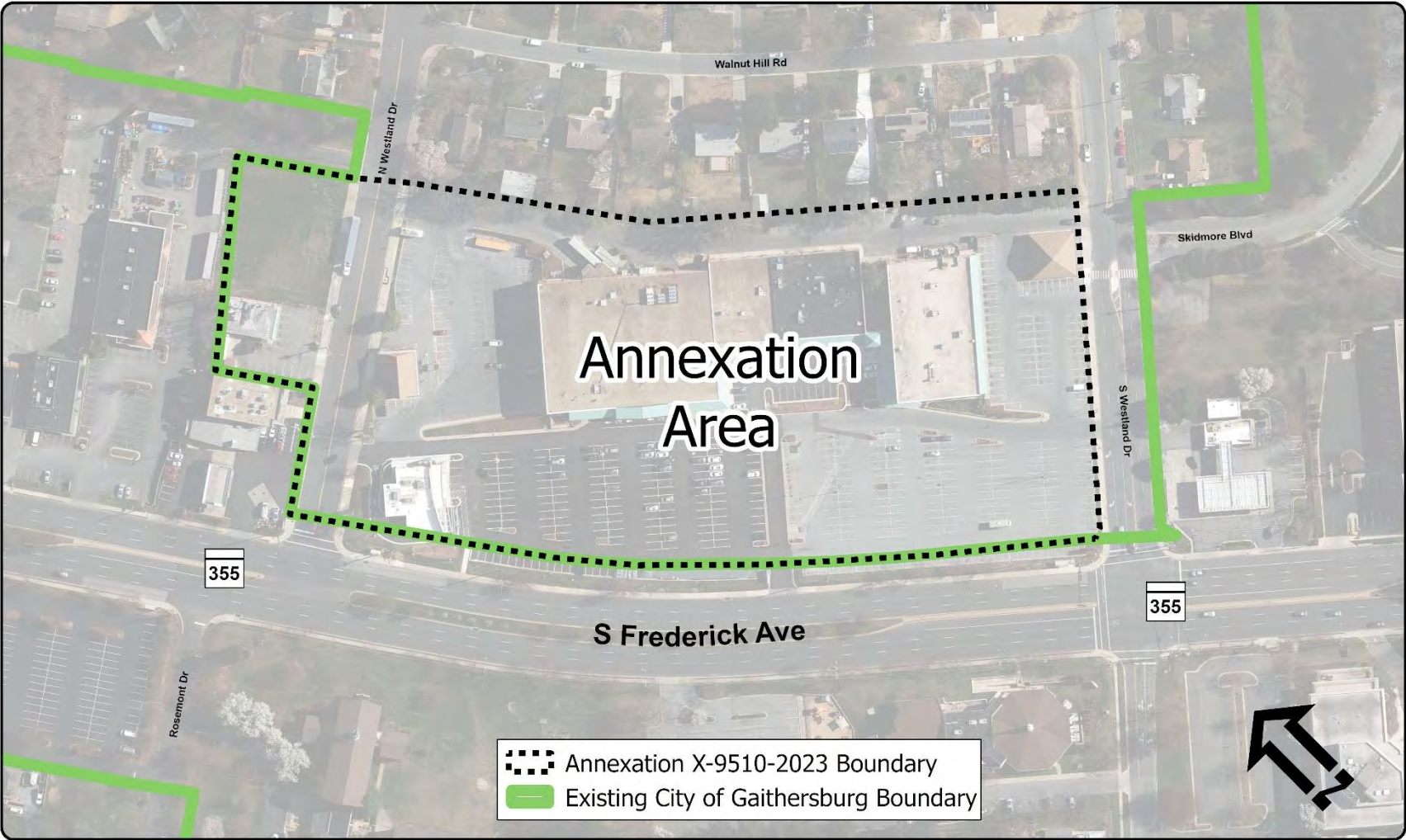


# X-9510-2023: Walnut Hill Commercial Annexation

Public Hearing

September 5, 2023

# Location





# Review Status

- The Maryland Department of Planning reviewed the annexation and provided a letter (Exhibit #20), finding it in conformance with State law
- The Montgomery County Planning Board reviewed the annexation and found it proposes similar zoning and uses (Exhibit #64)
- The City Planning Commission recommended the annexation by approved, finding that:
  - The proposed City zoning is appropriate
  - It complies with the City Master Plan & Strategic Plan
  - There are adequate public facilities to serve the annexed area

# Annexation Agreements

- The applicant and the owner of 8941 North Westland Drive have both expressed interest in pursuing an annexation agreement with the City
- Final Agreement terms for both properties will be introduced at Policy Discussion
- The Owner of 8941 North Westland Drive has requested these Annexation Agreement terms:
  - A potential real property tax abatement
  - Acknowledgement that the existing uses, signs, and site conditions are grandfathered into the City
  - Allowing participation in the City's Economic Toolbox Grant Program

# Next Steps

- Staff is supportive of the annexation petition.
- Staff recommends that the Mayor and City Council hold their record open until 5:00 p.m., September 29, 2023, with anticipated Policy Discussion and Final Action on October 16<sup>th</sup>.
- City Staff and the Applicant are available to answer any questions.