

---

**MEMORANDUM TO:** Mayor and City Council  
Planning Commission

**FROM:** Laura Mehfoud, Planner II

**DATE:** February 2, 2024

**SUBJECT:** Planning Commission Recommendation for Application X-9683-2023:  
  
Request to annex the approximately 5.25 acre Casey Property, parcel P940 located on South Frederick Avenue between O'Neill Drive and I-370 into the City of Gaithersburg, and rezone from the County's CRT-.75 C-.25 R-.75 H-80 Zone to the City of Gaithersburg's CD Zone as shown on the associated annexation plan.

**BACKGROUND:**

Annexation Petition X-9683-2023 was introduced at the December 4, 2023 Mayor and City Council Meeting. The Planning Commission reviewed the Annexation at their January 17, 2024 meeting and allowed comments from the public, though no one from the public spoke in person or virtually at the meeting. The Commission expressed support for the Annexation Petition and voted to defer their recommendation to their next meeting on February 7, 2024, to allow additional comments from the public to be received through 5:00 p.m. January 31, 2024.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission make their formal recommendation during their February 7, 2024 meeting and recommend to the City Council that:

**The proposed zoning of CD (Corridor Development) for Annexation X-9683-2023 is appropriate based upon the findings presented in the preliminary report; and**

**The proposed X-9683-2023 annexation and associated plan are in compliance with the City's Master Plan and 2022 Strategic Plan, based upon the findings presented in the preliminary report; and**



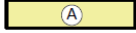


**The proposed X-9683-2023 annexation and associated plan can be served by both existing and future public facilities based upon the findings presented in the preliminary report.**

**ATTACHMENTS:**

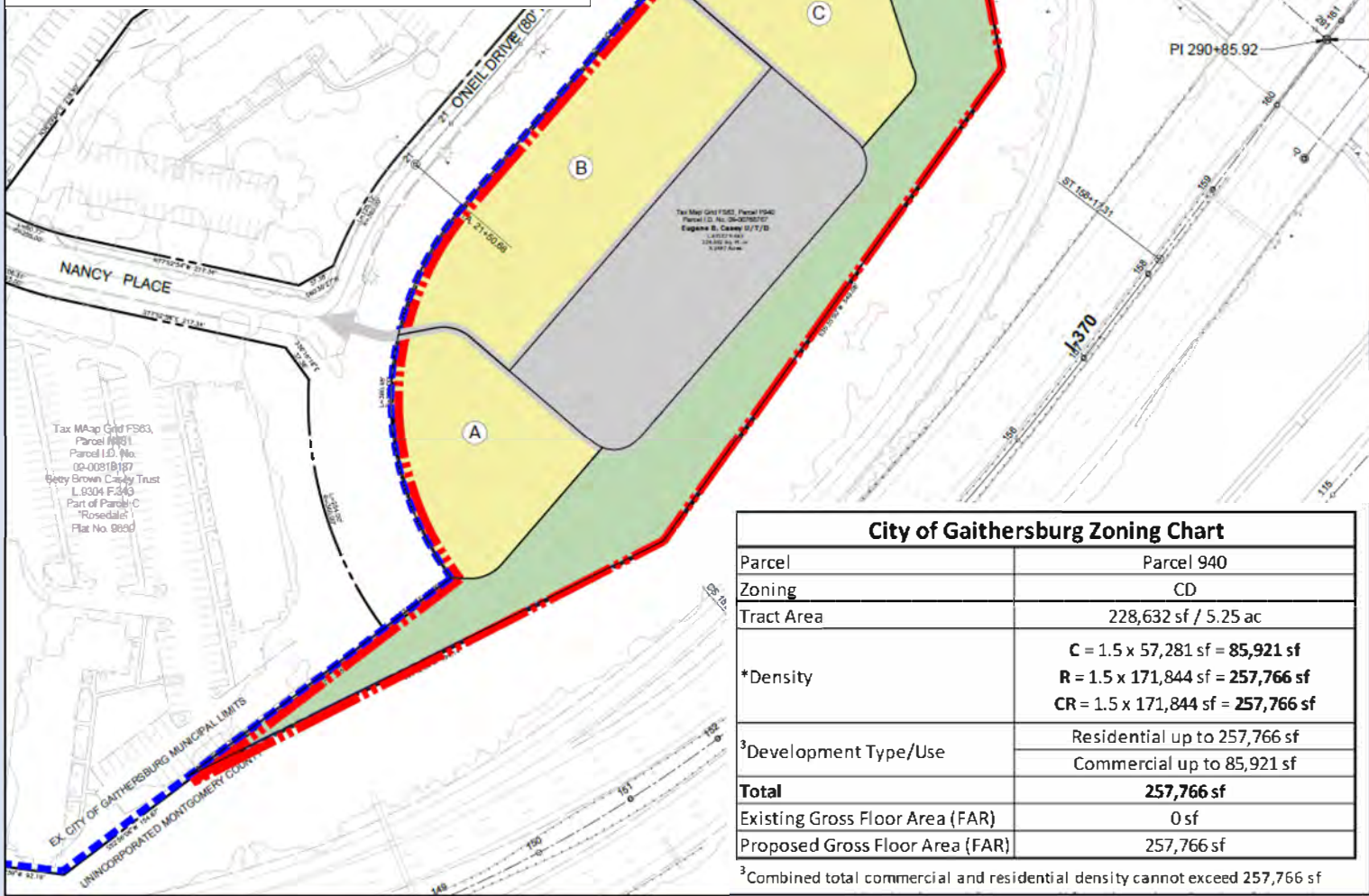
Exhibit 2- Petition for Annexation  
Exhibit 3- Statement in Support of Annexation Petition  
Exhibit 16- Revised Annexation Plan  
Exhibit 20- Preliminary Report  
Index of Memoranda and Exhibits in **Bold**



# 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 ONEILL DRIVE AND FREDERICK ROAD. THE COMMERCIAL USES CONTEMPLATED INCLUDE OFFICE, FINANCIAL INSTITUTION, RETAIL, DAY CARE, AND/OR CIVIC USES.



Tax Map 0117503, Parcel 1040  
Parcel I.D. No. 00-0290107  
Eugene S. Casey O/T/B  
L. 0001430  
124,852 sq. ft.  
0.2836 Acres

Tax Map 0117503, Parcel 1040  
Parcel I.D. No. 00-0290107  
Eugene S. Casey O/T/B  
L. 0001430  
124,852 sq. ft.  
0.2836 Acres

## 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

# Staff Recommendation

The Planning Commission recommends to the Mayor & City Council that, based upon the findings presented in the preliminary report and the evidence in the record:

The proposed zoning of CD (Corridor Development) for Annexation X-9683-2023 is appropriate; and

The proposed X-9683-2023 annexation and associated plan are in compliance with the City's Master Plan and 2022 Strategic Plan; and

The proposed X-9683-2023 annexation and associated plan can be served by both existing and future public facilities.