

Vacant Casey Property

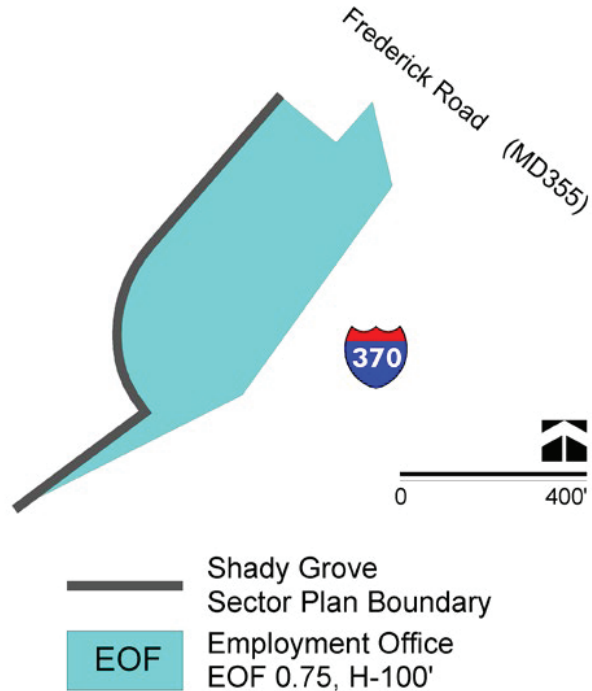
Located north of I-370, west of Frederick Road and south of Oneill Drive, this vacant 7-acre property is adjacent to the city limits of Gaithersburg and is within the city’s maximum expansion limits. Rosedale Apartments, Casey Community Center, and the Rosemont residential community are north of this property in the City of Gaithersburg. Access to this property is limited to Oneill Drive.

The 2006 Sector Plan rezoned this property to the Technology and Business Park (I-3) Zone from the Multi-Family Residential (R-20) Zone, and the 2014 District Map Amendment rezoned this property to EOF 0.75 H-100 (Map 31).

This Sector Plan recommends primarily residential development on this property since it complements the existing residential community to the north and the recommendation for mixed-use development to the south. This Plan recommends:

- Rezone the vacant Casey property from EOF 0.75 H-100 Zone to CRT 0.75 C0.25 R0.75 H-80 Zone to promote the Sector Plan’s recommended public benefits, including the maximum percentage of MPDUs, dwelling unit mix, and enhancement of the natural environment (Map 32). Efforts should be made to retain portions of the existing forest/wooded area adjacent to the I-370 ramp that will help mitigate noise from adjacent roads and meet the Plan area’s environmental goals.

**Map 31:
Vacant Casey Property
Existing Zoning**



**Map 32:
Vacant Casey Property
Proposed Zoning**

