

# X-9683-2023: Casey Property Annexation Introduction

Mayor and City Council Regular Session  
Monday, December 4, 2023

# Location

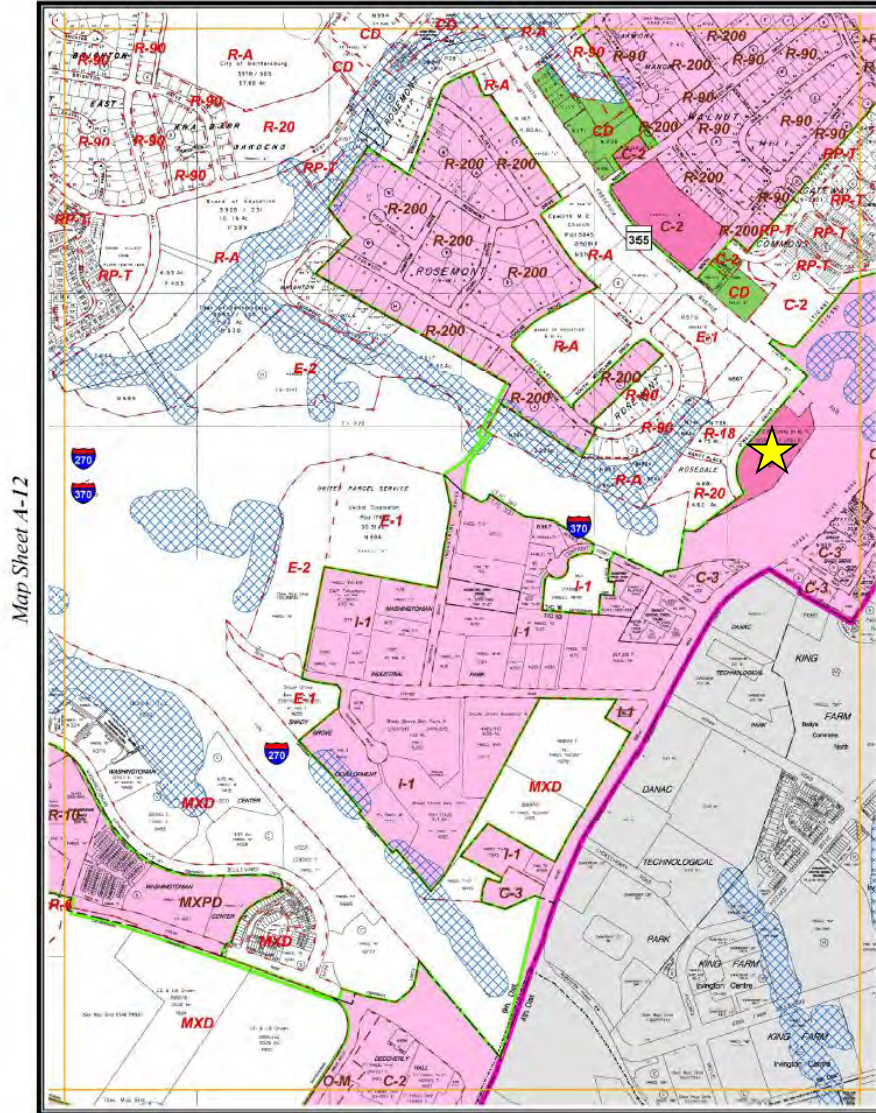


# Maximum Expansion Limits

- Property is within the City's Maximum Expansion Limits

Map Sheet A-13

Map Sheet A-08

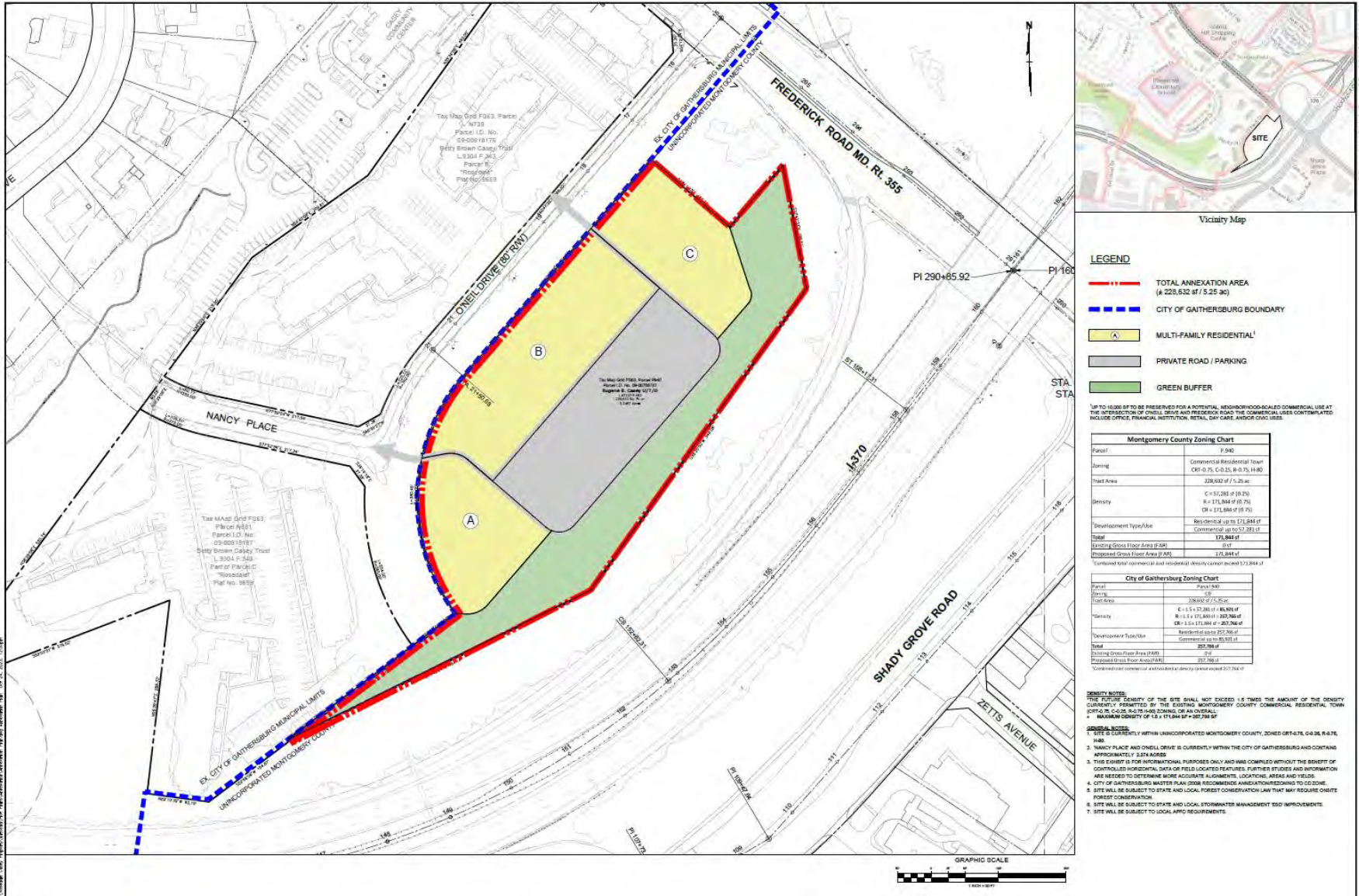


Map Sheet A-12

Map Sheet A-14

Map Sheet A-17

# Annexation Plan



# Density and Zoning

City of Gaithersburg Zoning Chart	
Parcel	Parcel 940
Zoning	CD
Tract Area	228,632 sf / 5.25 ac
*Density	<b>C = 1.5 x 57,281 sf = 85,921 sf</b> <b>R = 1.5 x 171,844 sf = 257,766 sf</b> <b>CR = 1.5 x 171,844 sf = 257,766 sf</b>
<sup>3</sup> Development Type/Use	Residential up to 257,766 sf
	Commercial up to 85,921 sf
<b>Total</b>	<b>257,766 sf</b>
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	257,766 sf

<sup>3</sup>Combined total commercial and residential density cannot exceed 257,766 sf

# Next Steps

- Should the Mayor and City Council wish to proceed with the annexation petition, the City Planning Commission would likely review the annexation for their recommendation in early winter 2024
- The County Planning Board would likely review the annexation for conformity in early winter 2024
- The City Council's public hearing would likely be held in early spring 2024