

Recommendation to Mayor & City Council: Z-10120-2025

*Planning Commission Meeting
August 6, 2025*

Joint Public Hearing

- Joint public hearing held July 7, 2025
- Planning Commission record closed July 28, 2025
- No public comments



16383 and 16411 Shady Grove Road

City of Gaithersburg Planning and Code Administration | 31 South Summit Avenue Gaithersburg, MD 20877 | (301)-258-6330 |



0 0.02 0.04 0.07 Miles

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6/12/2015 - yf/ahaw

Z-10120-2025 Proposal

Role of the amended Annexation Agreement (X-184)

- A rezoning to C-2 (General Commercial) is most appropriate
- The Sketch Plan, would be treated as a C-2 Concept Plan
- All current approvals including the SDP and the Final Site Plan are vested under the C-2 zone

Z-10120-2025 Proposal

Requesting rezoning from MXD (Mixed Use Development) to C-2 (General Commercial)

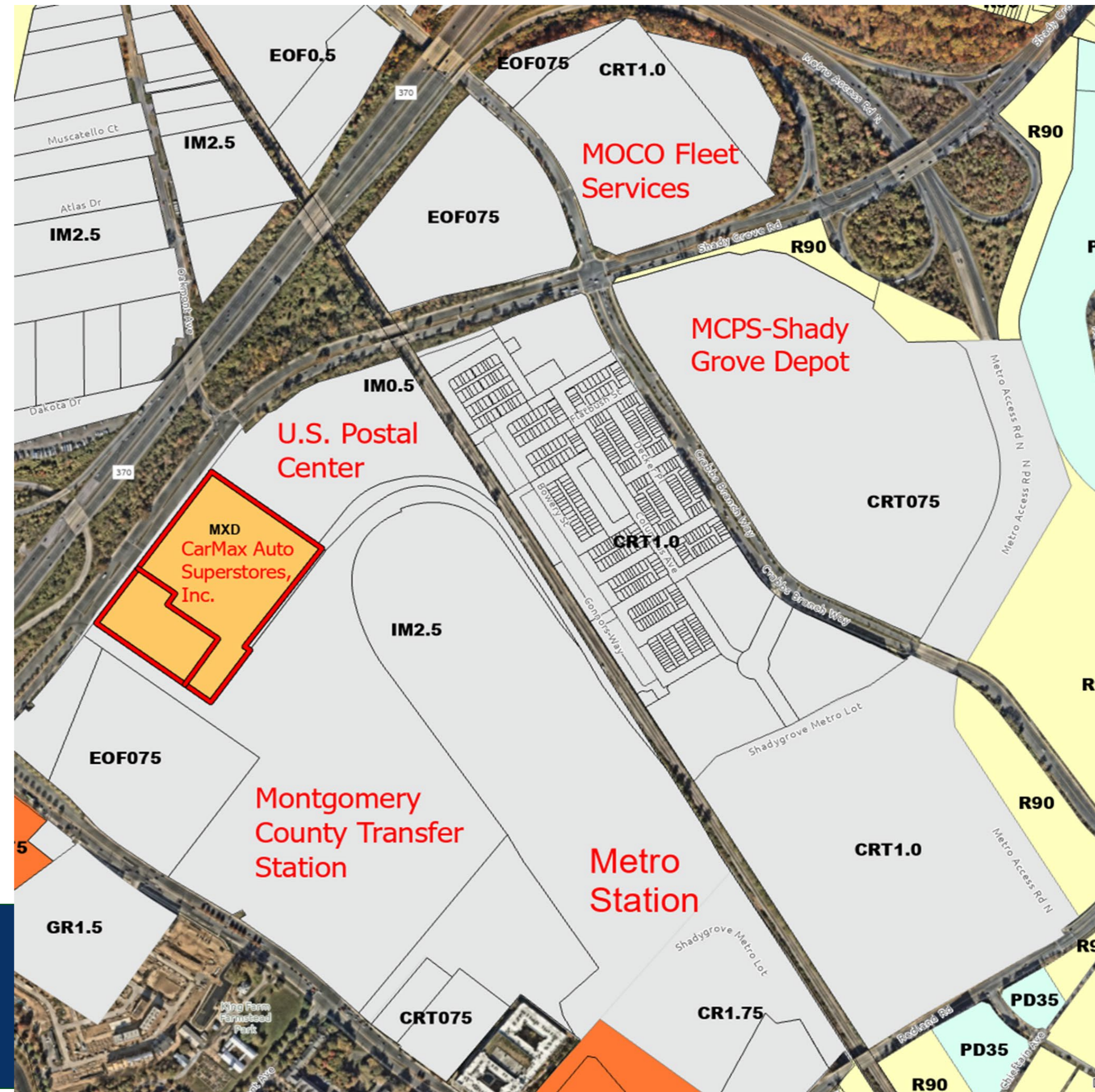
- Newly adopted Zoning Ordinance no longer allows Automobile Sales in the MXD zone, making existing CarMax use non-conforming
- Use restriction on the Transfer Station prevents residential development on the property
- Update of the 2021 Shady Grove Sector Plan no longer envisions mixed use development, including the relocation of the Transfer Station

Section 4-204 of Maryland Land Use Article

- Findings required:
 - Population change
 - Availability of public facilities
 - Present and future transportation patterns
 - Compatibility with existing and proposed development for the area
 - Recommendation of the planning commission
 - Relationship of the proposed amendment to the local jurisdiction's plan
- A substantial change in the character of the neighborhood where the property is located; or
- A mistake in the existing zoning classification

Section 4-204 of Maryland Land Use Article

- A substantial change in the character of the neighborhood where the property is located



Staff Recommendation

Staff recommends that the Planning Commission, based upon the findings presented herein, the Applicant's testimony, and the evidence in the record recommend approval of zoning map amendment Z-10120-2025 to the Mayor and City Council with no conditions, finding it in conformance with Section 24-12.3 and Section 4-204 of the Maryland Land Use Article.

Staff further recommends that the Planning Commission, based upon the findings presented herein, the Applicant's testimony, and the evidence in the record, determine that events since the adoption of the 2009 Master Plan make the zoning recommendation for the subject site in that plan no longer relevant, in accordance with Section 24-12.3(F)(2) of the City Code.