

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: February 7, 2024

SUBJECT: X-9683-2023 -- Casey Property Annexation
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.

At its regular meeting on February 7, 2024, the Planning Commission discussed the proposed annexation and associated plan for the Casey Property. During the course of discussion, the Commission noted the following:

- The proposed annexation and plan would be a great addition to the City.
- There is existing infrastructure in the area to support the annexation and plan.
- Rezoning to CD would complete the CD zone in this portion of the corridor.
- The CD Zone is very comparable to the current CRT Zone.
- This annexation will serve as an impetus to improve neighboring properties.

At its regular meeting on February 7, 2024, the Planning Commission made the following motion:

Commissioner Wessell moved, seconded by Commissioner Kaufman, to recommend to the Mayor and City Council that:

Based upon the findings presented in the preliminary report and the evidence in the record:

1. The proposed zoning of CD (Corridor Development) Zone for annexation X-9683-2023 is appropriate; and
2. The proposed X-9683-2023 annexation and associated plan are in compliance with the City's Master Plan and 2022 Strategic Plan; and

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

Vote: 4-0 (Absent: Winborne)