

**LEGEND**

- TOTAL ANNEXATION AREA (± 228,632 sf / 5.25 ac)
- CITY OF GAITHERSBURG BOUNDARY
- MULTI-FAMILY RESIDENTIAL<sup>1</sup>
- PRIVATE ROAD / PARKING
- GREEN BUFFER

<sup>1</sup>UP TO 10,000 SF TO BE PRESERVED FOR A POTENTIAL, NEIGHBORHOOD-SCALED COMMERCIAL USE AT THE INTERSECTION OF O'NEILL DRIVE AND FREDERICK ROAD. THE COMMERCIAL USES CONTEMPLATED INCLUDE OFFICE, FINANCIAL INSTITUTION, RETAIL, DAY CARE, AND/OR CIVIC USES.

**Montgomery County Zoning Chart**

Parcel	P.940
Zoning	Commercial Residential Town CRT-0.75, C-0.25, R-0.75, H-80
Tract Area	228,632 sf / 5.25 ac
Density	C = 57,281 sf (0.25) R = 171,844 sf (0.75) CR = 171,844 sf (0.75)
<sup>1</sup> Development Type/Use	Residential up to 171,844 sf Commercial up to 57,281 sf
<b>Total</b>	<b>171,844 sf</b>
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	171,844 sf

<sup>1</sup>Combined total commercial and residential density cannot exceed 171,844 sf

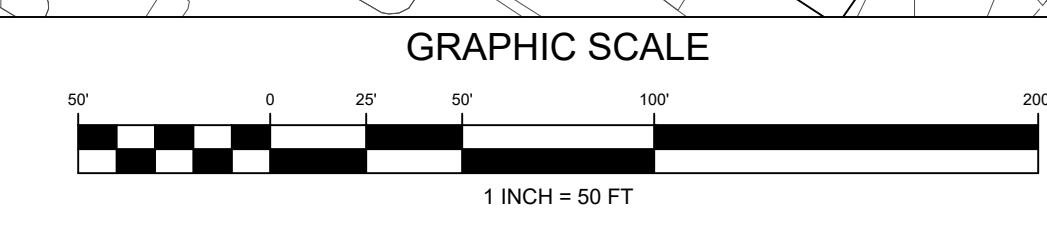
**City of Gaithersburg Zoning Chart**

Parcel	Parcel 940
Zoning	CD
Tract Area	228,632 sf / 5.25 ac
*Density	C = 1.5 x 57,281 sf = <b>85,921 sf</b> R = 1.5 x 171,844 sf = <b>257,766 sf</b> CR = 1.5 x 171,844 sf = <b>257,766 sf</b>
<sup>1</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>1</sup>Combined total commercial and residential density cannot exceed 257,766 sf

**DENSITY NOTES:**  
\*THE FUTURE DENSITY OF THE SITE SHALL NOT EXCEED 1.5 TIMES THE AMOUNT OF THE DENSITY CURRENTLY PERMITTED BY THE EXISTING MONTGOMERY COUNTY COMMERCIAL RESIDENTIAL TOWN (CRT-0.75, C-0.25, R-0.75 H-80) ZONING, OR AN OVERALL:  
• **MAXIMUM DENSITY OF 1.5 x 171,844 SF = 257,766 SF**

- GENERAL NOTES:**
- SITE IS CURRENTLY WITHIN UNINCORPORATED MONTGOMERY COUNTY, ZONED CRT-0.75, C-0.25, R-0.75, H-80.
  - 'NANCY PLACE' AND 'O'NEILL DRIVE' IS CURRENTLY WITHIN THE CITY OF GAITHERSBURG AND CONTAINS APPROXIMATELY 2.374 ACRES.
  - THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND WAS COMPILED WITHOUT THE BENEFIT OF CONTROLLED HORIZONTAL DATA OR FIELD LOCATED FEATURES. FURTHER STUDIES AND INFORMATION ARE NEEDED TO DETERMINE MORE ACCURATE ALIGNMENTS, LOCATIONS, AREAS AND YIELDS.
  - CITY OF GAITHERSBURG MASTER PLAN (2009) RECOMMENDS ANNEXATION/REZONING TO CD ZONE.
  - SITE WILL BE SUBJECT TO STATE AND LOCAL FOREST CONSERVATION LAW THAT MAY REQUIRE ONSITE FOREST CONSERVATION.
  - SITE WILL BE SUBJECT TO STATE AND LOCAL STORMWATER MANAGEMENT 'ESD' IMPROVEMENTS.
  - SITE WILL BE SUBJECT TO LOCAL APFO REQUIREMENTS.



PRELIMINARY NOT FOR CONSTRUCTION

N.M.P. - Montgomery - City of Gaithersburg (Bladeless Casey Property) (attached) (Plan, Plans) (Amendment) (Amendment) (Plan, City, 24, 2023, 12:25pm)

REVISION	DATE	REVISION	DATE	REVISION	DATE

Applicant:  
Casey Management, Inc.  
16803 Crabbs Branch Way  
Rockville, MD 20855

**ANNEXATION PLAN**

**RODGERS CONSULTING**  
19847 Century Boulevard, Suite 200, Germantown, Maryland 20874  
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY		DATE

**Eugene B. Casey Foundation**

ELECTION DISTRICT No. 17  
CITY OF GAITHERSBURG, MARYLAND

SCALE: 1" = 60'

JOB No. 0532E

DATE: OCTOBER 2023

SHEET No.