CITY OF GAITHERSBURG

NEIGHBORHOOD TWO LAND USE PLAN

A MASTER PLAN ELEMENT

Gaithersburg

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NEIGHBORHOOD TWO LAND USE PLAN
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NEIGHBORHOOD TWO LAND USE PLAN

BACKGROUND

INTRODUCTION

The planning area designated as Neighborhood Two has undergone a land use amendment as part of the City's effort to conform to the State land use regulations. The Economic Growth, Resource Protection and Planning Act of 1992 requires that on or before July 1, 1997, all local jurisdictions shall adopt and include in their master plans all elements enumerated under State law as well as the visions described in Section 3.05 and 3.06(b) of Article 66B, *Annotated Code of Maryland.* Neighborhood Two was studied in conjunction with Neighborhoods Four and Six because all three planning areas of the City have existing master plans and only revisions to the existing adopted plan were contemplated. Neighborhood Two underwent significant master plan revisions in 1985, at which time significant changes in land use were adopted.

In addition to the State's requirement, there are other compelling reasons for updating the Neighborhood Two element of the Master Plan. The planning area shares a common boundary with Neighborhood One along Maryland Route 355. There have been several new development projects, annexations of land, and transportation improvements in Neighborhood Two since the 1985 plan. The revised plan hopes to address the strong community support for preserving the residential areas of Neighborhood Two by balancing the concerns of established residential neighborhoods with commercial development along Route 355, Interstate 270 and Interstate 370, Shady Grove Road, and other major thoroughfares.

WORK SCHEDULE

The City of Gaithersburg considers citizen participation an integral part of the preparation of draft land use documents. The Ad Hoc Liaison Committee for Neighborhoods Two, Four, and Six was established by Resolutions No. R-107-95, R-3-96, and R-7-96 of the City Council during December 1995 and January 1996. A 22-member citizen committee consisting of representatives from all three neighborhoods, with a predominance of residents from Neighborhood Four met weekly to discuss issues. This group organized and hosted a Neighborhood Information Meeting held on February 6, 1996. On February 10, 1996, the committee participated in an extensive bus tour with staff which included Neighborhood Two destinations along with an overview of Neighborhoods Four and Six. The committee met on a weekly basis during the months of February and March to formulate an issues report focusing on land use in the three neighborhoods.

On March 20, 1996, representatives of the committee presented their final issues report at a regularly scheduled meeting of the Planning Commission. The report highlighted significant land use factors and issues in each of the subject neighborhoods. The issues identified by the committee are the basis for master plan recommendations contained in the land use revisions for Neighborhood Two.

The Planning Commission, at their November 6, 1996 meeting, adopted Resolution PCR-2-96 and recommended approval of the Neighborhood Two Land Use Plan. The City Council went on to adopt the land use plan by Resolution R-23-97 on February 3, 1997. The Mayor and City Council then comprehensively rezoned Neighborhood Two by Ordinance O-11-97. These resolutions and ordinance can be found in the exhibit files located in the Planning and Code Administration at the City Hall.

EXISTING USE OF LAND - 1996

The Neighborhood Two area consists of approximately 763 acres of land, exclusive of public roads, of a City-wide total of 6,365 acres. This neighborhood covers 12 percent of the City's total land area or 1.1 square miles of the City's 9.944 square miles. Neighborhood Two is approximately 95 percent developed with most of the remaining vacant land preserved as public open space for recreational purposes.

The predominant land use in this neighborhood is residential. Seventy-eight percent of the land in Neighborhood Two is residential with the remaining 23 percent being commercial/office. The housing mix consists of 25.9 percent single-family detached units, 23.1 percent single-family attached units, and 52.7 percent apartments. Neighborhood Two is home to Summit Hall Farm Park, a 58-acre recreational facility offering both passive and active recreational activities ranging from picnic areas to a water slide and pool and a miniature golf course. Morris Park is a 26.5-acre lighted ball field complex, and Christman and Walder parks are smaller neighborhood open spaces with recreational equipment for children.

Commercial, office, and industrial development in Neighborhood Two is located in the northernmost and southernmost ends of the Neighborhood. The northern end contains several industrial business which are located along the CSX rail line with its accompanying administrative offices. The area located between Interstate 370 and Shady Grove Road has become a major industrial warehouse hub for upper Montgomery County and has seen a recent surge in retail development. The existing commercial developments within the City limits include several "big box" or destination retailers, such as Home Depot, Best Buy, and Office Depot, as well as a large office building along South Frederick Avenue. The United Parcel Service maintains a major shipping and distribution center in this area and Hughes Network Systems has a large manufacturing plant. Developments located outside of the current corporate limits are not included in this land use element. However, annexation of properties adjacent to Shady Grove Road and within the Maximum Expansion Limits is encouraged.

LAND USE CLASSIFICATION HIERARCHY

1984	1997 Land Use Plan
Low Density Residential	Low Density Residential
Medium-Low Density Residential	Medium-Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
–	Mixed Residential
Residential-Office	Residential-Office
Commercial-Office-Residential	Commercial-Office-Residential
New Downtown	–
–	Mixed Use
Commercial	Commercial
–	Commercial/Industrial-Research-Office
Industrial-Research-Office	Industrial-Research-Office
Industrial	Industrial
Institutional	Institutional
–	Institutional-Residential
Open Space	Open Space

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)

GROWTH BY ANNEXATION

The growth of Neighborhood Two via annexations can be traced back to the original boundaries of Gaithersburg. For this discussion, the growth by annexation chart will only list annexations from the years of 1963 to the present. The City added 13 different annexations to this neighborhood between the years of 1963 and 1996 equating to a neighborhood total of 784.46 acres during this period.

Neighborhood Two
Growth By Annexation
1963-1996

Year	File Number	Acres Annexed
1963	X-068	21. 2788
1965	X-072	244. 697
1969	X-099	64. 3223
1970	X-108	2. 8084
1971	X-109	82. 4244
1973	X-113	12. 23659
1979	X-116	10. 4840
1983	X-131	57. 6956
1985	X-136	73. 23
1985	X-138	9. 4
1990	X-153	11. 1222
1990	X-154	5. 1954
1991	X-159	21. 065
1996	X-173	21. 085
TOTAL		637. 04469

CURRENT POPULATION

Neighborhood Two is a mostly developed area of the City with an estimated population of 5,814 as of January 1997. The residents of Neighborhood Two constitute 8.1 percent of the total number of persons living in Gaithersburg.

URBAN DESIGN, OPEN SPACE, AND ENVIRONMENTAL PROTECTION

Neighborhood Two is shaped by major transportation corridors serving the City and the region. Improving the look and appeal of these corridors will enhance the image of Gaithersburg. Special consideration of the need for beautification of Frederick Avenue (Maryland Route 355) — Gaithersburg's "Main Street"—and improved landscaping along Interstate 270 should be a priority with the development of detailed urban design plans for each major corridor and gateway serving the City. Along major streets, and on private property throughout Neighborhood Two, specimen trees will continue to be protected. Design creativity is needed so that natural features and environmental resources are preserved and integrated into future development. The Muddy Branch stream and green way is a valuable City and regional resource which merits protection and restoration. City parks and recreation are a major asset of Neighborhood Two, and the development of the largest recreational resource, Summit Hall Farm Park, as well as other public facilities, will be addressed in the Parks and Recreation Plan being revised by the Department of Parks and Recreation.

TRANSPORTATION NETWORK: EXISTING AND PLANNED

Neighborhood Two includes the westerly side of Maryland Route 355, a major gateway corridor for the City, and is highly visible from both Interstate 270 and Interstate 370. The major entrance into Olde Towne and the expanded downtown business district is located at the intersection of South Summit Avenue and South Frederick Avenue (Maryland Route 355). The City's Downtown Plan calls for increased commercial development and improvements to several potential gateways serving Olde Towne, including East Diamond Avenue at Chestnut Street and West Diamond Avenue at the South Frederick Avenue (Maryland Route 355) bridge ramp. The roads leading to these entrances from the area of Muddy Branch Road need to be considered in the planning for the revitalization of the City's central business district. To realize the potential in this role as major gateways to the City's central business district, these areas should be considered for revitalization through the development of comprehensive urban design guidelines. The entire text of the Downtown Plan for Gaithersburg is available at the Planning and Code Administration office. The industrial area in Neighborhood Two currently is characterized by marginal landscaping. This area needs to be carefully buffered and integrated with the abutting residential and commercial uses. Special landscape design consideration is warranted for highly visible properties along major streets.

The Interstate 270 interchange at West Diamond Avenue (Exit 10) should be expanded with an additional ramp from the northbound Interstate 270 lanes to connect directly with Perry Parkway. This will improve access to Olde Town and to the rest of the Maryland Route 355 corridor.

Gaithersburg will work with the state and county transportation authorities to bring about the widening of the narrow "bottleneck" section of West Diamond Avenue (Maryland Route 117) between Chestnut Street and Perry Parkway. If the land on the southerly side of West Diamond Avenue is annexed into the City, the widening of the narrow section should be made a priority improvement project in partnership with the state. Any improvement to West Diamond Avenue (Maryland Route 117), which is one of the City's critical east-west connectors, must include pedestrian and bicycle paths to allow safe travel for residents wishing to cross under Interstate 270.

The Transportation Element of the Master Plan will address existing gaps and missing links in the City's pedestrian and bicycle network which need to be completed in order to provide a coordinated system of sidewalks, pedestrian paths, and bikeways as an alternative to vehicular travel in and around Gaithersburg. In determining where improvements need to be made in the transportation system, special emphasis shall be given to providing easy and pleasant walking and biking accessibility to nodes of activity such as parks, schools, transit stations, and commercial areas.

HISTORIC PRESERVATION

Many of the individual sites and districts of historical and architectural significance in Neighborhood Two are located along South Frederick Avenue (Maryland Route 355) and in close proximity to Olde Towne. Two of the City's most historic and visible structures are the 1882 Ascension Episcopal Chapel at the intersection of South Summit and South Frederick Avenues and the nearby Fulks House at 208 South Frederick Avenue. These landmarks are important features of this gateway area to the City's central business district and are worthy of preservation. Along with Ascension Chapel and the Fulks House, other historic structures, such as 110 and 206 South Frederick Avenue, define the boundaries of Observatory Heights, a turn-of-the-century subdivision which is eligible for historic district designation and protection.

The Gaithersburg Latitude Observatory on DeSellum Avenue was built by the Federal Government in 1899 to measure and study the phenomenon of the earth's wobble on its axis. It was one of six observatories located throughout the world and it has been preserved by the City which now has ownership of the site. The Observatory became the first National Historic Landmark in Gaithersburg in 1990 and the City's future plans for the site are to develop a science center primarily for youth and open to the general public.

The proposed Chestnut-Meem Historic District in the northerly end of Neighborhood Two, is being carefully reviewed at the request of residents in order to better determine whether there is enough "critical mass" of historic buildings to justify an entire district, and to consider the possible landmark designation of individual sites as an alternative to an historic district.

The site of the historic Washington Suburban Sanitary Commission water treatment facility (circa 1926-1928), which is owned by the City, is currently being used as a day care facility (see Map Designation 3). Several small buildings, which had served as pumphouses, and one large water tank exist on the site. It is important to preserve this area because it helps contribute to the City's historic fabric.

The Amiss House, at 124 Water Street, was constructed in stages between 1877 and 1885 and is an example of the late Victorian vernacular style. It is the only nineteenth century residence in the subdivision and served as an inspiration for the design of the two-story houses constructed along Water Street in the 1980s.

The Casey Barn at 810 South Frederick Avenue (circa 1920), a former dairy barn complex, exemplifies the transition of the City from an agricultural to an urban center. It is the largest extant barn in the local area and is an attractive gateway feature along South Frederick Avenue.

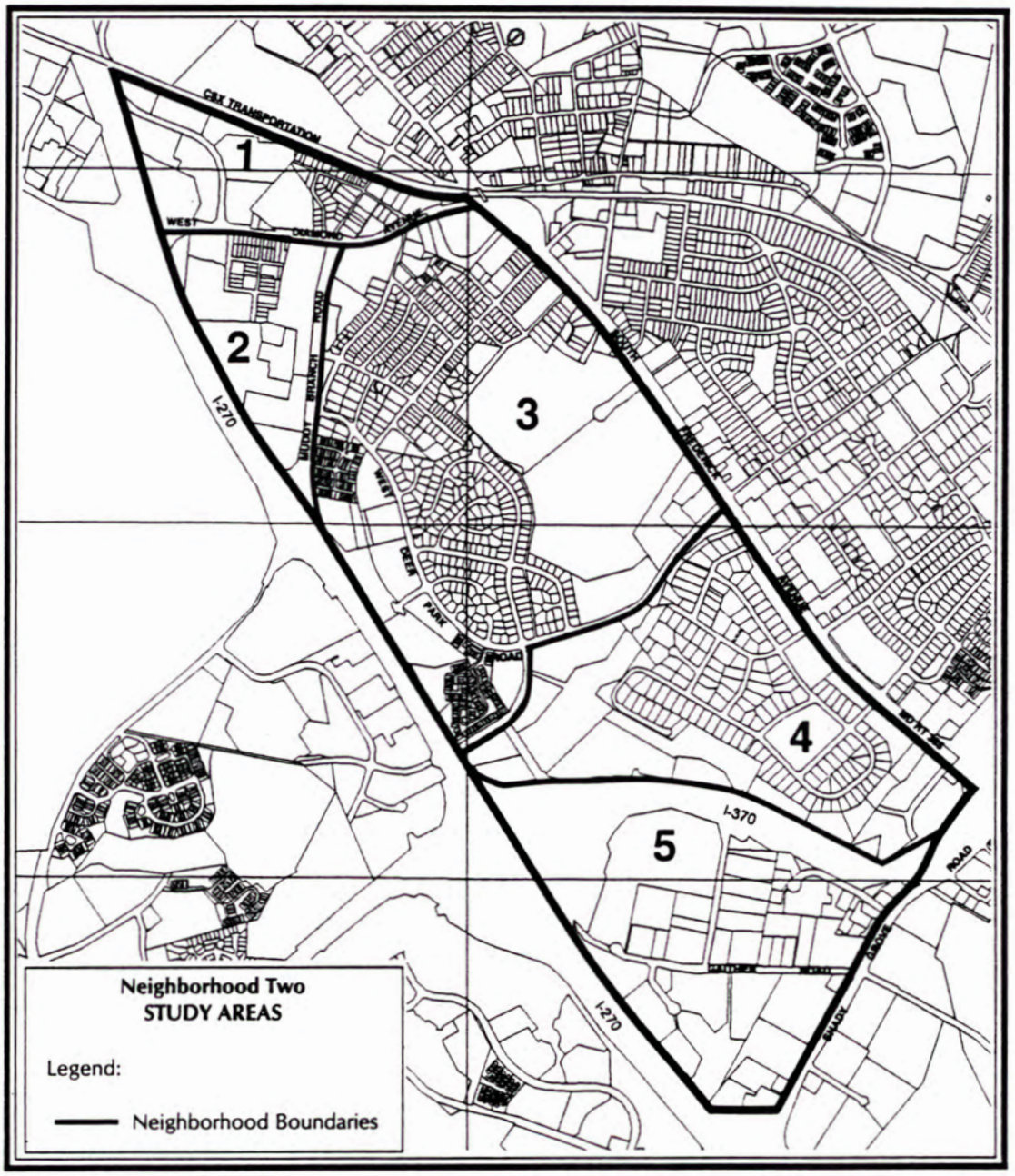
Summit Hall Farm, at 502 South Frederick Avenue, now incorporated into a City park and recreational resource, is a ridge top estate that has been associated with significant events in pioneer settlement, Civil War history, experimental astronomy, and the area's social and physical development. The remaining buildings, which include the manor house, a tenant house, a smokehouse, and a barn, were built in the early nineteenth century. There is also a small family cemetery on the site in which are buried four members of the De Sellum family who resided on the farm in the early to late 1800s.

NEIGHBORHOOD TWO LAND USE PLAN

LAND USE

INTRODUCTION

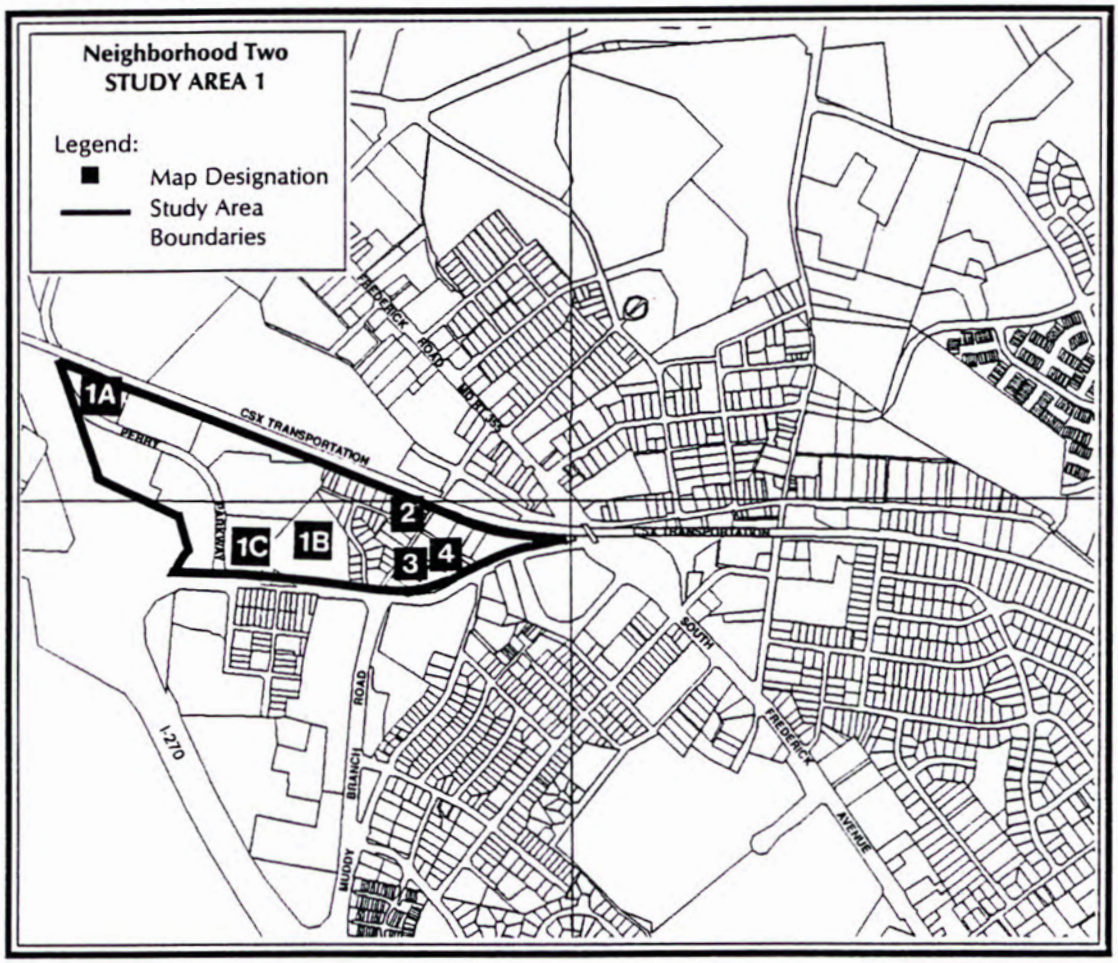
Land use options/strategies for properties in each of ten study areas shown below within Neighborhood Two are discussed in the pages that follow and are shown on the chart on pages 20-21. **Any properties which may not be specifically addressed in the text map and chart will retain their 1985 land use designations.**



NEIGHBORHOOD LIMITS

Neighborhood Two is an area of the City bounded on the west by Interstate 270; on the north by the CSX Railroad; on the east by South Frederick Avenue (Maryland Route 355); and on the south by Shady Grove Road. It includes, for planning purposes, some properties outside the present boundaries, but within the maximum expansion limits of the City.

STUDY AREA 1



Total Area	90 acres
Estimated Population	197
Housing Units	68
Predominant Land Use	Low Density Residential, and Industrial

This study area is bounded on the north by the CSX Rail line, on the east by North Frederick Avenue (Maryland Route 355), on the south by West Diamond Avenue and service road "A" for North Frederick Avenue, and on the west by Interstate 270.

The existing land use pattern includes an established single-family residential area a long Chestnut Street, Meem Avenue, and Floral Drive, with duplexes at the corner of Chestnut Street and Meem Avenue. Along West Diamond Avenue are the First Baptist Church, two residences, and to the west, the Avenel Business Park. At the eastern end of this study area is a mixture of commercial, office and industrial land uses along Meem Avenue and West Diamond Avenues with one commercial parcel adjacent to North Frederick Avenue.

Land use options, identified by map designation numbers on the Neighborhood Two Study Area 1 map on page 8, and listed in the chart beginning on page 20, are described a follows:

Land Use Options

1 A **Designate** P776 as **industrial-research-office** (Map Designation 1A). This designation is consistent with the land use designation on the balance of the Avenel Business Park. The intent of this map designation is to insure that P776, although retained in the C-2 zone, will develop in a consistent manner with the existing research and development/office uses or other uses permitted in the E-1 zone, except that hotels and motels, a use permitted in the C-2 zone but not in E-1 zone, be permitted with a finding by the Planning Commission that such use is compatible with the existing development in the industrial park; and further, that development may proceed utilizing the yard requirements, as well as the height (ten stories) and floor area ratio (1.5) restrictions of the C-2 zone. These development and use requirements are attached to this land due to its visibility from Interstate 270, proximity to existing and planned commercial establishments along West Diamond Avenue, Quince Orchard Road, and Perry Parkway, and a desire to see that the quality office development of the Avenel Business Park not be compromised by the range of commercial uses permitted in the C-2 Zone.

Land Use and Zoning Actions:

- Adopted **industrial-research-office** land use designation
- Zoning remains **C-2**

1 B **Retain** P100 as **institutional** (Map Designation 1B). This 7.97 acre parcel is currently owned by the First Baptist Church and maintains a 18,500-square foot house of worship. The zoning requested on the property is currently low density residential (R-90). The First Baptist Church has requested that the zoning be changed from the R-90 zone to the R-A zone which is also a low density residential category.

Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Zoning change to **R-A**

1 C **Retain** Parcels N158, and N157 as **residential-office** (Map Designation 1C) on West Diamond Avenue. Although these parcels are likely to be impacted by future widening along West Diamond Avenue (as yet not programmed), the current designation is consistent with existing residential use, and any alternative land use designation appears inappropriate.

Land Use and Zoning Actions:

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

2 **Retain** Lots 31-39 as **low density residential** (Map Designation 2) on Meem Avenue and Chestnut Street. This will reiterate the need to preserve these houses in their current land use of low density residential.

Land Use and Zoning Actions:

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

3 **Retain** Lots 10-13 as **low density residential** (Map Designation 3). These lots front along Chestnut Street and are single-family detached homes. The street can be characterized as being a stable residential street and the land use designation will maintain its current character.

Land Use and Zoning Actions:

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

4 **Retain** Lots 7, 8, and 9, as **open space** (Map Designation 4). These parcels located along West Diamond Avenue are owned by the City of Gaithersburg, and leased to Montgomery County who in turn leases the land to a child day care provider. Currently, several small buildings and a water tank are located on the property. A building for the day care facility plus a playground are also located on these lots.

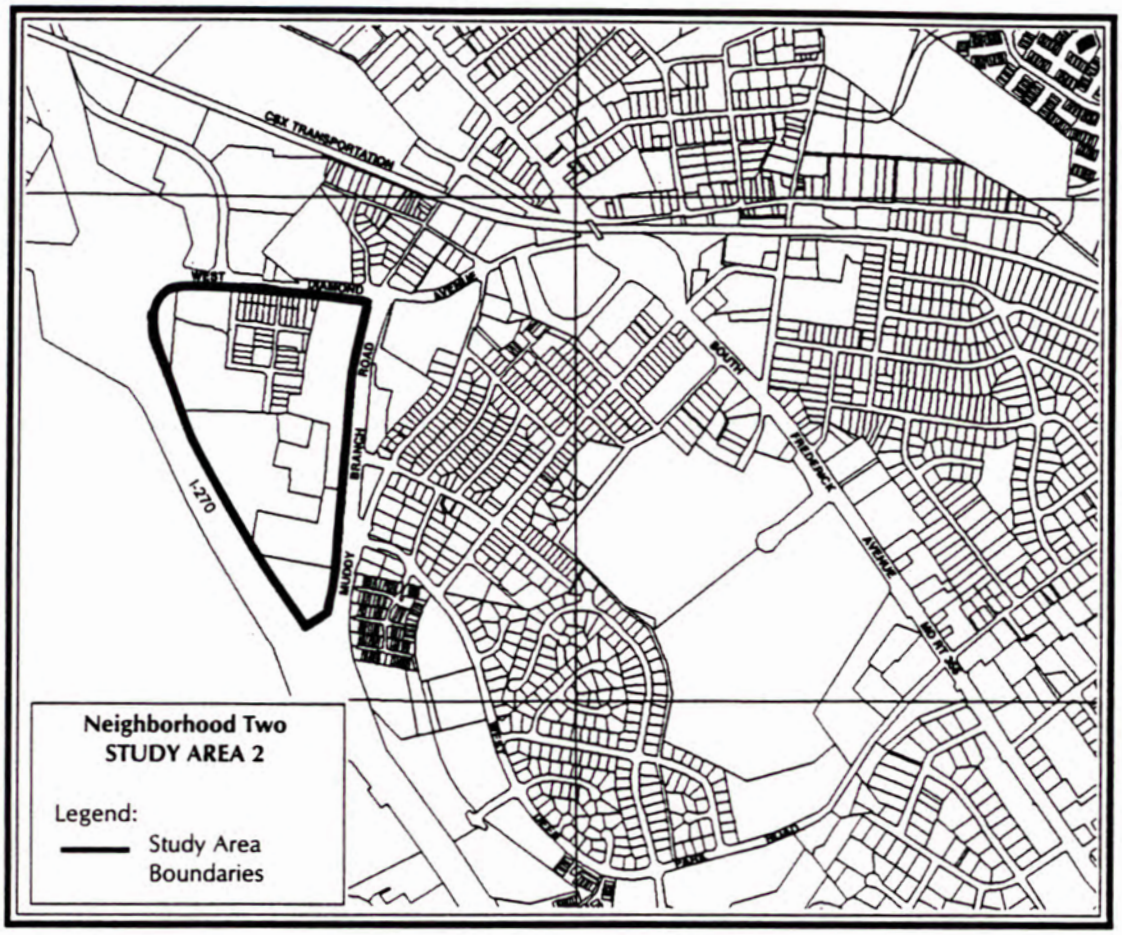
Land Use and Zoning Actions:

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

PROJECTIONS FOR STUDY AREA 1
AT CURRENT DEVELOPMENT

Estimated Population	160
Existing Housing Units	
Single-Family Detached	51
School-Age Children	
K-5	20
6-8	8
9-12	11
TOTAL	39

STUDY AREA 2



Study Area 2 is bounded on the north by West Diamond Avenue, on the east by Muddy Branch Road, and on the south and west by Interstate 270.

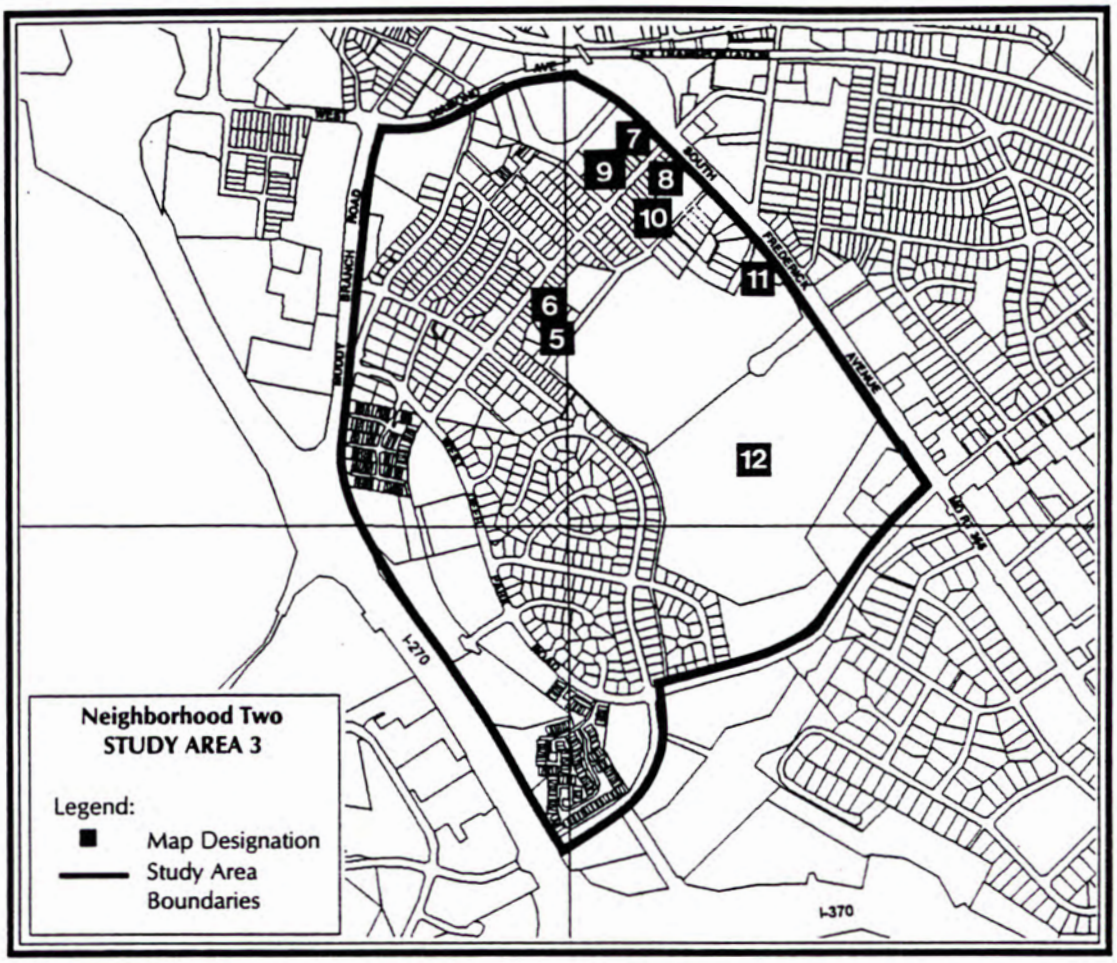
This study area is part of an enclave and is totally surrounded by, but not a part of, the present corporate limits of the City of Gaithersburg. As such, it is governed by Montgomery County rather than the City of Gaithersburg. This area has been included in Neighborhood Two for review purposes. Because it adjoins Study Areas 1, 3, and 5, it has relevancy to land use decisions in these areas.

The existing land use pattern is mixed residential, including single-family homes adjacent to West Diamond Avenue, the Stratford Mews townhouses, and the Willows and Londonderry Apartment complexes.

There are no land use recommendations for Study Area 2 in this plan. Land use and zoning designations on properties within this study area are contained within the County's *Gaithersburg Vicinity Master Plan*, currently undergoing revision. A land use designation for any or all parcels in Study Area 2 on the City's master plan map would only occur as a result of future annexation, initiated by the affected property owners.

Transportation issues affecting this study area include the need for widening West Diamond Avenue between Muddy Branch Road and Perry Parkway, and providing pedestrian and bicycle access under Interstate 270 at West Diamond Avenue.

STUDY AREA 3



Total Area	403 acres
Estimated Population	4,974
Housing Units	1,904
Predominant Land Use	Single-Family Residential/Medium Density Residential

This study area is bounded on the north by West Diamond Avenue; on the east by South Frederick Avenue; on the south by West Deer Park Road and Interstate 270; and on the west by Muddy Branch Road.

The existing land use pattern is predominantly residential with a large City-owned park known as Summit Hall Farm Park. There is a large concentration of apartments and condominiums in the western side of the study area. Single-family detached homes are also common. Large developments, such as Summit Hall Estates and Brighton Woods, are both mature developments located along Summit Hall Drive and West Deer Park Road. The eastern section of the study area contains several large apartment complexes.

The existing residential areas also include the older neighborhoods of Brown's Addition and Observatory Heights. There are also professional offices located along South Frederick Avenue in the vicinity of Cedar and DeSellum Avenues.

Land use options, identified by map designation numbers on the Neighborhood Two Study Area 3 map on page 12, and listed in the chart beginning on page 20, are described a follows:

Land Use Options

5 **Retain** the residential development of DeSellum Oaks as **low density residential** (Map Designation 5). Development of this three-acre parcel has been approved for eleven single-family detached homes. The zoning on the parcels should remain R-90.

Land Use and Zoning Actions:

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

6 **Retain** Lot 13, Block 2, Brown's Addition as **low density residential** (Map Designation 6). The text of the 1986 land use plan stated that this lot should be set aside for a future access point to Map Designation 5. This ingress/egress is no longer needed because all access to the new development will be from DeSellum Avenue. A single-family detached home could be built on this non-conforming lot.

Land Use and Zoning Actions:

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

7 **Retain** part of Observatory Heights as **residential-office** (Map Designation 7). This lot located along South Frederick Avenue currently contains a land use designation of residential-office with Residential Buffer (R-B) Zoning. This zoning category limits the types of uses that can locate in the structure.

Land Use and Zoning Actions:

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

8 **Retain** Lots 63-66, Observatory Heights as **residential-office** (Map Designation 8). This designation is similar to Map Designation 7, with the current structures being used as professional offices. Retaining the designation of residential-office will maintain the houses as is.

Land Use and Zoning Actions:

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

9 **Retain** P71, P72-73, and lots 60-62, Observatory Heights as **low density residential** (Map Designation 9). This proposal will reconfirm the land use designation of low density residential for these lots. Development pressures may increase in the years ahead, and keeping the current land use and zoning will help protect these lots and the adjacent neighborhood.

Land Use and Zoning Actions:

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

10 **Retain** Parcel P371 as **residential-office** (Map Designation 10). This lot, which is owned by St. Martin's Church, was split in two pieces by the previous land use plan. It is the intent of this plan that the back portion of the lot remain R-90 and the front portion retain its residential-office designation with R-B zoning.

Land Use and Zoning Actions:

- Adopted **residential-office** land use designation
- Zoning remains **R-90 and R-B**

11 **Retain** P368, P390, P420, P445, N472, and P502 as **residential-office and low density residential** (Map Designation 11). These six parcels are currently zoned Residential Buffer (R-B) or Low Density Residential (R-90) with corresponding land use categories.

Land Use and Zoning Actions:

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

12 **Redesignate** P959 as **institutional** (Map Designation 12). This parcel is owned by the City of Gaithersburg and the Parks and Recreation Department maintains their offices on the site. A master plan for Summit Hall Farm Park is now being devised by the Recreation Department. Currently a swimming pool and miniature golf course are located in the park. The future master plan for Summit Hall Park will include preservation of the front lawn along South Frederick Avenue and the addition of a physical activities building.

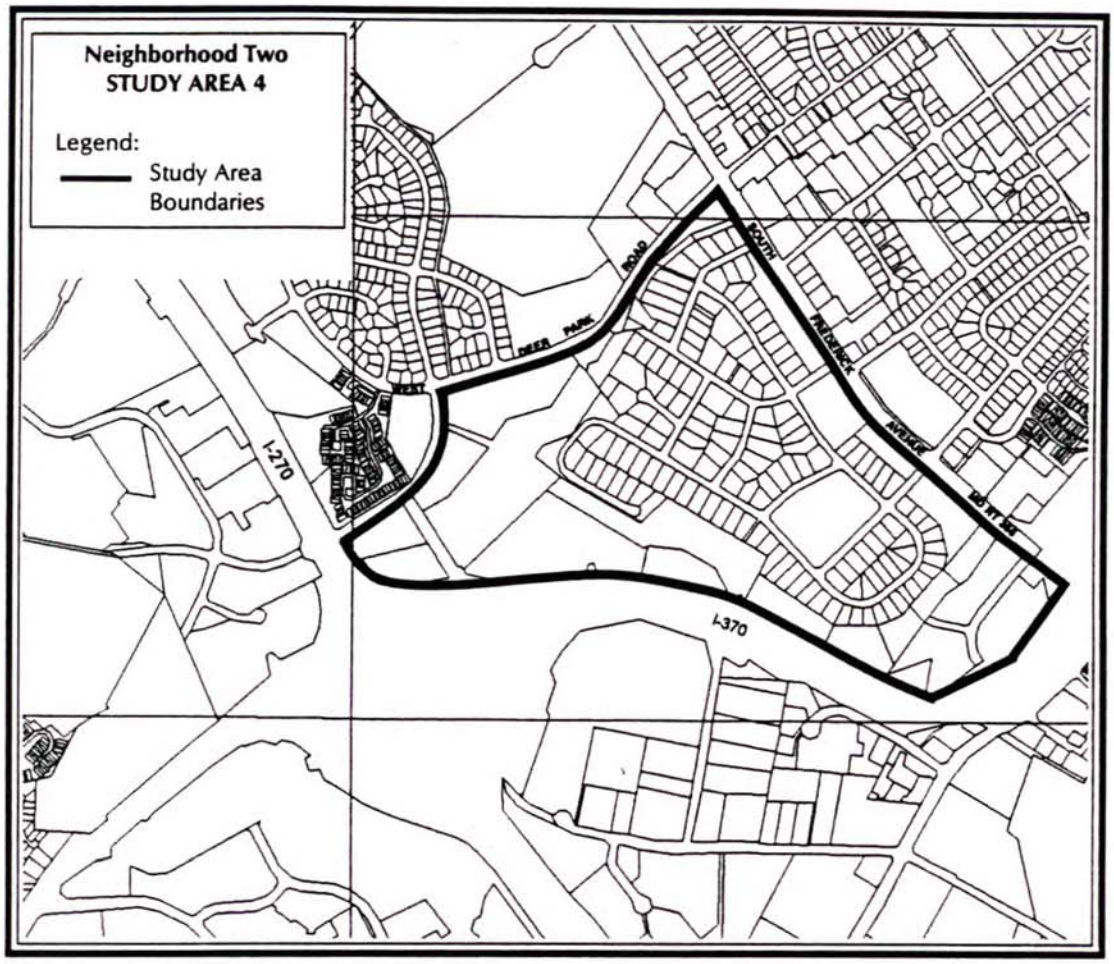
Land Use and Zoning Actions:

- Adopted **institutional** land use designation
- Zoning remains **R-A**

PROJECTIONS FOR STUDY AREA 3
AT CURRENT DEVELOPMENT

Estimated Population	4,974
Existing Housing Units	
Single-Family Detached	476
Single-Family Attached	480
Apartments	948
TOTAL	1,904
School-Age Children	
K-5	447
6-8	154
9-12	158
TOTAL	759
Open Space	64.4 acres

STUDY AREA 4



Total Area	246 acres
Estimated Population	575
Housing Units	243
Predominant Land Use	Low Density Residential

This study area is bounded to the west by Interstate 270, to the north by West Deer Park Drive, to the east by South Frederick Avenue, and to the south by Interstate 370.

The existing land use pattern in Rosemont is predominantly single-family detached homes with the Rosedale apartments located at the southern end of the study area. Three churches and the Gaithersburg Community Center, known as the Casey Barns, are located along South Frederick Avenue. The Rosemont Elementary School is also located in this study area.

A large portion of the Rosemont subdivision is in Montgomery County, but within the present maximum expansion limits of the City. It has been included in Study Area 5 for review purposes, because it adjoins the properties within the City and has relevancy to land use decisions in these areas. Land use and zoning designations for the County portion of Rosemont are contained within the County's *Gaithersburg Vicinity Master Plan*. Land use designations for any or all of these properties on the City's master plan map would only occur as a result of future annexation, initiated

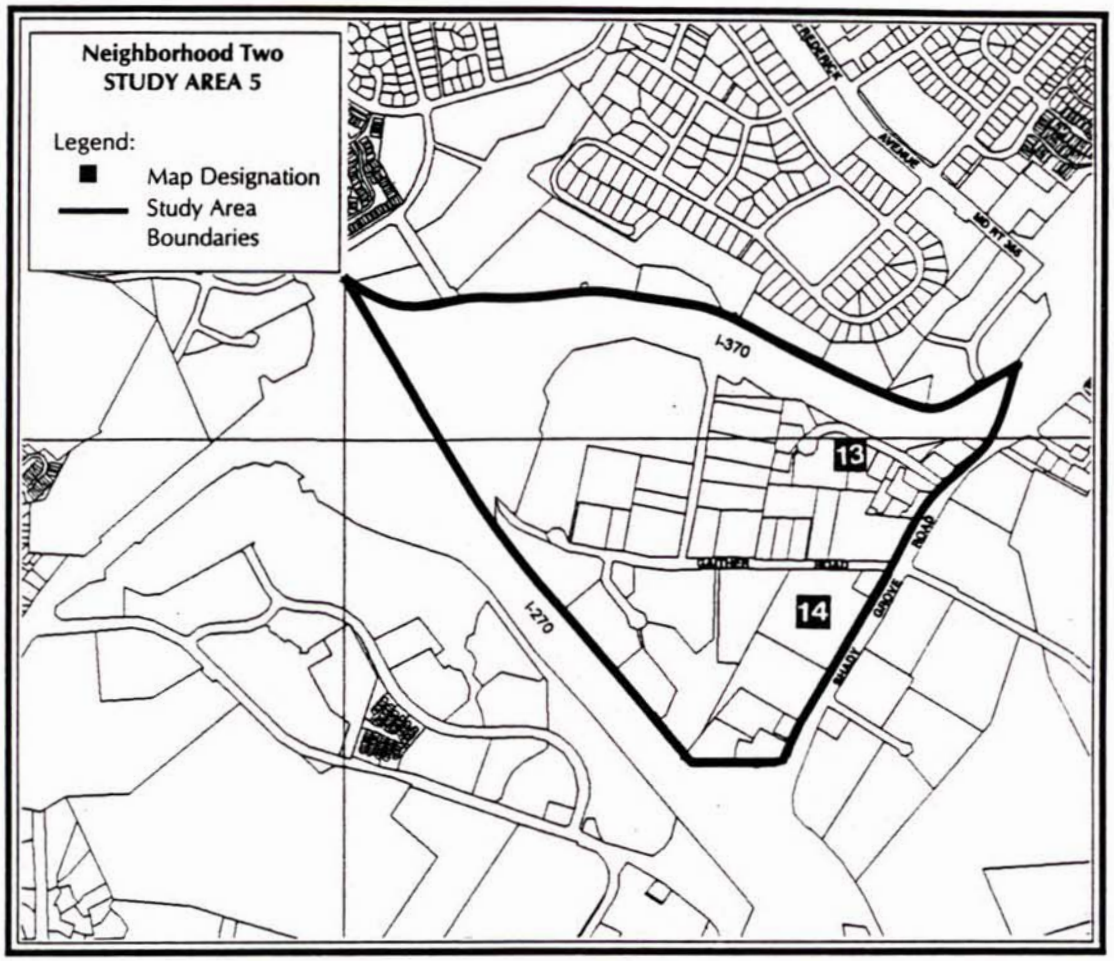
by the affected property owners. Annexation is encouraged for lots 1-7, block L, of the Rosemont subdivision. These seven lots are completely surrounded by the City and could be annexed by the property owners' petition.

An industrial land use also occurs in this study area. A recent warehouse building has been constructed on Parcel P630 which is in conformance with this land use plan.

PROJECTIONS FOR STUDY AREA 4
AT CURRENT DEVELOPMENT

Estimated Population	575
Existing Housing Units	
Single-Family Detached	51
Apartments	192
TOTAL	243
School-Age Children	
K-5	49
6-8	16
9-12	16
TOTAL	81
Open Space	17 acres

STUDY AREA 5



Total Area	241 acres
Estimated Population	0
Housing Units	0
Predominant Land Use	Industrial

Study Area 5 is bound on the west by Interstate 270, on the north by Interstate 370, to the east by Comprint Court, and to the south by Shady Grove Road.

The existing land use pattern is predominately industrial-office along Gaither Road and Industrial Drive. There is also a large concentration of retail and restaurant establishments along Shady Grove Road. Portions of this study area are not within the City limits. However, these parcels are within the maximum expansion limits. These parcels are included in Study Area 6 for review purposes because of their location adjacent to the City. Land use and zoning designations for these parcels are governed by Montgomery County.

Land use options, identified by map designation numbers on the Neighborhood Two Study Area 5 map on page 17, and listed in the chart beginning on page 20, are described for follows:

Land Use Options

13 **Designate** N63 as **industrial** (Map Designation 13). This parcel was annexed into the City in late 1996. The entire annexation included the right-of-way for Interstate 370 plus 4.08 acres for parcel N63. Currently there is a 47,609-square foot printing shop located on this parcel with a 10,000-square foot addition along Comprint Court. The zoning on the property is Light Industrial (I-1).

Land Use and Zoning Actions:

- Adopted **industrial** land use designation
- Zoning remains **I-1**

14 **Designate** N370, N480, P536, and N595 as **commercial/industrial-research-office** (Map Designation 14). These four parcels were annexed into the City in 1991 as part of the Washingtonian Center (X-159). Currently all four parcels are fully developed with big box retailers: Home Depot, Best Buy, and Office Depot. One restaurant has also recently been completed. This designation is technical in nature because the land uses and zoning already exist.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

PROJECTIONS FOR STUDY AREA 5
AT CURRENT DEVELOPMENT

Industrial Development	
United Parcel Service	350,000 sq. ft.
Hughes Network Systems	124,500 sq. ft.
Commercial Development	
270 Plaza	232,700 sq. ft.
Home Depot	
Best Buy	
Office Depot	
Other Retail	

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
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 TWO

ADOPTED LAND USE PLAN DESIGNATIONS AND COMPREHENSIVE REZONING 1997

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1986 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
1 A	1	P776	5.90	B.F.Saul	C-2	Ind-Rsch-Off	_	Ind-Rsch-Off	Ind-Rsch-Off	C-2
1 B	1	P100	7.97	First Baptist Church	R-90	Low Den Res	_	Institutional	Institutional	R-A
1 C	1	N158, N157 (304, 300 W. Diamond Ave.)	0.50	Boyd, Fletcher	R-B	Res-Off	Res-Off	Res-Off	Res-Off	R-B
2	1	Lots 31-39	0.90	Multiple Owners	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
3	1	Lots 10-13 (105, 107, 109 111, 115 Chestnut Street	1.70	LaFrance, Schweitzer Cruz, Hoyle, Moe	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
4	1	Lots 7, 8, 9 Meem's Addition W. Diamond Ave.	1.10	City of Gaithersburg	R-A	Open Space	Open Space	Open Space	Open Space	R-A
5	3	DeSellum Oaks	3.13	A.G. Building Co.	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
6	3	Lot 13 Block 2 Browns Add. (Cedar Ave.)	0.40	Fletcher	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
7	3	Pt. Parcel A (28 S. Frederick Ave.)	0.62	Philbrick	R-B	Res Off	Res-Off (Opt A) Cent Bus Dist (Opt B)	Res-Off	Res-Off	R-B
8	3	Lot 63-66 Observatory Hts. (102, 106 S. Frederick Ave.)	0.40	Hayes, Colcord	R-B	Res-Off	Res-Off (Opt A) Cent Bus Dist (Opt B)	Res-Off	Res-Off	R-B

MAP DESIG	STUDY AREA	SUBDIVISION/ PARCEL/LOT	ACRES	PROPERTY OWNERS	1996 ZONING	1986 LAND USE DESIGNATION	1996 DRAFT PLAN LAND USE DESIGNATION	PLANNING COMMISSION RECOMMENDATION	MAYOR & COUNCIL ADOPTION	ADOPTED ZONING
9	3	P71, P72 - 73 Lots 60-62 Observatory Hts. (2, 4, 5, 7, 9 Cedar)	1.40	Bowman, Blohm Nowicki, Chicchirichi Mason	R-90	Low Den Res	Low Den Res	Low Den Res	Low Den Res	R-90
10	3	P371 (110 S. Frederick Ave.)	3.78	St. Martins Church	R-B R-90	Res-Off (front) Inst (back)	Res-Off (Opt A), Cent Bus Dist (Opt B) (front) Inst (back)	Res-Off	Res-Off	R-B
11	3	P368, P390 P420, P445 N472,P502 (206, 208, 212 312 S. Frederick Ave.) (202, 203 S. Summit Ave.)	4.00	Wilson, Wilson, Fulks Salvation Army Vestry of Ascension Parish Wagman	R-B R-90	Res-Off Low Den Res	Cent Bus Dist	Res-Off Low Den Res	Res-Off Low Den Res	R-B R-90
12	3	P959 (Summit Hall Park)	57.69	City of Gaithersburg	R-A	Open Space	Inst	Inst	Inst	R-A
13	5	N63, 9030 Comprint Ct.	4.08	Gazette Newspapers, Inc.	I-1[1]	_	Ind (pending annexation)	Ind	Ind	I-1
14	5	N370, N480 P536, N595 (15744 Shady Grove Rd)	22.00	Bechtel Inc.	MXD HM	_	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	Comm/Ind-Rsch-Off	MXD

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

[1] *Montgomery County zoning designation: Industrial, Manufacturing, Warehouse*

NEIGHBORHOOD TWO

LAND USE MAP

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