

Vicinity Map

LEGEND

- TOTAL ANNEXATION AREA (± 228,632 sf / 5.25 ac)
- CITY OF GAITHERSBURG BOUNDARY
- A MULTI-FAMILY RESIDENTIAL¹
- B PRIVATE ROAD / PARKING
- C GREEN BUFFER

¹ 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

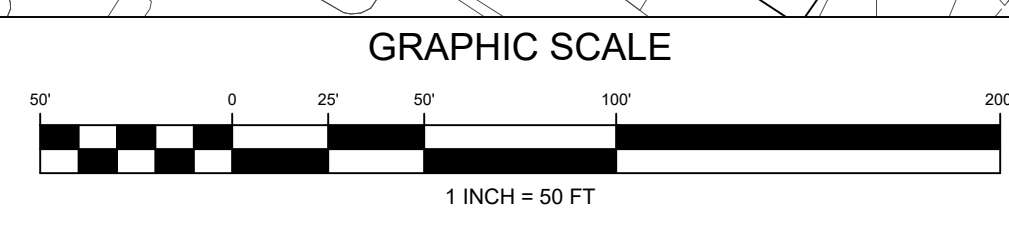
Parcel	P. 940
Zoning	Commercial Residential Town CRT-0.75, C-0.25, R-0.75, H-80
Tract Area	228,632 sf / 5.25 ac
Density	C = 57,158 sf (0.25) R = 171,474 sf (0.75) CR = 171,474 sf (0.75)
² Development Type/Use	Residential up to 171,474 sf Commercial up to 57,158 sf
Total	171,474 sf
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	171,474 sf
³ Combined total commercial and residential density cannot exceed 171,474 sf	

City of Gaithersburg Zoning Chart

Parcel	Parcel 940
Zoning	CD
Tract Area	228,632 sf / 5.25 ac
*Density	C = 1.5 x 0.25 = 0.375 FAR (C = 0.375 x 228,632 sf = 85,737 sf) R = 1.5 x 0.75 = 1.125 FAR (R = 1.125 x 228,632 sf = 257,211 sf) CR = 1.5 x 0.75 = 1.125 FAR (CR = 1.125 x 228,632 sf = 257,211 sf)
² Development Type/Use	Residential up to 257,211 sf Commercial up to 85,737 sf
Total	257,211 sf
Existing Gross Floor Area (FAR)	0 sf
Proposed Gross Floor Area (FAR)	257,211 sf
³ Combined total commercial and residential density cannot exceed 257,211 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 171,474 SF = 257,211 SF**

- GENERAL NOTES:**
1. SITE IS CURRENTLY WITHIN UNINCORPORATED MONTGOMERY COUNTY, ZONED CRT-0.75, C-0.25, R-0.75, H-80.
 2. 'NANCY PLACE' AND 'O'NEILL DRIVE' IS CURRENTLY WITHIN THE CITY OF GAITHERSBURG AND CONTAINS APPROXIMATELY 2.374 ACRES.
 3. 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.
 4. CITY OF GAITHERSBURG MASTER PLAN (2009) RECOMMENDS ANNEXATION/REZONING TO CD ZONE.
 5. SITE WILL BE SUBJECT TO STATE AND LOCAL FOREST CONSERVATION LAW THAT MAY REQUIRE ONSITE FOREST CONSERVATION.
 6. SITE WILL BE SUBJECT TO STATE AND LOCAL STORMWATER MANAGEMENT 'ESD' IMPROVEMENTS.
 7. SITE WILL BE SUBJECT TO LOCAL APFO REQUIREMENTS.



N:\MDC\Montgomery-City of Gaithersburg\Boschardt_Casey_Property\Boschardt_Casey_Property\Boschardt_Casey_Property\Annexation_Plan\Annexation_Plan_Jan_09_2024_10:32am

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.	

PRELIMINARY NOT FOR CONSTRUCTION