page 30, are described as follows:

Land Use Options

9 **Designate** the residential community of Walnut Grove (Map Designation 9), as **medium density residential**. Walnut Grove was annexed into the City in 1990 as X-152 and was known as the Teunis Tract. This mixed residential community consists of 44 single-family detached, and 83 single-family attached units. This designation is technical in nature because of the existing community and a land use has never been affixed.

Land Use and Zoning Actions:

- Adopted **medium density residential** land use designation
- Zoning remains **RP-T**

10 **Designate** P464, P519, P573, P616, Pt. Parcels C-2 and P451, Parcel B, Block A, Parcel D, Block G, and Parcels A&B (Map Designation 10) as **commercial**. These parcels of land equaling 5.88 acres were annexed into the City as part of X-152, the Teunis Tract. The entire X-152 annexation is bound by an annexation agreement between the City of Gaithersburg and the current owners of the land. This agreement states that a 150-unit extended stay hotel can be built on this map designation. A land use designation of commercial will permit this activity to occur.

Land Use and Zoning Actions:

- Adopted **commercial** land use designation
- Zoning remains **C-2**

- 11** **Designate** P504, Parcel C-1, Part of C-2, and small strip of land of abandoned right-of-way (Map Designation 11) as **commercial**. These right-of-way parcels were annexed into the City in 1994 as X-164 and X164(A), the Exxon Property. Currently, an Exxon service station is located on this corner of South Frederick Avenue and South Westland Drive. This property will have a commercial land use designation affixed to it because it was not part of the 1981 land use plan.

Land Use and Zoning Actions:

- Adopted **commercial** land use designation
- Zoning remains **C-2**

- 12** **Designate** N171, N206, N261, and small strip of abandoned right-of-way (Map Designation 12) as **commercial**. The commercial designation for these four lots equaling 3.6 acres will be in line with existing conditions. These sites currently contain the Walnut Shopping Center, the Bare Bones restaurant, Goodwill retail store, and a Shell service station. These commercial establishments, located along North Westland Drive and Frederick Avenue, are to be affixed with a commercial land use designation.

Land Use and Zoning Actions:

- Adopted **commercial** land use designation
- Zoning remains **C-2**

- 13** **Designate** P103, P114, P115, P155, and P156 (Map Designation 13) as **commercial-office-residential**. This map designation contains five lots equaling 1.7 acres of Commercial Buffer (C-B) zoned property. This area is in transition and has seen recent redevelopment to commercial uses. This redevelopment is compatible with the immediate area due to high traffic volumes on South Frederick Avenue. However, care must be taken when reviewing redevelopment plans. Any new construction must be compatible with surrounding residential buildings.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use designation
- Zoning remains **C-B**

- 14** **Designate** P837, P891 P809, and P891 (Map Designation 14) as **residential-office**. These four lots are currently zoned Residential Buffer (R-B) and are located at the corner of East Deer Park Drive and South Frederick Avenue. Two of the lots are single-family detached homes along South Frederick Avenue which have been converted to commercial businesses. The Deer Park Medical Center is also zoned R-B and will be designated with a residential-office land use. It is important to note that this area is at the entrance to the residential community of Deer Park, and the R-B zoned properties provide a distinctive edge between the commercial and residential land uses.

Land Use and Zoning Actions:

- Adopted **residential-office** land use designation
- Zoning remains **R-B**

21 **Designate** P910, P923, P926, P965, P978, P979, P50, Lot 80 and P861 as **commercial-office** (Map Designation 21) for parcels encompassing annexations X-169, X-170, X-171, and X-172. This designation would be appropriate and compatible with the surrounding neighborhood. These properties will have a corresponding zoning classification of Low Density Residential (R-A).

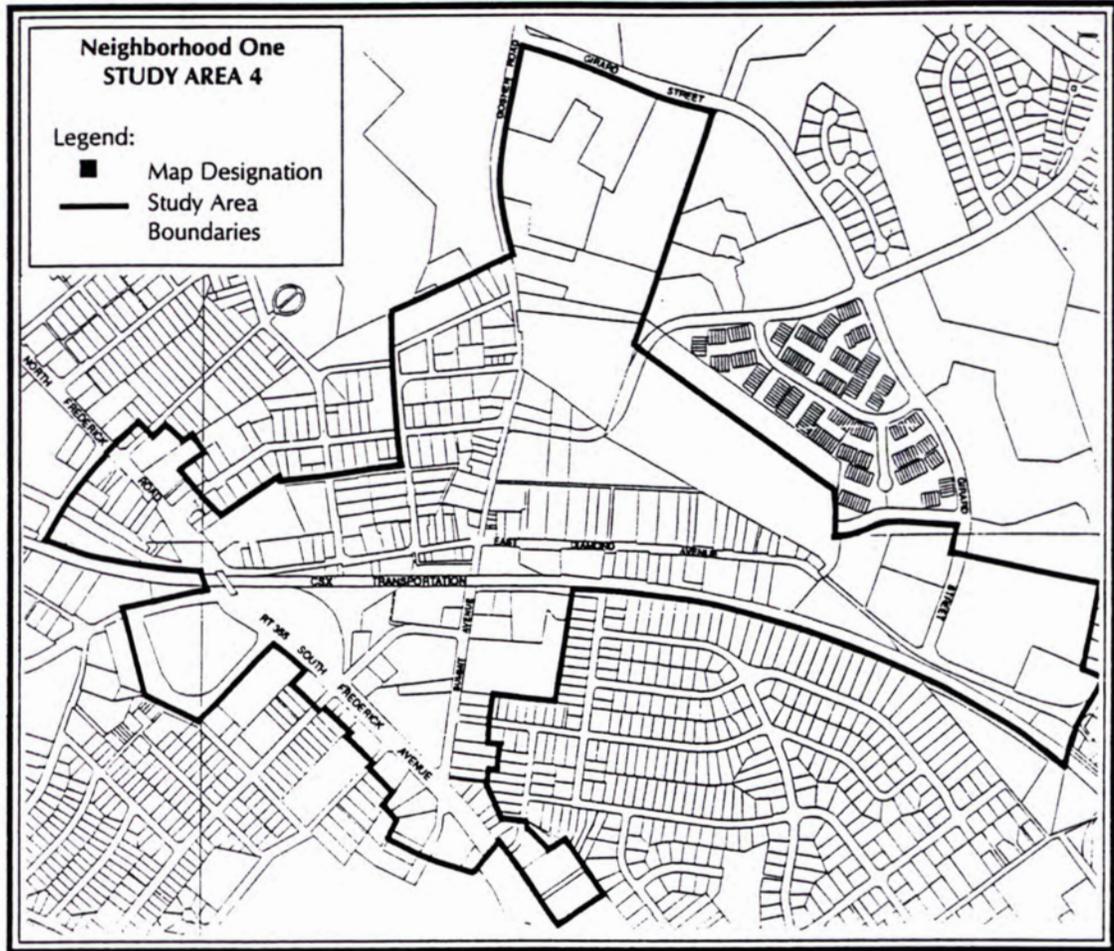
Land Use and Zoning Actions:

- Adopted **commercial-office** land use designation
- Zoning remains **R-A**

**PROJECTIONS FOR STUDY AREA 3
AT CURRENT DEVELOPMENT**

Estimated Population within the City Limits	2,252
Housing Units	
Single-Family Detached	443
Single-Family Attached	83
Apartments	258
TOTAL HOUSING UNITS	784
School-Age Children	
K-5	235
6-8	94
9-12	118
Open Space	3.03 acres

STUDY AREA 4



Total Area	315.52 acres
Estimated Population	3,163
Housing Units	1,298
Predominate Land Use	Commercial

This study area encompasses the Olde Towne District with expanded boundaries to include properties along East Diamond Avenue to Washington Grove Lane, and along North Summit Avenue north to Girard Street. The Olde Towne boundaries also include parcels along South Frederick Avenue, and North Frederick Avenue. All of the parcels within the existing Olde Towne District were identified on the Olde Towne Blueprint and including them will help in the revitalization of the commercial core by providing gateways into the City at major access points as well as adjoining industrial, and residential areas.

History of Olde Towne

The Town of Gaithersburg was incorporated in 1878, at which time mercantile shops began to appear along East Diamond Avenue near the old frame railroad station on the west side of Summit Avenue. In 1884, a handsome brick station and freight house designed by Ephriam Baldwin, were constructed on the east side of Summit Avenue as fine examples of the B&O Railroad's dynamic expansion program.

These distinctive buildings played a key role in attracting business to the Diamond Summit Avenue area. By the turn of the century, the commercial core of Gaithersburg was a thriving industrial, commercial, and cultural center. Unfortunately, fires in the 1900's destroyed many of the older frame buildings and led to major remodeling of others. Today's Olde Towne has buildings which are reminders of the early drug store, general merchandise establishments, milling, and granary business that served the townspeople during the late 1890's and early mid 1900's. The familiar drug store, Bowmans's Mill, and the First National Bank Building survived in their original locations despite the fires and remodeling. Other important Olde Towne buildings which have been distinguished as National and Local Historic Sites for their historic and architectural significance include the J.A. Belt Building, the B&O Railroad Station and Freight House, and the Exchange Building at the corner of Park and East Diamond Avenues.

As a small-town commercial area, the central business district of Gaithersburg remained viable until the 1950s when new highway shopping centers were developed along the Frederick Avenue corridor. Concern for the role that Olde Towne would play in the future projection for Gaithersburg as the "Corridor City" prompted business persons and City officials to undertake a serious assessment of the Diamond and Summit Avenue commercial area.

In 1977, the Olde Towne area was designated as a Neighborhood Strategy Area. Thus eligibility for Community Development Block Grant (CDBG) funded improvements was established. In 1979, the City contracted with the consulting firm of Barton-Aschman to conduct a study which would be used to begin the revitalization of Olde Towne. The study recognized the historical and present importance of the East Diamond Avenue commercial area and strongly recommended the use of design guidelines to improve the environment and visual image through public and privately funded revitalization improvements within Olde Towne. In 1981, the Mayor and City Council adopted a set of general design guidelines, and appointed a Downtown Review Committee to oversee the revitalization of Olde Towne. The first project that was implemented was a CDBG-funded facade easement program that was implemented by the City, the Chamber of Commerce, and Montgomery County Department of Housing and Community Development.

The Downtown Plan for Gaithersburg

In 1995, the Mayor and City Council was concerned with the revitalization process within the Olde Towne area because of distressing signs which included falling rents, vacancies, and increased competition from nearby shopping centers. The design firm of Andres Duany and Elizabeth Plater-Zyberk (DPZ) was hired to develop a "blueprint" for the Olde Towne Business District. The City challenged DPZ to "think big" and produce a plan that would preserve the area's historic nature, yet allow for new development. *The Downtown Plan for Olde Towne Gaithersburg*, also known as the Olde Towne Blueprint, is a document that will be used to guide the revitalization of Olde Towne. The plan lists specific recommendations within the following components: Transportation, Street Sections, Regulating Plan, Illustrative Plan, a Sector Map, Retail Recommendations, and Architectural Regulations.

The Sector Map divides Olde Towne into twelve different sectors. Each sector plan includes urban regulations that suggest design guidelines which address build-to-lines, parking, facade treatments, and the type of land use. The complete text of the Downtown Plan can be obtained at the Planning and Code Administration.

Central Business District Zone (CBD)

One important recommendation of the Olde Towne Blueprint is the implementation of a new zoning category called the Central Business District (CBD) Zone. This new zone will allow land uses that establish Olde Towne as the social, cultural, and civic heart of Gaithersburg. The new zoning designation is intended to encourage revitalization of the City's original mercantile district in substantial conformance with the Downtown Plan for Gaithersburg. Revitalization efforts within the CBD Zone shall promote a mix of commercial, office, residential, and light industrial uses necessary to attract development that is appealing to workers, shoppers, and visitors to Olde Towne Gaithersburg. Furthermore, the CBD Zone shall promote public and private initiatives including, but not limited to streetscape improvements, provisions for additional public parking facilities, improved pedestrian and vehicular access and circulation, public amenities, and development that is of high quality in both design and materials. Development plans will conform to the architectural guidelines proposed in the Downtown Plan and will be adopted by the Mayor and City Council by resolution. Incentives shall be provided in an effort to encourage development pursuant to the CBD Zone.

To further implement these recommendations, the CBD Zone will be designated by resolution of the Mayor and City Council as a revitalization area in conformance with the Neighborhood Business Development Program as promulgated under Article 83B, Sections 2-101, 2-313(a), and (b), 2-505(a), and 2-301 through 2-308 of the *Annotated Code of Maryland* and to any amendments thereof. This designation will allow funds to be used for streetscape improvements, business incentives, rehabilitation of structures, and encourage land assemblage.

It is the intent of this Land Use Plan for Neighborhood One that the Downtown Plan for Gaithersburg be the regulating plan for land use control in Olde Towne. This Land Use Plan will also endorse all urban regulations relative to design standards for Study Area 4. It is also the intent of this land use plan to affix a land use category of Mixed Use to the Olde Towne District. This new land use category of Mixed Use will equate to the Central Business District (CBD) Zone. All land uses specified in the Neighborhood One Land Use Plan are permitted in a Mixed Use category.

Land Use Options for Olde Towne

This Neighborhood One Land Use Plan formally endorses the revitalization of Olde Towne Gaithersburg. It is designated as a revitalization area per the State of Maryland business development program by promoting concepts that were devised during a design charrette conducted in September of 1995. The implementation of a Community Development Corporation (CDC) and a new land use category of mixed use with central business district zoning (CBD) is endorsed. An exact boundary description and map is designated in new Division 21, entitled "Central Business District (CDB) Zone," Section 24-160 F.1-24-160F.8 of Article 3, Chapter 24 of the *Gaithersburg City Code*.

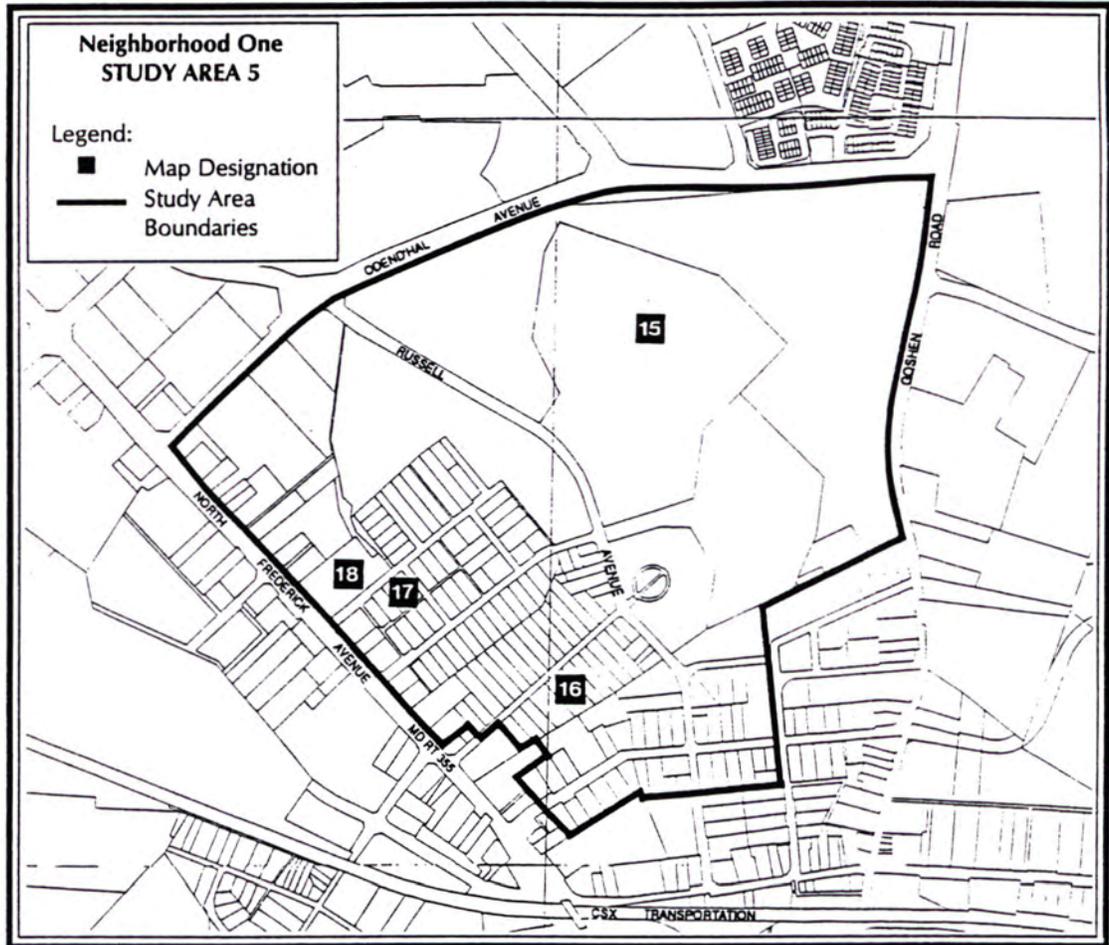
Land Use and Zoning Actions:

- Adopted **mixed use** designation
- Zoning for Olde Towne is **Central Business District**

PROJECTIONS FOR STUDY AREA 4 AT CURRENT DEVELOPMENT

Estimated Population	3,163
Housing Units	
Single-Family Detached	38
Single-Family Attached	28
Apartments	1,232
TOTAL	1,298
 School-Age Children	
K-5	216
6-8	60
9-12	49

STUDY AREA 5



Total Area	225 acres
Estimated Population	1,979
Housing Units	1,228
Predominant Land Use	Medium Density Residential

This study area is bounded by Odend'hal Avenue to the north, North Summit Avenue to the east, the boundary line of Study Area 4 to the south, and North Frederick Avenue to the west.

There are two unique components within this study area. They include the presence of the Asbury Methodist Village (Map Designation 17) and the Brookes, Russell, and Walker Historic District, (Map Designation 18) which is discussed in the introduction section. Another area commonly known as Realty Park is being reviewed for possible historic designation. The study area also includes commercial establishments along North Frederick Avenue which are mostly zoned C-1.

Land use options, identified by map designation numbers on the Neighborhood One Study Area Map 5 on page 22 and listed in the chart beginning on page 30, are described as follows:

Land Use Options

15 **Redesignate, and Designate** N248, N328, N550, N600, P284, and Parcel E (Map Designation 15) as **low density residential**. These parcels equaling 117 acres contain the Asbury Methodist Village, a retirement community. The main portion of the Asbury campus was annexed into the City as X-157 in 1991. This retirement village is a community that contains independent living units, assisted living units, and a health care facility. A building master plan has received concept approval from the City Planning Commission that will include seven development areas with a total build-out number of 3,083 units. Another area of development, called the Asbury Villas, is located across Russell Avenue from the main campus of Asbury and currently consists of 73 independent living units. The land use designation of low density residential and corresponding zoning category of R-90 will allow the Asbury Methodist Village to grow in line with its proposed master plan.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Zoning remains **R-90**

16 **Retain** the Brookes, Russell, and Walker Historic District (Map Designation 16) as **low density residential**. This land use designation will reconfirm the City's commitment to preserving Gaithersburg's heritage by formally establishing this district in the Master Plan. A description of the historic district can be found in the introduction section of this document.

Land Use and Zoning Actions:

- Adopted **low density residential** land use and confirmed **Historic District** designation
- Zoning remains **R-90**

17 **Retain** Realty Park (Map Designation 17) as **low density residential**. This map designation consists of homes bound by Montgomery and Maryland Avenues, and the rear lot line of the Asbury Villas. Realty Park has been identified as a potential area for a new historic district. In 1920, this tract of land was sold by Herman Rabbitt to the Gaithersburg Realty Company, which named the area Realty Park. Several prominent town leaders made their homes in this residential neighborhood of mostly brick Foursquares. The history of this area will need to be researched further before a formal designation is considered.

Land Use and Zoning Actions:

- Adopted **low density residential** land use designation
- Zoning remains **R-90**

18 **Redesignate** N423, N476, N477, N498, N580, N581, N609, N888, P499, P527, P528, P612, P789, P833, P834, P842, part of parcels 22, 54, 55, 56, 78, and 84 (Map Designation 18) as **commercial-office-residential**. This commercial strip along North Frederick Avenue has experienced haphazard development over the last thirty years which has resulted in an unattractive business area that is not pedestrian-friendly. This map designation, in concert with the Transportation Element of the City's Master Plan, will make a recommendation that a special study for the North Frederick Avenue Corridor be conducted. However, this land use plan would like to reevaluate the entire corridor including both sides of the street, and devise a new comprehensive design for possible redevelopment. This land use plan is recommending that a change in land use be considered in the future. With this land use plan and, upon the completion after a special urban design study is conducted to determine appropriate steps for revitalization, a rezoning will take place. This land use designation would allow the existing mix of retail, restaurants, offices, and residential, but also allow future flexibility in redevelopment proposals and foster a continued mix of uses. It would be the intent of this special study, that urban design standards be implemented along North Frederick Avenue to make the entire corridor more pedestrian friendly and more aesthetically appealing in terms of architecture and signage while promoting commercial redevelopment. These urban design standards might include density incentives if redevelopment occurs in accordance with these standards. The transformation of this street to a grand boulevard with many street trees, underground utility lines, special sidewalk pavers, ornamental street lights, and urban street furniture, would be in the best interest of the City and current and future businesses. To implement these future ideas, the zoning of the area could be changed from C-1 (Local Commercial), C-2 (General Commercial), and R-20 (Medium Density Residential), to MXD (Mixed Use Development), with some modifications to the text of the MXD zone, only after the special corridor study is completed. The new zone will provide the flexibility that will be necessary to implement these ideas. An urban design plan that includes architectural standards similar to the Olde Towne Blueprint would act as the sketch plan under the provisions of the MXD zone. Rezoning of the parcels will take place after the special North Frederick Avenue corridor study is completed. A zoning map amendment would then rezone the parcels.

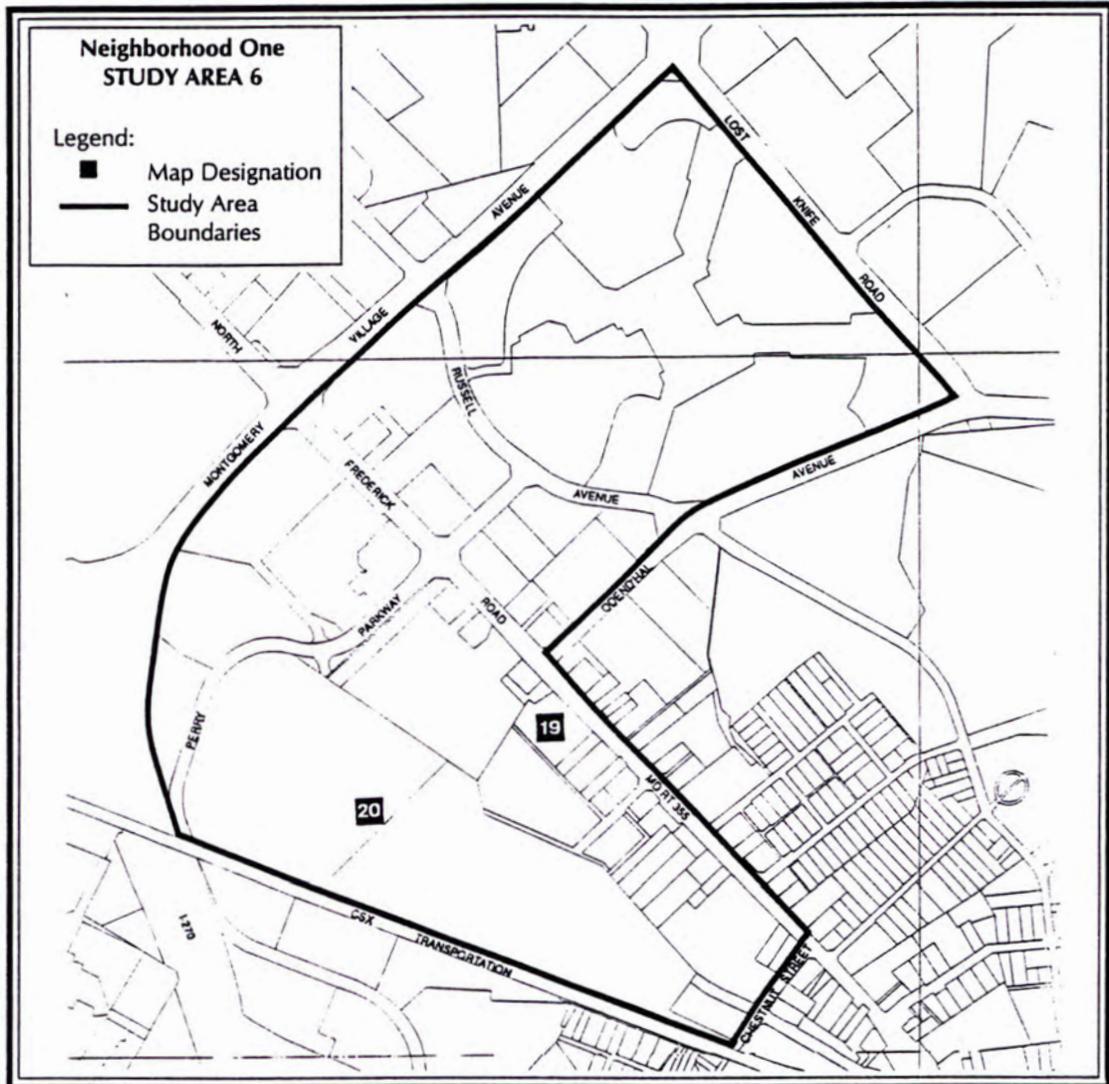
Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use and recommended special corridor study be conducted
- Zoning to remain **C-1**

**PROJECTIONS FOR STUDY AREA 5
AT CURRENT DEVELOPMENT**

Estimated Population	1,979
Housing Units	
Single-Family Detached	133
Single-Family Attached	74 * Asbury Villas
Apartments	1,021
TOTAL HOUSING UNIT	1228
School-Age Children	
K-5	205
6-8	62
9-12	59
Large Commercial Development	
Luskins	29,500 sq. ft.
DuVall Center	18,000 sq. ft.
Old Safeway Shopping Center	14,328 sq. ft.

STUDY AREA 6



Total Area	315 acres
Estimated Population	402
Housing Units	158
Predominate Land Use	Commercial
Vacant Land	3.93 Acres

The study area is bounded by Lost Knife Road to the north, Montgomery Village Avenue to the west, Odend'hal Avenue to the south to include the west side of North Frederick Avenue and the Montgomery County Fairgrounds to the CSX rail line.

This study area can be characterized as the retail and office core of the City with approximately 1,953,624 square feet of retail and office space in Study Area 6. Lakeforest Mall, which was constructed in the late 1970's, is the largest retail center in the Upcounty area. Other office buildings along Lakeforest Boulevard and Russell Avenue generate a considerable amount of activity. North Frederick Avenue (Maryland Route 355), has become the a major travel corridor

with most of the retail and office activity fronting on this busy thoroughfare. The area is served by one large warehouse retail establishment, a Hilton hotel, and Gaithersburg Square, the oldest shopping center in the City, which has recently completed a revitalization program. The Montgomery County Fairgrounds has been at its current location in Study Area 6 for several decades.

The intent of this land use plan revision for Study Area 6 is to retain the 1981 designations which are mostly commercial.

Land use options, identified by map designation numbers on the Study Area 6 map on page 26 and listed in the chart beginning on page 30, are described as follows:

Land Use Options

19 **Redesignate** N479, N532, N550, N584, N602, N607, N638, N662, N691, N827, N845, N844, N934, P635, P661, P714, P740, P772, and Plats 2781-83 (Map Designation 19) as **commercial-office-residential**. These parcels, like Map Designation 20, are currently designated commercial in the 1981 land use plan and have experienced the same haphazard development. This land use plan recommends that a special urban design study of the North Frederick Avenue Corridor be conducted to determine the correct land uses that would promote the transformation of the street into a pleasant walking and shopping experience. The same design standards that are discussed in Study Area 5, Map Designation 20, would apply to this side of North Frederick Avenue. To implement these new ideas, the zoning on the parcels could be changed from C-1 (Local Commercial) to MXD (Mixed Use Development), with some modifications to the text of the MXD zone, only after the special corridor study is completed. The new zone will provide the flexibility that will be necessary to implement these ideas.

Land Use and Zoning Actions:

- Adopted **commercial-office-residential** land use and recommended that special corridor study be conducted
- Zoning to remain **C-1 and C-2**

20 **Retain** P700, and P616 as **open space** (Map Designation 20), owned by the Montgomery County Fair Board. These two lots are the home of the Montgomery County Fair and retaining them as open space will be in line with their current use. The Montgomery County Fair Board has embarked on a long-range planning schedule for future improvements to the fairgrounds. The zoning on the parcels will remain in the Light Industrial (I-1) and low density residential (R-A) zones.

Land Use and Zoning Actions:

- Adopted **open space** land use and
- Zoning to remain **I-1 and R-A**

**PROJECTIONS FOR STUDY AREA 6
WITH CURRENT DEVELOPMENT**

Estimated Population	402	
Existing Housing Units		
Apartments	120	
TOTAL HOUSING UNITS	120	
School-Age Children		
K-5	18	
6-8	5	
9-12	4	
Existing Commercial Development		
Retail		
Lakeforest Mall	1,100,000	square feet
Gaithersburg Square	152,678	
Sam's Club	118,439	
Montgomery Wards & Toys R Us	173,750	
Sports Authority	43,000	
Office		
Lakeside Plaza	128,860	square feet
Lakeforest Professional Center	42,000	
Kaiser Building	50,549	
Standard Federal	52,401	
444 North Frederick Avenue	65,809	
Coldwell Banker	5,000	
Demory Building	12,138	
Frederick Avenue Professional Center	9,000	
TOTAL	1,953,624	square feet

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 ONE
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

MAP DESIG AREA	STUDY SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1 1	Part of P760	40.00	Casey Trust	RP-T	Med-Low Den Res	Inst	Inst	Inst	R-A
2 1	Part of P760	38.00	Casey Trust	RP-T, R-18	Med Den Res	Med Den Res (Opt A), Mixed Res (Opt B)	Open Space	Med-Den-Res	RP-T, R-18
3 1	P545	7.50	Eugenia Limparis	R-6	-	Med-Low Den Res	Med-Low Den Res	Med-Low Den Res	R-6
4 1	P551	3.90	Strawberry Knoll Partnership	RP-T	-	Low Den Res	Low Den Res	Low Den Res	RP-T
5 1	Part of P760 N182	43.00	Casey Trust	E-1, C-2	Ind-Rsch-Off, Comm	Comm/Ind-Rsch-Off	Comm-Off-Res	Comm-Off-Res	E-1, C-2
6 1	P672	24.00	City of Gaithersburg	R-A	Open Space	Open Space	Open Space	Open Space	R-A
7 2	N100	17.00	Camden at Saybrooke	R-18	-	Med Den Res	Med Den Res	Med Den Res	R-18
8 2	Saybrooke	-	Multiple Owners	R-6	-	Med-Low Den Res	Med-Low Den Res	Med-Low Den Res	R-6
9 3	Walnut Grove	-	Multiple Owners	RP-T	-	Med Den Res	Med Den Res	Med Den Res	RP-T
10 3	P464, P519 P573, P616 Pl. Par. C-2 P451 Parcel B, Blk A Parcel D, Blk G	5.88	Ralph Teunis	C-2	-	Comm	Comm	Comm	C-2

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

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
11	3	P504 Parcel C-1 Pt.C-2	0.12	Exxon Corporation	C-2	-	Comm	Comm	Comm	C-2
12	3	N171 N206 N261	3.67	Century Ltd. Partnership, Walnut Hill Ltd. Partnership, Hanover Investment	C-2	-	Comm	Comm	Comm	C-2
13	3	P103 P114 P115 P155 P156	1.70 0.40 0.40 0.55	Bob Yi, Spiros Kaldis, Nickolaos Kaldis, Parviz Rashidian	C-B	-	Comm-Off-Res	Comm-Off-Res	Comm-Off-Res	C-B
14	3	P837 P891 P809	0.24 0.60 0.50	Kum S. Kim, Kum S. Kim, Charles Eckstine,	R-B	-	Res-Off	Res-Off	Res-Off	R-B
15	5	N248 N328 N550 N600 P284 Parcel E	117.00	Asbury Methodist Village, Inc.	R-A	-	Low Den Res	Low Den Res	Low Den Res	R-A
16	5	Brookes, Russell, and Walker Historic District	-	Multiple Owners	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
17	5	Realty Park	-	Multiple Owners	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90

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

NEIGHBORHOOD ONE
LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING
1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
18	5	N423	0.52	Albert Hinton	C-1	Comm	Comm(Opt A), Comm-Off-Res (Opt B)	Comm-Off-Res	Comm-Off-Res	C-1
		N476	0.37	Ester Coopersmith Trustee						
		N477	0.50	Shell Oil Co.						
		N498	0.21	David Elling						
		N580		417 Fredrick Pike Partnership						
		N581		417 Fredrick Pike Partnership						
		N609		Pizza Hut						
		P499	0.23	Francis Miller						
		P525		Myrtle Adams						
		P527	0.71	Demory Enterprises						
		P528	1.03	William Schneider						
		P612	2.54	Property Development Assoc.						
		P789	0.99	John Gogarty						
		P833	0.16	Citizens Building andLoan Assoc.						
		P834		Citizens Building andLoan Assoc.						
		P842	0.22	Harold Toyler						
		Part of Parcels:								
		22	0.33	Victor Litz						
		54	0.36	Sheala Nayak						
		55	0.37	First National Bank of Maryland						
		78	0.46	Duron Inc.						
		84	0.56	Hair Bar						

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

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1983 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
19	6	N479	0.47	American Real Estate Holdings	C-1,	Comm	Comm (Opt A), Comm-Off-Res (Opt B)	Comm-Off-Res	Comm-Off-Res	C-1, C-2
		N532	2.40	Washington Real Estate	C-2					
		N550	0.45	Jamil Azat						
		N584	0.93	Cladny Ltd. Partnership						
		N602	5.57	Casey Trust						
		N607	0.56	Coldwell Banker						
		N638	0.31	George Sheahin						
		N662	0.07	Exxon U.S.A.						
		P691	1.43	George Sheahin						
		N827	6.57	Wingham Company Inc.						
		N845	0.41	Richard Tennant						
		N844	0.42	Aaron Engel						
		N934	1.59	Verna Kelly						
		P635	0.39	Mary Sheahin						
P661	6.57	Wingham Company Inc.								
P714		Wingham Company Inc.								
P740	2.70	AAKAM LLC.								
P772		AAKAM LLC.								
Plats:										
		2781-83	0.10	Zion Avissor						
20	6	P700, P616	63	Mountgomery County Fair	R-A, I-1	Open Space	Open Space	Open Space	Open Space	R-A, I-1
21	3	P910, P923, P926, P965	5.2	Conrad Aschenbach	R-A,	-	-	-	Comm-Off	R-A
		P978, P979, P50	3.4	Betty Jacobs, Davis Rippeon	-	-	-	-	Comm-Off	R-A
		Lot 80	1.6	Wallih Cabezas	-	-	-	Comm-Off	R-A	
		P861	0.16	Leo Dove	-	-	-	Comm-Off	R-A	

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



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



Gaithersburg

PLANNING AND CODE
ADMINISTRATION

**NEIGHBORHOOD ONE
LAND USE MAP**

