



Gaithersburg™

Pipeline Development Report

January 2026

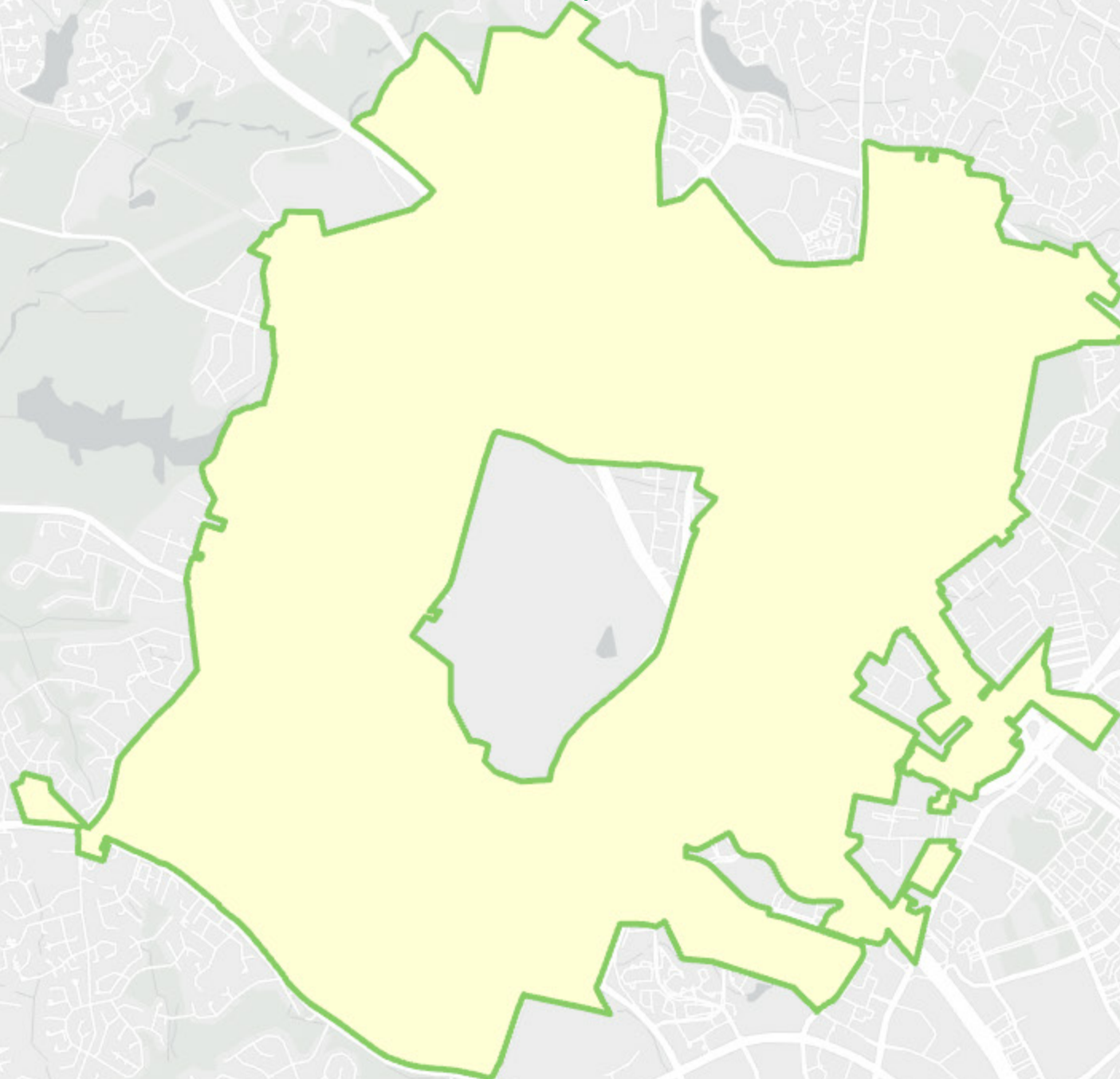


Table of Contents

Active Pipeline Development with Entitlements.....	p. 4
Sketch Plan, Concept Plan, Annexation Agreement Pipeline (No Entitlements).....	p. 7
Recently Completed Pipeline Development Projects.....	p. 8
Appendix: Definitions.....	p. 10

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IMAGERY

1. Map of Active Pipeline Development.....	p. 3
2. Photos of Active Development.....	p. 3
3. Map of Development without Entitlements.....	p. 6
4. Photos of Potential Development Sites with No Entitlements.....	p. 6
5. Photos of Recently Completed Projects.....	p. 9

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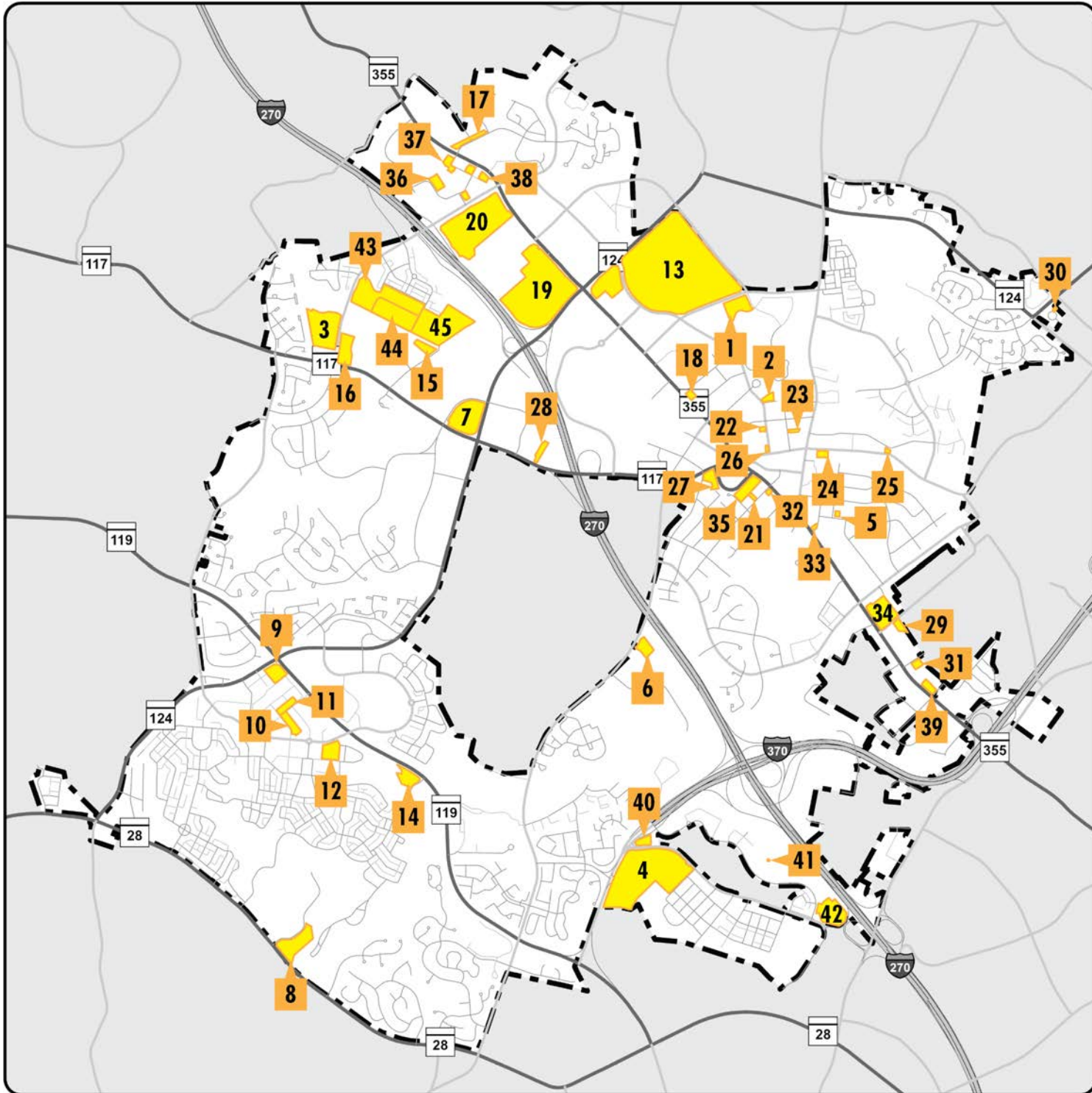
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1. Map of Active Pipeline Development with Entitlements

Entitlements are vesting rights for projects such as site plans and rezonings. They are received after a project makes it through the City's review and approval process. See Appendix.



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Legend

- Active Pipeline Development
- City Boundary



Map Key 22: Grading work being completed for 715 Progress Way commercial site, April 2026. Sam Copelan, City of Gaithersburg.



Map Key 36: The existing structure and site conditions at 8950 N Westland Drive, the site of the proposed Chipotle, April 2026. Sam Copelan, City of Gaithersburg.

Active Development Pipeline

with Entitlements (Approved Schematic Development, Preliminary, and Final Site Plans)

HCDR Code:

H: Part of Homeowners' Association
C: Condominium Unit
R: Rental Unit

IR SR Code:

SR: Senior Property (Age 65+)
AR: Age-Restricted Property (Age 55+)

Residential Development Dwelling Unit Type:

SFD: Single Family Detached House
TH: Townhouse
SC: Stacked 2-unit Townhouse Condo
HRC: High-rise Condo
GA: Garden (low-rise) Apartment
HRA: High-rise Apartment

Commercial Development Other Type:

C: Community/Shared Amenity
D: Research/Development
I: Institutional
M: Manufacturing/Industrial
W: Warehouse

SUBDIVISION SECTION/PHASE	H D R	UNIT TYPE	IR SR	RESIDENTIAL DEVELOPMENT				ESTIMATED POPULATION			COMMERCIAL DEVELOPMENT							PLAN NUMBER	DATE OF LAST PLAN APPROVAL	ADDRESS	MAP KEY		
				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	FUTURE GROWTH	FUTURE POP.	RETAIL SF	RESTAURANT SF	OFFICE SF	RESEARCH & DEVEL.	HOTEL SF	OTHER TYPE	OTHER SF						
ASBURY				63	0	0	63	0	155	155													
^ MANOR HOMES	R	GA	SR	60	0	0	60	0	145	145									SP-07-0010	8/10/2007	FELLOWSHIP DR	1	
^ ASBURY HOUSE FOR BETTY (107-111 RUSSELL)	R	SFD	SR	3	0	0	3	0	10	10									SP-11-0003	3/2/2011	107-111 RUSSELL AVENUE	2	
BENNINGTON CORPORATE CENTER																							
45 W WATKINS MILL RD ADDITION				0	0	0	0	0	0	0				3,170					AFP-9703-2023; CIMP-35390-2025	1/3/2024	45 W WATKINS MILL RD	3	
CROWN				0	0	0	0	0	0	0	8,735						0						
^ CAPITAL ONE BANK - NEIGHBORHOOD 1				0	0	0	0	0	0	0									AFP-0747-2012; SP-11-0013	8/6/2014	503 COPLEY PL	4	
^ MIXED OFFICE/COM BLDG - NBRHD 1				0	0	0	0	0	0	0	8,735			33,600					SP-8932-2021; SDP-8069-2018	10/6/2021	110 COPLEY PL	4	
DEER PARK																							
† DEER PARK - HOUSE REPLACEMENT		SFD		1	0	0	1	0	3	3									SP-10183-2025	10/8/2025	405 DOGWOOD DR	5	
FESTIVAL AT MUDDY BRANCH																							
WHIP CLEAN CAR WASH				0	0	0	0	0	0	0							I	11,378	SP-9915-2024; SP-9374-2022	11/20/2024	391 MUDDY BRANCH RD	6	
* THE GATEWAY (ORCHARD POND) PHASE 1 (E OF FIRSTFIELD RD)	R	GA		410	0	0	410	0	993	993	9,000								SDP-09-001; Z-312	4/25/2010	CLOPPER RD @ FIRSTFIELD RD	7	
^ GE TECH PARK/GBURG AQUATIC CENTER				0	0	0	0	0	0	0								I	62,897	SP-07-0019	11/12/2007	51 EDISON PARK DR	8
KENTLANDS				547	0	0	547	0	784	784	41,350												
KENTLANDS APARTMENTS	R	HRA		302	0	0	302	0	433	433									ASDP-9825-2024	4/16/2025	913-917 QUINCE ORCHARD RD	9	
KENTLANDS SQUARE INFILL SITE C				0	0	0	0	0	0	0	7,500								SDP-7712-2017	7/16/2018	130 KENTLANDS SQUARE PL	10	
KENTLANDS SQUARE INFILL SITES F, G, H				0	0	0	0	0	0	0	21,700								SDP-9073-2021	4/4/2022	MAIN ST	11	
MARKET SQUARE REDVLMNT PH 1	R	HRA		245	0	0	245	0	351	351	12,150								SDP-8146-2019	9/5/2019	618-622 CENTER POINT WAY	12	
LAKEFOREST MALL REDEVELOPMENT				1,600	0	0	1,600	0	2,982	2,982	470,000								SDP-9736-2024; Z-9444-2022; Z-9928-2024	9/18/2025	701 RUSSELL AVE		
RETAIL AND RESTAURANTS				0	0	0	0	0	0	0	470,000											13	
OFFICE/LAB/EMPLOYMENT USES				0	0	0	0	0	0	0												13	
CIVIC AND COMMUNITY SPACE				0	0	0	0	0	0	0							C	35,000				13	
TOWNHOUSES	H	TH		160	0	0	160	0	482	482												13	
2-OVER-2 CONDOS (3-STORY)	C	SC		194	0	0	194	0	461	461												13	
2-OVER-2 CONDOS (4-STORY)	C	SC		206	0	0	206	0	490	490												13	
TRIPLEXES	C	SC		54	0	0	54	0	128	128												13	
HIGH-RISE CONDOS	C	HRC		136	0	0	136	0	203	203												13	
HIGH-RISE APARTMENTS	R	HRA		850	0	0	850	0	1,218	1,218												13	
LAKELANDS				0	0	0	0	0	0	0													
RESTAURANT SITE - PARCEL N, BLOCK J				0	0	0	0	0	0	0										L-1093; SDP-7-1	11/5/1997	151 LAKELANDS DR	14

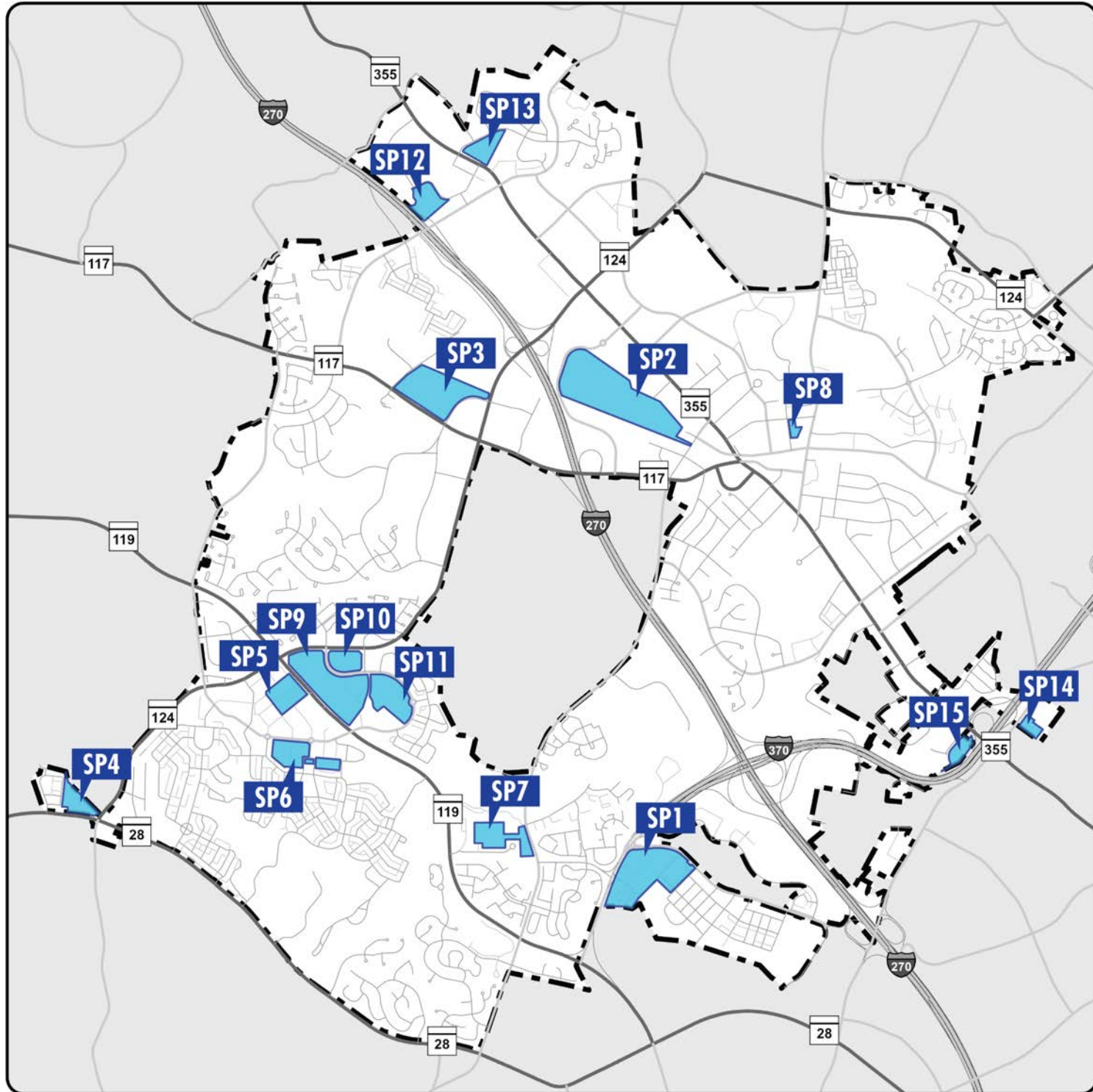
^ Projects with preliminary plan approval but site plan approval has expired

* Projects with preliminary plan approval only

† Project not included in City-wide totals

2. Map of Active Pipeline Development without Entitlements

Entitlements are vesting rights for projects such as site plans and rezonings. They are received after a project makes it through the City's review and approval process. See Appendix.



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Legend

- Sketch/Concept/Annexation Pipeline Development
- City Boundary



SP2: Tractor ride at the Montgomery County Fair, October 2019. Clark Day, Montgomery County.



SP2: When rezoned from R-A and I-1 to MXD in 2012, a sketch plat was included for future mixed-use development at the current fairgrounds site. However, no site plan application was submitted and sketch plans do not provide entitlements. Google Maps imagery.



SP14: As part of the schematic development plan of 2013 and the rezoning application of 2025, Carmax identified an outparcel lot on the property for future development. However, no site plan was brought forward and approved so no entitlements were created. Google Maps imagery.

Sketch Plan, Concept Plan, Annexation Agreement Pipeline

Approvals with No Entitlements

HCDR Code:

C: Condominium Unit
R: Rental Unit

Residential Development Dwelling Unit Type:

HRC: High-rise Condo
GA: Garden (low-rise) Apartment
HRA: High-rise Apartment

Commercial Development Other Type:

NR: General Commercial/Nonresidential
U: Unknown

SUBDIVISION SECTION/PHASE	H C D R	UNIT TYPE	IR SR	RESIDENTIAL DEVELOPMENT				ESTIMATED POPULATION			COMMERCIAL DEVELOPMENT							PLAN NUMBER	DATE OF LAST APPROVAL	ADDRESS	MAP KEY
				UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	FUTURE GROWTH	FUTURE POP.	RETAIL SF	RESTAURANT SF	OFFICE SF	RESEARCH & DEVEL. SF	HOTEL SF	OTHER TYPE	OTHER SF				
CROWN				45	0	0	45	0	64	64							9,342	X-182			
CROWN APPROVED BUT UNBUILT		HRA		45	0	0	45	0	64	64							NR 9,342	X-182	9/21/2006		
FAIRGROUNDS REDEVELOPMENT				1,350	0	0	1,350	0	3,271	3,271	150,000		1,000,000								
FAIRGROUNDS #	R	GA		1,350	0	0	1,350	0	3,271	3,271	150,000		1,000,000					Z-316	6/18/2012	16 CHESTNUT STREET	
THE GATEWAY (ORCHARD POND)				1,000	0	0	1,000	0	2,423	2,423							1,416,571	Z-312			
PHASE 2 (W OF FIRSTFIELD RD) #	R	GA		1,000	0	0	1,000	0	2,423	2,423							U 1,416,571	Z-312	4/25/2010	CLOPPER RD @ FIRSTFIELD RD	
JOHNSON PROPERTY				0	0	0	0	0	0	0	10,000										
JOHNSON PROPERTY UNBUILT COMMERCIAL				0	0	0	0	0	0	0	10,000							X-7067-2015	2/2/2017	12201-12301 DARNESTOWN RD	
KENTLANDS				2,819	0	0	2,819	0	4,039	4,039	979,890		992,040								
KENTLANDS SQUARE PHASE I SKETCH	R	HRA		1,450	0	0	1,450	0	2,077	2,077	392,040		392,040					SK-7503-2017	7/19/2017	209-227 KENTLANDS BLVD	
MARKET SQUARE REDEVELOPMENT SKETCH	R	HRA		1,369	0	0	1,369	0	1,961	1,961	587,850		600,000					SK-7837-2018	7/16/2018	MARKET ST & KENTLANDS BLVD	
NIKE SITE REDEVELOPMENT				380	0	0	380	0	921	921											
NIKE SITE APARTMENTS	R	GA		380	0	0	380	0	921	921								SK-9497-2023	6/20/2023	770 MUDDY BRANCH RD	
OLDE TOWNE				150	0	0	150	0	363	363	0										
^ PARK AVE REDEVELOPMENT	R	GA		150	0	0	150	0	363	363								SP-9821-2024; SP-9149-2021	5/1/2024	9-15 PARK AVE & 201 BROOKES AVE	
QUINCE ORCHARD PARK - MEDIMMUNE (ASTRA ZENECA)				0	0	0	0	0	0	0			2,406,187								
MEDIMMUNE - THE RIDGES #				0	0	0	0	0	0	0			1,686,000					Z-2730-2013		1 MEDIMMUNE WAY	
MEDIMMUNE - THE SUMMIT #				0	0	0	0	0	0	0			440,000					Z-2730-2013		101 ORCHARD RIDGE DR	
MEDIMMUNE - THE MEADOWS #				0	0	0	0	0	0	0			280,187					Z-2730-2013		ORCHARD RIDGE DR	
NORTH FREDERICK AVE				880	0	0	880	0	1,278	1,278			342,500								
HUMANE SOCIETY OF THE U.S.	C	HRC		300	0	0	300	0	447	447			342,500					Z-3136-2013	7/23/2013	700 PROFESSIONAL DR	
TRAVIS AVE REDEVELOPMENT (KIMCO)	R	HRA		580	0	0	580	0	831	831	48,000							Z-8911-2021; SP-8910-2021	4/11/2022	N FREDERICK AVE @ TRAVIS AVE	
SEARS ADDITION TO SHADY GROVE				0	0	0	0	0	0	0			225,000								
CARMAX - FUTURE OFFICE BUILDING				0	0	0	0	0	0	0			225,000					Z-10120-2025; SDP-1747-2013; ASK-1746-2013	10/10/2025	16383 SHADY GROVE RD	
SOUTH FREDERICK AVE				280	0	0	280	0	678	678											
^ CASEY ANNEXATION/REDEVELOPMENT #	R	GA		280	0	0	280	0	678	678								Z-3136-2013	7/23/2013	700 PROFESSIONAL DR	
TOTALS				7,933	0	0	7,933	0	15,030	15,030	1,877,740	0	3,592,040	0	0		1,425,913				

^ Plans currently under review and subject to change
Unit/square foot estimates created by City staff and subject to change

Recently Completed Projects

Legend

 Completed 2025	 Completed 2022
 Completed 2024	 Completed 2021
 Completed 2023	

HCDR Code:

H: Part of Homeowners' Association
 C: Condominium Unit
 R: Rental Unit

IR SR Code:

SR: Senior Property (Age 65+)

Residential Development Dwelling Unit Type:

SFD: Single Family Detached House
 TH: Townhouse
 SC: Stacked 2-unit Townhouse Condo
 GA: Garden (low-rise) Apartment
 HRA: High-rise Apartment
 GQ: Group Quarters

Commercial Development Other Type:

C: Community/Shared Amenity
 E: Educational
 H: Health/Medical
 I: Institutional
 RC: Recreation/Fitness

SUBDIVISION SECTION/PHASE	DATE OF COMPLETION	H C D R	UNIT TYPE	IR SR	DWELLING UNITS				POPULATION	COMMERCIAL DEVELOPMENT						PLAN NUMBER	DATE OF LAST PLAN APPROVAL	ADDRESS	
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.		RETAIL (SQ FT)	RESTAURANT (SQ FT)	OFFICE (SQ FT)	RESEARCH & DEVEL.	HOTEL (ROOMS)	OTHER TYPE				OTHER (SQ FT)
BROWN'S ADDITION	7/16/2022		SFD		1	1	0	0	3								SP-8337-2019; BRN-21624-2020	2/20/2022	221 CEDAR AVE
THE CHASE AT QUINCE ORCHARD (JOHNSON PROP.)	-				106	106	0	0	324								SDP-7716-2017	1/16/2018	12311 DARNESTOWN RD
DETACHED HOUSES	1/22/2023	H	SFD		26	26	0	0	84								SP-7868-2018	6/20/2018	
TOWNHOUSES	1/22/2023	H	TH		80	80	0	0	241								SP-7868-2018	6/20/2018	
CROWN	7/22/2023				1,066	1,066	0	0	2,181			2,173				21,889	X-182; SDP-06-005; SP-07-0004; SP-07-0013		503 COPLEY PL
FAIRFIELD AT CROWN - NBRHD 1		R	HRA		244	244	0	0	350			1,325			C/RC	7,905	SP-8774-2021; BCN-25763-2021	6/16/2021	333 ELLINGTON BLVD
DETACHED HOUSES - NBRHD 2		H	SFD		60	60	0	0	193								SP-11-0011; SDP-11-001; AFP-6072-2014	10/1/2016	
TOWNHOUSES - NBRHD 3, PH 1		H	TH		40	40	0	0	120								SDP-7354-2016; SP-7574-2017	8/2/2017	9602 FIELDS RD
2/2 CONDOMINIUMS - NBRHD 3, PH 1		C	SC		14	14	0	0	33								SDP-7354-2016; SP-7574-2017	8/2/2017	9602 FIELDS RD
DETACHED HOUSES - NBRHD 3, PH 2		H	SFD		21	21	0	0	68								ASDP-8379-2019; SDP-7354-2016; SP-7688-2017	5/27/2020	10002 FIELDS RD
TOWNHOUSES - NBRHD 3, PH 2		H	TH		235	235	0	0	708								ASDP-8379-2019; SDP-7354-2016; SP-7688-2017	5/27/2020	10002 FIELDS RD
2/2 CONDOMINIUMS - NBRHD 3, PH 2		C	SC		66	66	0	0	157								SDP-7354-2016; SP-7688-2017	4/18/2018	9602 FIELDS RD
AVENTON AT CROWN - NBRHD 5		R	HRA		386	386	0	0	553			848			C/RC	13,984	SP-8184-2019; SDP-7354-2016	10/2/2019	800 ROCKWELL AVE
AVENTON AT CROWN - NBRHD 5 COMMERCIAL				0	0	0	0	0	0	3,881							SP-8184-2019; SDP-7354-2016; CIMP-31196-2023	10/2/2019	800 ROCKWELL AVE
DIAMOND FARMS	-				0	0	0	0	0			71,556	70,962						
704 QUINCE ORCHARD VESTIBULE	9/28/2021				0	0	0	0	0			594					AFP-7914-2018; CIMP-16392-2018	7/5/2018	704 QUINCE ORCHARD RD
NOVAVAX (DRS) RENOVATION PHASE 2	3/1/2024				0	0	0	0	0			70,962	70,962				ASDP-8610-2020; AFP-8739-2021	3/3/2021	700 QUINCE ORCHARD RD
GROVE PARK APARTMENTS CLUBHOUSE	2/9/2024		GA		684	679	5	0	1,645						C	3,900	AFP-8035-2018	5/15/2019	755 QUINCE ORCHARD BLVD
KENTLANDS	-				0	0	0	0	0	2,100	4,700								
KENTLANDS SQ. INFILL B - STARBUCKS	12/31/2020				0	0	0	0	0	2,100							SDP-7712-2017; SP-8277-2019	10/16/2019	160 KENTLANDS SQUARE PL
KENTLANDS SQ INFILL D - SHAKE SHACK	4/14/2023				0	0	0	0	0		4,700						SDP-7712-2017; AFP-8883-2021	7/8/2021	150 KENTLANDS SQUARE PL
NORTH FREDERICK AVE	-				0	0	0	0	0	32,739	5,153	0	495,000						
MATAN DEVELOPMENT - PHASE 1 FLEX	8/12/2023				0	0	0	0	0				495,000				SDP-8597-2020; SP-8848-2021	7/21/2021	700 & 750 PROGRESS WAY
MATAN DEVELOPMENT - CHICK-FIL-A	6/8/2023				0	0	0	0	0			5,153					SDP-8597-2020; SP-8948-2021	10/6/2021	705 PROGRESS WAY
MATAN DEVELOPMENT - SHEETZ	8/18/2023				0	0	0	0	0	6,139							SDP-8597-2020; SP-9217-2022	8/3/2022	751 PROGRESS WAY
MEGAMART	9/7/2023				0	0	0	0	0	26,600							SP-9224-2022; SP-7932-2018	4/6/2022	33 DALAMAR ST
OAKMONT	1/27/2023		SFD		5	5	0	0	16								SP-7955-2018; SP-7970-2018	1/2/2021	212-20 E DEER PARK; 309-13 CENTRAL
OBSERVATORY HEIGHTS - 27 SPRING ST	10/22/2021		SFD		1	1	0	0	3								AFP-06-047	5/18/2005	27 SPRING ST
PLEASANT VIEW PARK (CPSC/NIKE CONTROL SITE)	8/29/2024				0	0	0	0	0						I	415,562	BCN-28762-2022; BCN-28763-2022; DEMO-9097-2015	-	10901 DARNESTOWN RD
POTOMAC VALLEY SHOPPING CENTER - ISAAC'S POULTRY	6/12/2023				0	0	0	0	0	0	2,970						AFP-8871-2021	10/15/2021	12163 DARNESTOWN RD
QUINCE TREE EXEC. CENTER - FLAGSHIP CARWASH	1/10/2025				0	0	0	0	0						I	4,536	AFP-9285-2022	12/28/2022	87 BUREAU DR
WAWA	2/21/2024				0	0	0	0	0	5,060							SP-8983-2021; SDP-8174-2019	12/1/2021	405 S FREDERICK AVE
THE SPECTRUM AT WATKINS MILL (CASEY EAST)	-				0	0	0	0	0	8,530	0						SDP-11-002; SP-09-0004		N FREDERICK AVE @ WATKINS MILL RD
MCPD DISTRICT 6 POLICE STATION	3/28/2025				0	0	0	0	0						I	28,293	SP-9569-2023; SDP-9269-2022	2/21/2024	222 PARAMOUNT PARK AVE
ROYAL FARMS	2/11/2022				0	0	0	0	0	6,030							AFP-8982-2021; SP-8401-2020	8/5/2021	690 WATKINS MILL RD
STARBUCKS	1/11/2021				0	0	0	0	0	2,500							SP-8401-2020		300 SPECTRUM AVE
VICTORY FARM/TUBMAN ELEMENTARY SCHOOL	7/1/2022				0	0	0	0	0						E	99,538	SP-8653-2020		400 VICTORY FARM DR
WASHINGTONIAN CENTER	-				302	0	0	302	0		1,822	9,889							
CARNEGIE WASH. N. - INDPNDT. LIVING	5/29/2024	R	HRA	SR	190	0	0	190	0			9,889			C, H	43,967	SP-8250-2019; SDP-8091-2018	11/24/2020	10100 WASHINGTONIAN BLVD
CARNEGIE WASH. N. - ASSISTED LIVING	5/29/2024	R	HRA	SR	89	0	0	89	0								SP-8250-2019; SDP-8091-2018		10100 WASHINGTONIAN BLVD
CARNEGIE WASH. N. - MEMORY CARE	5/29/2024	R	GQ	SR	23	0	0	23	0								SP-8250-2019; SDP-8091-2018		10100 WASHINGTONIAN BLVD
CHARLEY PRIME OUTDOOR SEATING	8/2/2023				0	0	0	0	0		810						AFP-9412-2022	12/1/2022	9811 WASHINGTONIAN BLVD # L9
COPPER CANYON GRILL FLOATING PIER	8/31/2024				0	0	0	0	0		1,012						SP-9623-2023; SDP-9462-2022	2/15/2023	100 BOARDWALK PL
SILVER DINER OUTDOOR SEATING PERGOLA	10/16/2024			0	0	0	0	0	0		1,200						AFP-9909-2024; AFP-9686-2023; AFP-8805-2021	8/22/2024	9811 WASHINGTONIAN BLVD # L10
TOTALS					2,165	1,858	5	302	4,174	52,310	15,845	83,024	565,962	0		617,685			



The former CPSC Site prior to redevelopment into Pleasant View Park. November 2021. Chris Norris, City of Gaithersburg.



The rocket-themed playground at Pleasant View Park, February 2023. Chris Norris, City of Gaithersburg.



A ramp on the bicycle skills course (pump track), February 2023. Chris Norris, City of Gaithersburg.



A view of the MCPD District 6 Police Station from the street, Google Maps imagery.



The Grand Opening of Wawa, March 2024, City of Gaithersburg, and a view of Wawa from the street, Google Maps imagery.

Appendix

Definitions

ANNEXATION: The incorporation of contiguous land area into an existing municipality with a resulting change in the corporate boundaries.

CONCEPT PLAN: See SITE DEVELOPMENT PLAN.

ENTITLEMENTS: Vesting rights for projects such as site development plans and rezonings. They are received after a project makes it through the City's review and approval process.

FINAL SITE DEVELOPMENT PLAN: See SITE DEVELOPMENT PLAN.

REZONING: The process of assigning land to a different category of restrictions on use and development.

SCHEMATIC DEVELOPMENT PLAN: The schematic design review phase addresses a variety of technical and design issues at a preliminary level, such as site layout, transportation or mobility infrastructure, design standards, and geotechnical or environmental considerations. A Schematic Development Plan is required as part of several administrative processes within the city and the plan requirements are kept on file with Planning Services. A schematic development plan will expire ten (10) years after approval if no final site plan is submitted for review.

SITE DEVELOPMENT PLAN: A graphic representation of all existing and/or proposed improvements to a site. There are three types of Site Development Plans: Concept, Preliminary, and Final. One or more of the proposed uses must be established on the land at least two (2) years after the date of final site development plan, or the plan expires.

SKETCH PLAN: A plan that accompanies a rezoning application which includes boundaries of the parcel(s), a concept stormwater plan, approved natural resources inventory, a statement demonstrating adequate public facilities, a drawing that details existing conditions, staging, and compliance with the Master Plan. It does not provide entitlements.

TO BE COMPLETED (TO BE COMPL): A dwelling unit approved for construction or under construction as of the date of this report that does not have a final occupancy permit issued.

UNITS COMPLETED (UNITS COMPL): A dwelling unit available for occupancy as of the date of this report.

UNIT TOTAL: Total approved dwelling units (summation of completed and approved/to-be-completed dwelling units).

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