



Joint Hearing - MCC & PC
Z-9444-2022
Ex 27

City of Gaithersburg
31 S. Summit Avenue
Gaithersburg, MD 20877

«owner_name_line_1_»

«owner_name_line_2_»

«owner_address_line_1»

«owner_address_line_2»

«owner_address_city»,

«owner_address_state» «owner_address_zip_code»

**NOTICE OF JOINT PUBLIC HEARING
CITY COUNCIL AND PLANNING COMMISSION
*TUESDAY, JANUARY 17, 2023 at 7:30 PM
City Hall Council Chambers
31 S. Summit Avenue, Gaithersburg, MD 20877**

The Mayor & City Council will conduct a joint public hearing on the aforementioned date or as soon thereafter as it can be heard in a hybrid in-person meeting, allowing access virtually and by teleconference.

You are receiving this postcard to inform you of a proposal for change within 200 feet of your property or you have expressed an interest in the subject plan(s).

APPLICATION TYPE:	ZONING MAP AMENDMENT
FILE NUMBER:	Z-9444-2022
LOCATION:	701 Russell Ave (Lakeforest Mall)
PROPOSAL:	Rezone 102 acres of land from the C-2 (General Commercial) to the MXD (Mixed Use Development) Zone and establish a new Sketch Plan

Further information may be obtained from the Planning and Code Administration, 31 South Summit Avenue between the hours of 8 a.m. and 5 p.m., Monday through Friday, visiting the City's website at www.gaithersburgmd.gov/meetings, or calling 301-258-6330.

*Subject to Change

owner_name_line_1*	owner_name_line_2*	owner_address_line_1	owner_address_line_2	owner_address_city	owner_address_state	owner_address_zip_code
ASBURY ATLANTIC INC		5285 WESTVIEW DRIVE	SUITE 200	FREDERICK	MD	21703
ASBURY ATLANTIC INC		5285 WESTVIEW DRIVE	SUITE 200	FREDERICK	MD	21703
ASBURY ATLANTIC INC		5285 WESTVIEW DRIVE	SUITE 200	FREDERICK	MD	21703
ASBURY ATLANTIC INC		5285 WESTVIEW DRIVE	SUITE 200	FREDERICK	MD	21703
MONTGOMERY COUNTY HOUSING OPPORTUN		10400 DETRICK AVE		KENSINGTON	MD	20895
MV GATEWAY LLC		10400 DETRICK AVE		KENSINGTON	MD	20895
WILSON MONTGOMERY VILLAGE PLAZA LL		333 LUDLOW ST	8TH FLOOR SOUTH TOWER	STAMFORD	CT	6902
MONTGOMERY (E & A) LLC		P O BOX 528		COLUMBIA	SC	29202
BDC MONTVALE LLC		C/O BERNSTEIN MGMT CORPOR	5301 WISCONSIN AVE #600	WASHINGTON	DC	20015
MONTGOMERY COUNTY		EOB 101 MONROE ST		ROCKVILLE	MD	20850
LAKEFOREST RETAIL INVESTMENT LLC		550 LONG POINT RD		MOUNT PLEASANT	SC	29464
LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MOUNT PLEASANT	SC	29464
LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MT. PLEASANT	SC	29464
LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MT. PLEASANT	SC	29464
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LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MT PLEASANT	SC	29464
LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MOUNT PLEASANT	SC	29464
RUSSELL AVENUE OPERATING LLC		451 HUNGERFORD DRIVE	SUITE 700	ROCKVILLE	MD	20850
GAITSAN LIMITED PARTNERSHIP		C/O KIN PROPERTIES INC	185 NW SPANISH RIVER BLV #100	BOCA RATON	FL	33431
PERRY-RUSSELL LTD PTNSHP		C/O GUARDIAN REALTY MNGMNT INC	6000 EXECUTIVE BLVD STE 400	N BETHESDA	MD	20852
SCHNEIDER WILLIAM H & N K		1178 RIVER BAY RD		ANNAPOLIS	MD	21401
GOLD CORNER PROPERTIES LLC		24 MONTGOMERY VILLAGE AVE		GAITHERSBURG	MD	20879
GAITHERSBURG-WASHINGTON	GROVE FIRE DEPT INC	801 RUSSELL AVE		GAITHERSBURG	MD	20879
MONTG VILLAGE HOSPTY MEMBER LLC		C/O B F SAUL REAL EST INV TR	7501 WISCONSIN AVE STE 1500	BETHESDA	MD	20814
MONTGOMERY CENTER INVESTORS LP		1000 MAIN ST STE 2400		HOUSTON	TX	77002
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CORNER LIMITED PARTNERSHIP		C/O MS 0555	PO BOX 8050	BENTONVILLE	AR	72712
CAPITAL ONE NATIONAL ASSOCIATION		C/O RYAN PROPERTY TAX SERV	P O BOX 460189	HOUSTON	TX	77056
LAKEFOREST DEVELOPMENT LLC		550 LONG POINT RD		MOUNT PLEASANT	SC	29464
507 NORTH FREDERICK AVENUE LLC		507 N FREDERICK AVENUE		GAITHERSBURG	MD	20877
LAKEFOREST VENTURES LLC		12910 CLOVERLEAF CENTER DR	#110	GERMANTOWN	MD	20874
PERRY PARKWAY ASSOCIATES		C/O GUARDIAN REALTY MNGMNT INC	6000 EXECUTIVE BLVD STE 400	N BETHESDA	MD	20852
	ABARIS REALTY, INC	7811 MONTROSE RD SUITE 110		POTOMAC		20854
	ASSOCIA SELECT COMMUNITY SERVICES	4840 WESTFIELDS BLVD SUITE 160		CHANTILLY	VA	20150
	AUDUBON SQUARE HOA INC	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	21701
	C/O COMMUNITY ASSOCIATION INC					
	CHAMBERS MANAGEMENT	12051 TECH RD SUITE B		SILVER SPRING	MD	20904
	CHOICE PROPERTY MANAGEMENT & SERVICES LLC	3905 N RAILROAD W AVE SUITE 101		FAIRFAX	VA	22030
	CLARITY ASSOCIATION MANAGEMENT SERVICES, INC	PO BOX 86209		MONTGOMERY VILLAGE	MD	20886
	COMMUNITY ASSOCIATION SERVICES	18401 WOODFIELD RD SUITE H		GAITHERSBURG	MD	20879
	COMMUNITY ASSOCIATION, INC	15742 CRABBS BRANCH WAY		ROCKVILLE	MD	20855
	COMMUNITY MANAGEMENT CORPORATION	8920 STEPHENS RD SUITE 101		LAUREL	MD	20723
	COMSOURCE MANAGEMENT, INC.	3414 MORNINGWOOD DR		OLNEY	MD	20832
	CROWN WEST HOA	803 CROWN PARK AVE		GAITHERSBURG	MD	20878
	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE 3RD FLOOR		SILVER SPRING	MD	20910
	KENTLANDS CITIZENS ASSEMBLY INC./COMMUNITY MANAGEMENT CORPORATION	485 TSCHIFFELY SQUARE RD		GAITHERSBURG	MD	20878
	MTM MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
	MTM MANAGEMENT ASSOCIATES	PO BOX 506		DAMASCUS	MD	20872
	OAKBROOK MANAGEMENT COMPANY	PO BOX F		KENSINGTON	MD	20895
	PAUL ASSOCIATES, INC.	6935 WISCONSIN AVE STE 400		CHEVY CHASE	MD	20815
	POTOMAC OAKS CONDOMINIUMS	780 QUINCE ORCHARD BLVD		GAITHERSBURG	MD	20878
	PROPERTY MANAGEMENT PEOPLE, INC	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
	VANGUARD MANAGEMENT ASSOCIATES, INC.	PO BOX 39		GERMANTOWN	MD	20875
ALAN ROSEN		17017 SIOUX LN		GAITHERSBURG	MD	20878
ALENA PROCTOR	ABARIS REALTY INC	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
ANDREA BEAIRD	FIRST SERVICE RESIDENTIAL	8701 GEORGIA AVE SUITE 300		SILVER SPRING	MD	20910
ANDREA RIVERA	A & O REALTY	PO BOX 94		FAIRPLAY	MD	21733
APRIL DAY	COMMUNITY ASSOCIATION SERVICES INC	18401 WOODFIELD RD STE H		GAITHERSBURG	MD	20879
C/O VANGUARD MANAGEMENT ASSOCIATES INC	ORCHARD RIDGE CONDOMINIUM INC	PO BOX 39		GERMANTOWN	MD	20875
CARLA JOHNSON	BENNINGTON HOA	29 GOODPORT LN		GAITHERSBURG	MD	20878
CARVETH WORTH		18 PAVILION DR		GAITHERSBURG	MD	20878
CHERYL BERGER	ASSOCIATION BOOKEEPING SERVICE, INC.	847 QUINCE ORCHARD BLVD STE I		GAITHERSBURG	MD	20878
CHRISTOPHER FROEHLICH	FIRST SERVICE RESIDENTIAL MARYLAND, INC.	8701 GEORGIA AVE SUITE 300		SILVER SPRING	MD	20910
CRAIG CHUNG	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD		GERMANTOWN	MD	20874
EDITH LILLIE	NEWPORT ESTATES CONDOMINIUMS SECTION II	20 STANDARD CT		GAITHERSBURG	MD	20877
FARIDA UMATAN-TYLER	SUMMIT MANAGEMENT SERVICES	3833 FARRAGUT AVE		KENSINGTON	MD	20895
FLORINE HENDERSON	BRIGHTON WEST CONDOMINIUMS II	752 W SIDE DR		GAITHERSBURG	MD	20878
JACKIE SHAW		5 ANTIOCH RD		GAITHERSBURG	MD	20878
JIM BILES	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
JIM KOSS	OAKBROOK MANAGEMENT COMPANY	P.O. BOX F		KENSINGTON	MD	20895
L SCOTT WERTLIEB	VISTA MANAGEMENT	12041 BOURNEFIELD WAY SUITE C		SILVER SPRING	MD	20904
LAURA ETCHESON	IKO COMMUNITY MANAGEMENT	3416 OLANDWOOD CT SUITE 210		OLNEY	MD	20832
LISA FRANKLIN	PROCAM LLC	116 DUVALL LN		GAITHERSBURG	MD	20877
MICHELE FUENZALIDA	COMSOURCE MANAGEMENT INC	3414 MORNINGWOOD DR		OLNEY	MD	20832
MIKE COBURN	ALLIED REALTY CORP	7605 ARLINGTON RD SUITE 100		BETHESDA	MD	20814

PAM CRYE		726 MAIN ST UNIT A		GAITHERSBURG	MD	20878
PATTY FLOYD	PAUL ASSOCIATES INC	6935 WISCONSIN AVE SUITE 400		CHEVY CHASE	MD	20815
QUINN ODORIZZI	CMC PROPERTY MANAGEMENT	11300 ROCKVILLE PIKE SUITE 907		ROCKVILLE	MD	20852
ROBERT FOGEL	ABARIS REALTY INC	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
RON GODSEY	M.T.M. MANAGEMENT ASSOCIATES	26223 RIDGE RD		DAMASCUS	MD	20872
RUCHITA PATEL	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD #100		GERMANTOWN	MD	20874
SANDRA EWING	VANGUARD MANAGEMENT ASSOCIATES, INC.	PO BOX 39		GERMANTOWN	MD	20875
SARAH REDDINGER	HABITAT FOR HUMANITY OF MONT CO	9110 GAITHER RD		GAITHERSBURG	MD	20877
SEAN FARRELL	COMSOURCE MANAGEMENT	3414 MORNINGWOOD DR		OLNEY	MD	20832
SHIREEN AMBUSH	ABARIS REALTY	7811 MONTROSE RD SUITE 110		POTOMAC	MD	20854
STEPHEN BELL		5 BARREL COOPER CT		GAITHERSBURG	MD	20878
STEVE LESKOWITZ	THE MANAGEMENT GROUP ASSOCIATES, INC.	20440 CENTURY BLVD SUITE 100		GERMANTOWN	MD	20874
SUSAN HARKNESS	OLD CARRIAGE HILL HOA	905 WILD FOREST DR		GAITHERSBURG	MD	20879
TIMOTHY MULFORD	PROPERTY MANAGEMENT PEOPLE	955 RUSSELL AVE STE A		GAITHERSBURG	MD	20879
TOM ARMSTRONG		108 LONGDRAFT RD		GAITHERSBURG	MD	20878

Official Notices



Published in The Washington Post on December 29, 2022

Location

Washington, DC

Notice Text

NOTICE OF PUBLIC HEARING The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Map Amendment Application Z-9444-2022 on TUESDAY JANUARY 17, 2023 AT 7:30 P.M. or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland. The applicant requests approval of Zoning Map Amendment Application Z-9444-2022 that proposes to rezone the Lakeforest Mall from the current C-2 (general commercial) to the MXD Zone (mixed-use). The application includes a sketch plan requesting up to approximately 1.2 million square feet of non-residential uses and up to 1,600 dwelling units on 102 acres of land in accordance with 24-160D.9(a) Application for the MXD Zone and sketch plan approval of the City Code. The subject properties are located at 701 Russell Ave Gaithersburg, MD 20877.

Official Notices



Published in The Washington Post on January 5, 2023

Location

Washington, DC

Notice Text

NOTICE OF PUBLIC HEARING The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Zoning Map Amendment Application Z-9444-2022 on TUESDAY JANUARY 17, 2023 AT 7:30 P.M. or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland. The applicant requests approval of Zoning Map Amendment Application Z-9444-2022 that proposes to rezone the Lakeforest Mall from the current C-2 (general commercial) to the MXD Zone (mixed-use). The application includes a sketch plan requesting up to approximately 1.2 million square feet of non-residential uses and up to 1,600 dwelling units on 102 acres of land in accordance with 24-160D.9(a) Application for the MXD Zone and sketch plan approval of the City Code. The subject properties are located at 701 Russell Ave Gaithersburg, MD 20877.