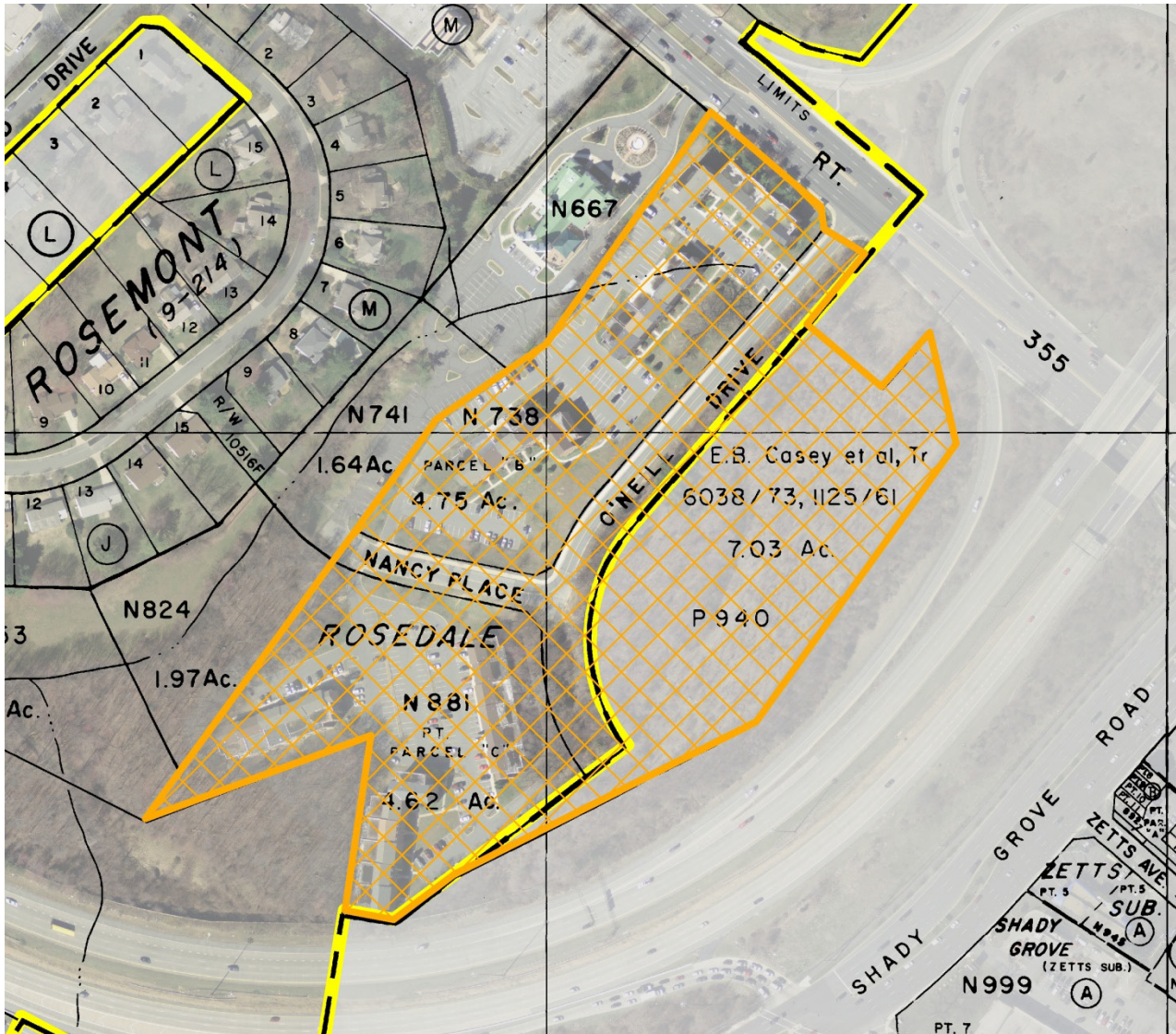


22. Rosedale & Casey Trust, 3 parcels, 17 acres



Parcel B and part of Parcel C Rosedale and Tax Map FS63 Parcel P940

This 17-acre area includes the Rosedale Apartments within the City limits and a vacant parcel (P940) owned by the Casey Trust. Parcel P940 is within the City's Maximum Expansion Limits, is contiguous with the City's current boundary, and could be annexed without creating an enclave. These properties are currently surrounded by a mix of single-family detached houses, religious institutions, and commercial uses, as well as a City facility and park.

This area's location along the Frederick Avenue corridor, combined with the re-configured I-370 exit ramp and traffic light, affords future redevelopment possibilities. As part of the Southern Residential District of the Frederick Avenue Corridor, a mixed use project with a balanced mix of commercial/office and residential would be appropriate. Commercial uses and density should be focused along Frederick Avenue and Interstate 370. Any redevelopment proposal should consider this location's role as an important gateway into the City of Gaithersburg.

Applicable Strategic Direction: Planning, Economic**Land Use and Zoning Actions:**

- Adopt Commercial-Office-Residential land use designation for Parcel B and part of Parcel C Rosedale
- Adopt Commercial-Office-Residential land use designation for Parcel P940, if annexed
- Recommend CD Zoning for Parcel B and part of Parcel C Rosedale
- Recommend CD Zoning for Parcel P940, if annexed