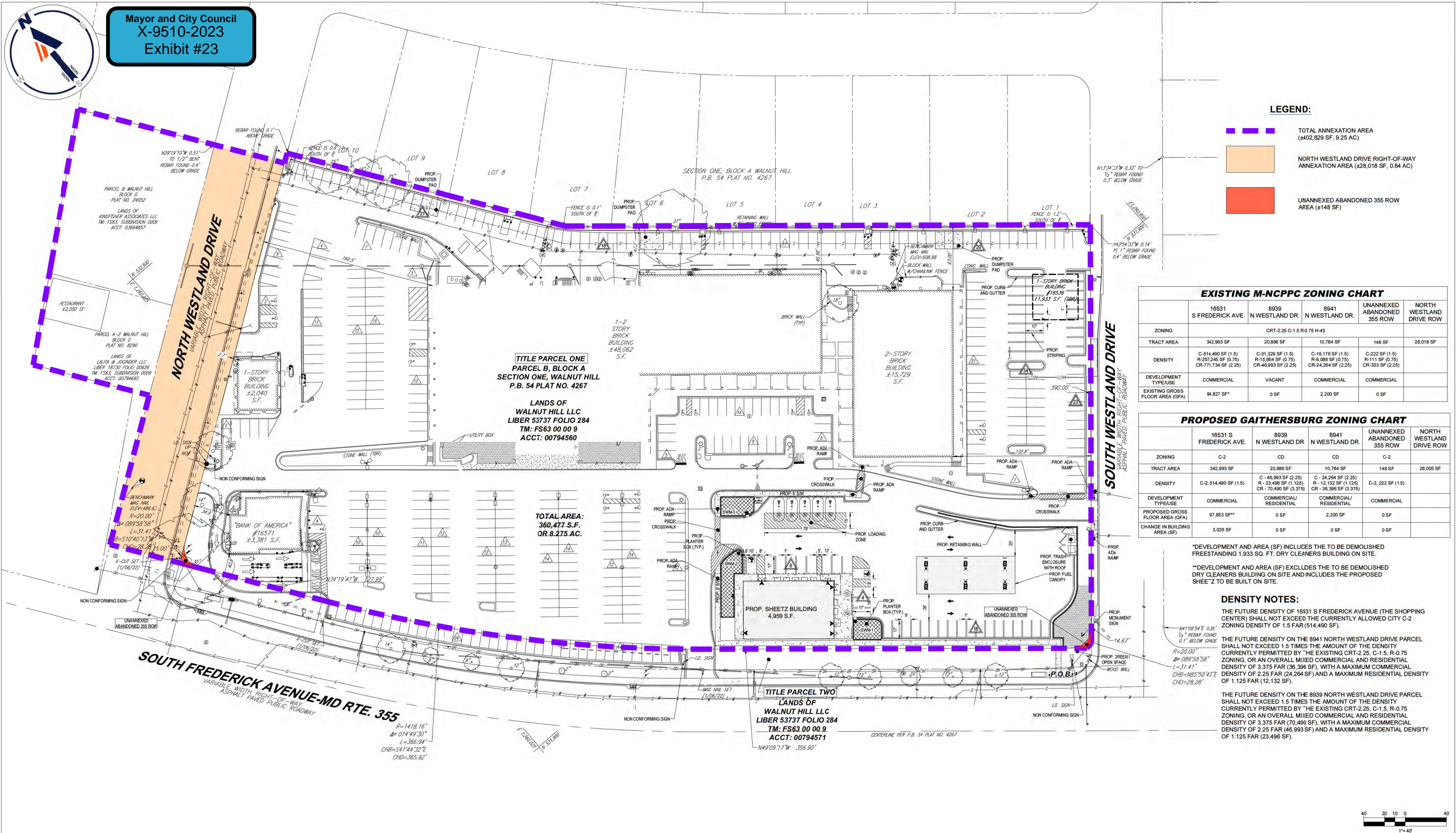




Mayor and City Council  
X-9510-2023  
Exhibit #23



**LEGEND:**

- TOTAL ANNEXATION AREA (±402,829 SF, 9.25 AC)
- NORTH WESTLAND DRIVE RIGHT-OF-WAY ANNEXATION AREA (±28,018 SF, 0.64 AC)
- UNANNEXED ABANDONED 355 ROW AREA (±148 SF)

**EXISTING M-NCPPC ZONING CHART**

	16531 S FREDERICK AVE.	8939 N WESTLAND DR.	8941 N WESTLAND DR.	UNANNEXED ABANDONED 355 ROW	NORTH WESTLAND DRIVE ROW
ZONING		CRT-2.25 C-1.5 R-0.75 H-45			
TRACT AREA	342,993 SF	20,886 SF	10,784 SF	148 SF	28,018 SF
DENSITY	C-514,490 SF (1.5) R-257,245 SF (0.75) CR-771,734 SF (2.25)	C-31,329 SF (1.5) R-15,064 SF (0.75) CR-46,993 SF (2.25)	C-16,176 SF (1.5) R-8,088 SF (0.75) CR-24,264 SF (2.25)	C-222 SF (1.5) R-111 SF (0.75) CR-333 SF (2.25)	
DEVELOPMENT TYPE/USE	COMMERCIAL	VACANT	COMMERCIAL	COMMERCIAL	
EXISTING GROSS FLOOR AREA (GFA)	91,827 SF*	0 SF	2,200 SF	0 SF	

**PROPOSED GAITHERSBURG ZONING CHART**

	16531 S FREDERICK AVE.	8939 N WESTLAND DR.	8941 N WESTLAND DR.	UNANNEXED ABANDONED 355 ROW	NORTH WESTLAND DRIVE ROW
ZONING	C-2	CD	CD	C-2	
TRACT AREA	342,993 SF	20,886 SF	10,784 SF	148 SF	28,018 SF
DENSITY	C-2, 514,490 SF (1.5)	C - 46,993 SF (2.25) R - 23,496 SF (1.125) CR - 70,490 SF (3.375)	C - 24,264 SF (2.25) R - 12,132 SF (1.125) CR - 36,396 SF (3.375)	C-2, 222 SF (1.5)	
DEVELOPMENT TYPE/USE	COMMERCIAL	COMMERCIAL/RESIDENTIAL	COMMERCIAL/RESIDENTIAL	COMMERCIAL	
PROPOSED GROSS FLOOR AREA (GFA)	97,853 SF**	0 SF	2,200 SF	0 SF	
CHANGE IN BUILDING AREA (SF)	3,026 SF	0 SF	0 SF	0 SF	

\*DEVELOPMENT AND AREA (SF) INCLUDES THE TO BE DEMOLISHED FREESTANDING 1,933 SQ. FT. DRY CLEANERS BUILDING ON SITE.

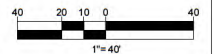
\*\*DEVELOPMENT AND AREA (SF) EXCLUDES THE TO BE DEMOLISHED DRY CLEANERS BUILDING ON SITE AND INCLUDES THE PROPOSED SHEETZ TO BE BUILT ON SITE.

**DENSITY NOTES:**

THE FUTURE DENSITY OF 16531 S FREDERICK AVENUE (THE SHOPPING CENTER) SHALL NOT EXCEED THE CURRENTLY ALLOWED CITY C-2 ZONING DENSITY OF 1.5 FAR (514,490 SF).

THE FUTURE DENSITY ON THE 8941 NORTH WESTLAND DRIVE PARCEL SHALL NOT EXCEED 1.5 TIMES THE AMOUNT OF THE DENSITY CURRENTLY PERMITTED BY THE EXISTING CRT-2.25, C-1.5, R-0.75 ZONING, OR AN OVERALL MIXED COMMERCIAL AND RESIDENTIAL DENSITY OF 3.375 FAR (36,396 SF), WITH A MAXIMUM COMMERCIAL DENSITY OF 2.25 FAR (24,264 SF) AND A MAXIMUM RESIDENTIAL DENSITY OF 1.125 FAR (12,132 SF).

THE FUTURE DENSITY ON THE 8939 NORTH WESTLAND DRIVE PARCEL SHALL NOT EXCEED 1.5 TIMES THE AMOUNT OF THE DENSITY CURRENTLY PERMITTED BY THE EXISTING CRT-2.25, C-1.5, R-0.75 ZONING, OR AN OVERALL MIXED COMMERCIAL AND RESIDENTIAL DENSITY OF 3.375 FAR (70,490 SF), WITH A MAXIMUM COMMERCIAL DENSITY OF 2.25 FAR (46,993 SF) AND A MAXIMUM RESIDENTIAL DENSITY OF 1.125 FAR (23,496 SF).



**BOHLER**

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# ANNEXATION PLAN

## WALNUT HILL COMMERCIAL AREA

8939 AND 8941 N WESTLAND DRIVE, GAITHERSBURG, MD 20877  
16531 S FREDERICK AVENUE, GAITHERSBURG, MD 20877