

Joint Hearing - MCC & PC
Z-9444-2022
Ex 1



PLANNING AND CODE ADMINISTRATION

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

ZONING MAP AMENDMENT APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 701 Russell Ave Gaithersburg, MD 20877

APPLICANT/BILLING CONTACT

Business Name RODGERS CONSULTING, INC

Primary Contact GARY UNTERBERG

Street Address 19847 CENTURY BLVD Suite No. 200

City GERMANTOWN State Maryland Zip Code 20874

Telephone Numbers: Work 301-873-4858 Cell _____ E-mail Address gunterberg@rodgers.com

OWNER

Business Name LAKEFOREST DEVELOPMENT, LLC

Primary Contact KEVIN ROGERS

Street Address 550 LONG POINT RD Suite No. _____

City MT. PLEASANT State South Carolina Zip Code 29464

Telephone Numbers: Work (849) 654-7872 Cell (404) 275-3378 E-mail Address kr Rogers@wrsrealty.com

DEVELOPER

Business Name WRS REALTY INC

Primary Contact KEVIN ROGERS

Street Address 550 LONG POINT RD Suite No. _____

City MT. PLEASANT State South Carolina Zip Code 29464

Telephone Numbers: Work (849) 654-7872 Cell (404) 275-3378 E-mail Address kr Rogers@wrsrealty.com

AMENDMENT METHOD: (complete information for only one method)

Standard Re-Zoning Method

Existing Zone _____ Proposed Zone _____ Number of Acres to Re-Zone _____

Standard Re-Zoning Optional Method

Existing Zone _____ Proposed Zone _____

SITE DETAILS:

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

MXD with Sketch Plan Method

Site Plan to Amend _____ N/A _____

Existing Zone C-2 Proposed Zone MXD

SITE DETAILS:	Maximum	Minimum		Maximum	Minimum
Site Area Sq. Ft.	<u>4,437,864</u>	<u>4,437,864</u>	Number of Dwelling Units/Lot	<u>N/A</u>	<u>N/A</u>
Site Area Acres	<u>102.15</u>	<u>102.15</u>	Number of Dwelling Units/Acre	<u>1,600</u>	<u>N/A</u>
Green Area Sq. Ft.	<u>1,557,270</u>	<u>1,557,270</u>	Height of Tallest Building (Ft.)	<u>N/A</u>	<u>N/A</u>
Green Area %	<u>35%</u>	<u>35%</u>	Height of Tallest Building (Stories)	<u>7</u>	<u>N/A</u>
Commercial Sq. Ft.	<u>1,220,000</u>	<u>N/A</u>			
Institutional Sq. Ft.	<u>N/A</u>	<u>N/A</u>			

PROJECT DESCRIPTION

This project will, among other public benefits, establish an urban street grid, an interconnected network of useable open spaces and green areas, provide for important pedestrian and bicycle linkages internally and externally, and ensure the development of a holistic mix of residential, commercial, and amenities that will substantially and significantly add to the tax base of the City, County, State, and region.

See Next Page for Submission Requirements

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

SUBMISSION REQUIREMENTS

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

If Optional Method Also Submit:

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

If MXD Zone Also Submit:

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

Joint Hearing - MCC & PC
Z-9444-2022
Ex 2

