



Gaithersburg
A Character Counts! City

City of Gaithersburg

MUNICIPAL GROWTH

A Master Plan Element

Adopted April 6, 2009

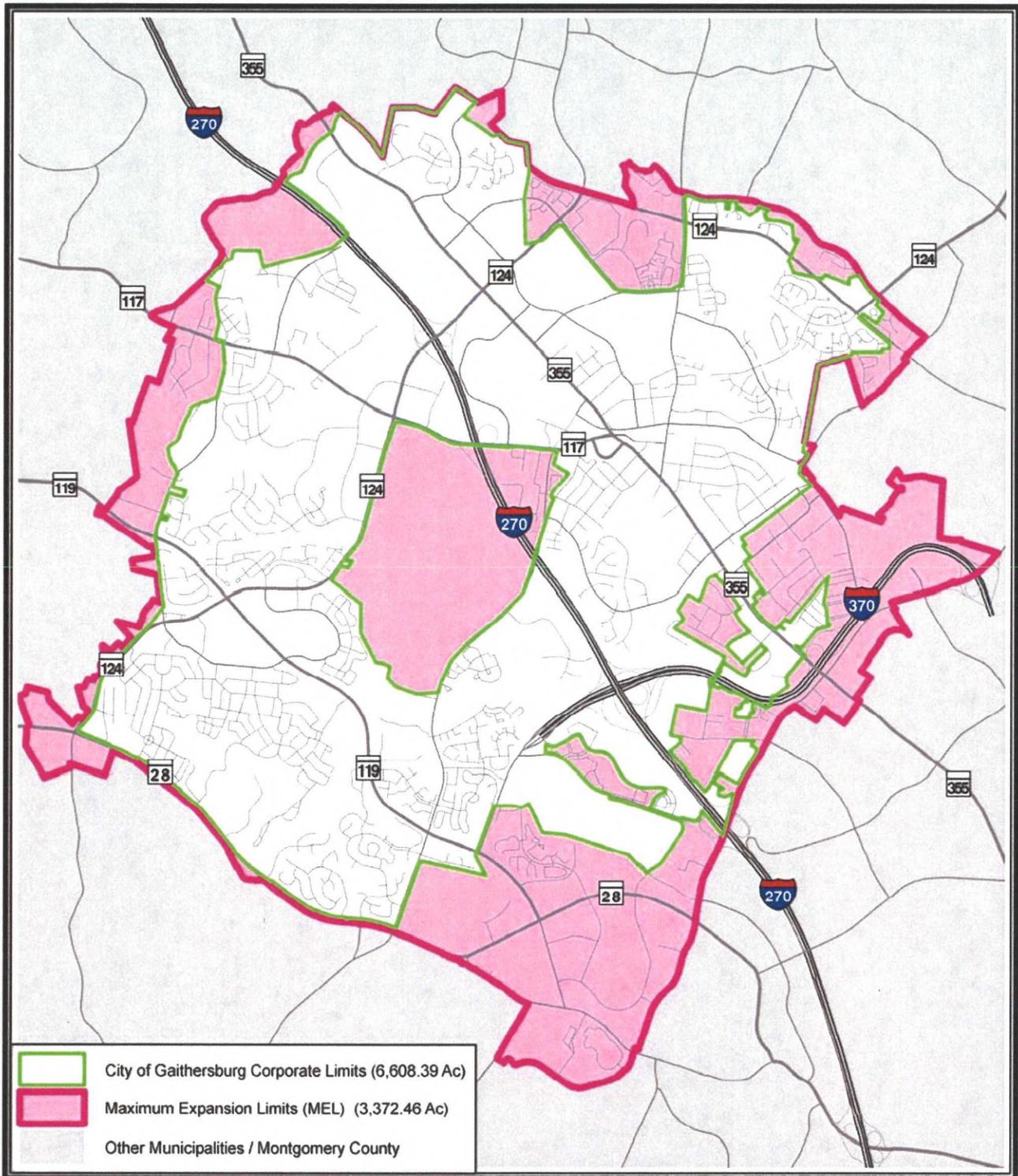
Published April 14, 2009

2003

MASTER PLAN

**Mayor and City Council
X-7089-2015
2-J**

Map 2: Maximum Expansion Limits (MEL) for Gaithersburg



Please refer to Appendix A for more detailed maps of properties within the MEL.



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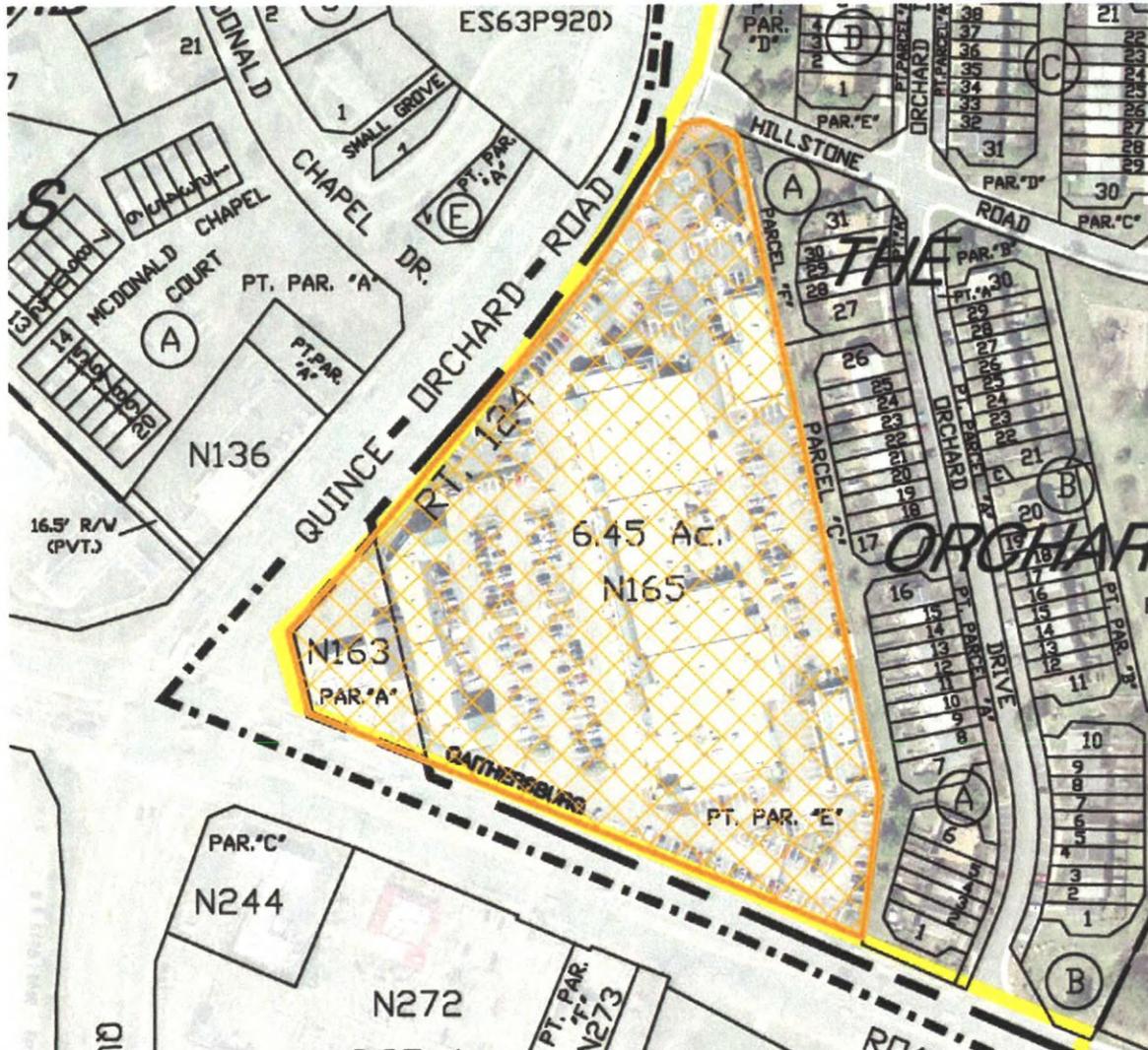
LAND USE PLAN

A Master Plan Element

Published December 20, 2011

2009
MASTER PLAN

16. Potomac Valley Shopping Center – City, 2 parcels, 7 acres



Parcel A and part of Parcel E Quince Orchard Shopping Center

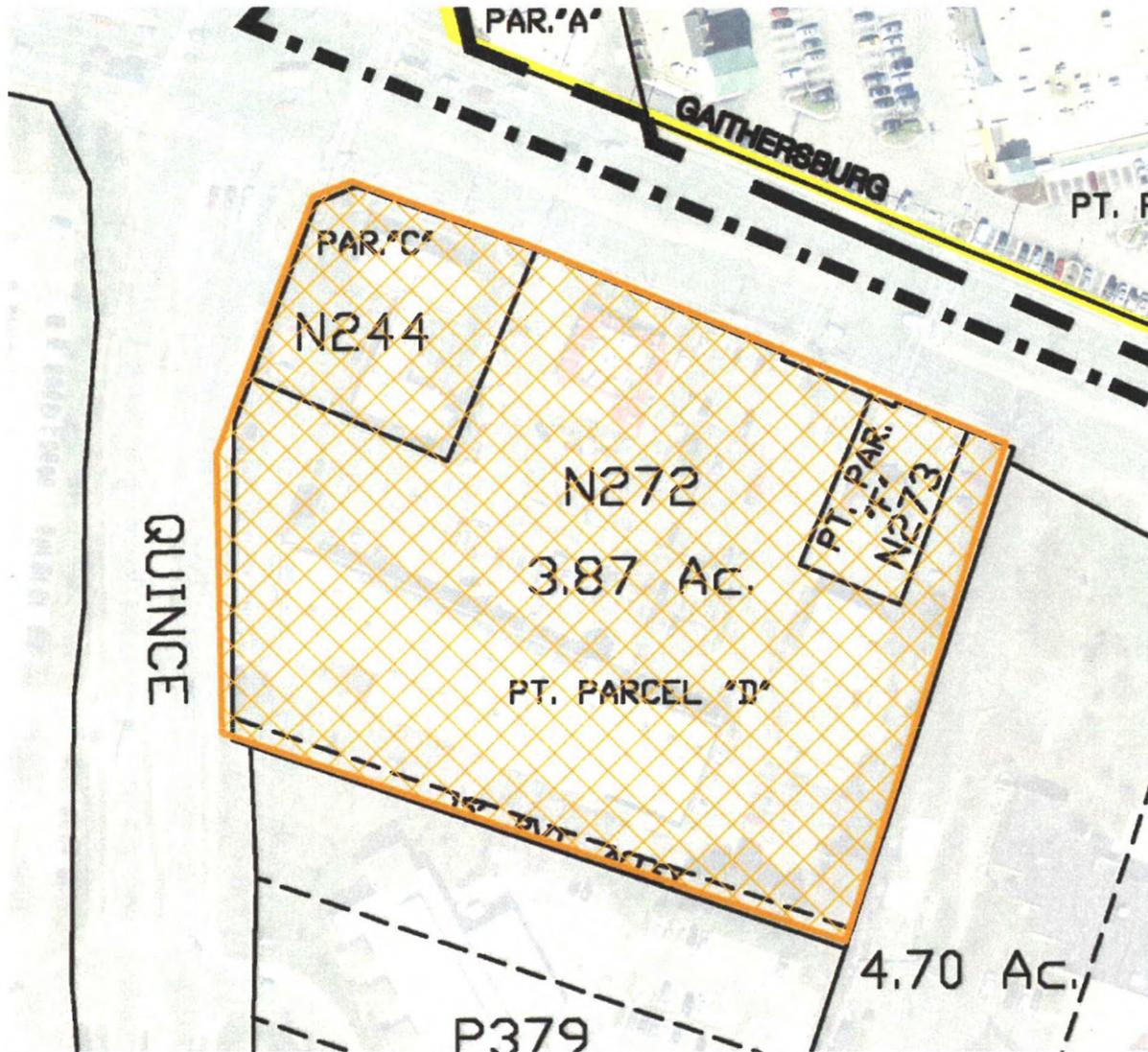
This 7-acre area currently includes the Potomac Valley Shopping Center and a gas station, located at the northeast corner of MD Route 28 and MD Route 124. The surrounding areas of the County contain primarily retail, residential, and institutional uses. The site is fully developed consisting of primarily retail establishments. While the current use is appropriate for this area, potential for redevelopment remains. Any proposed redevelopment plans should consider the site's location as a gateway into the city limits.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office-Residential land use designation
- Recommend zoning change from C-1 to MXD

17. Potomac Valley Shopping Center – County, 3 parcels, 4.7 acres



Parcel C and part of Parcels D and F Quince Orchard Shopping Center

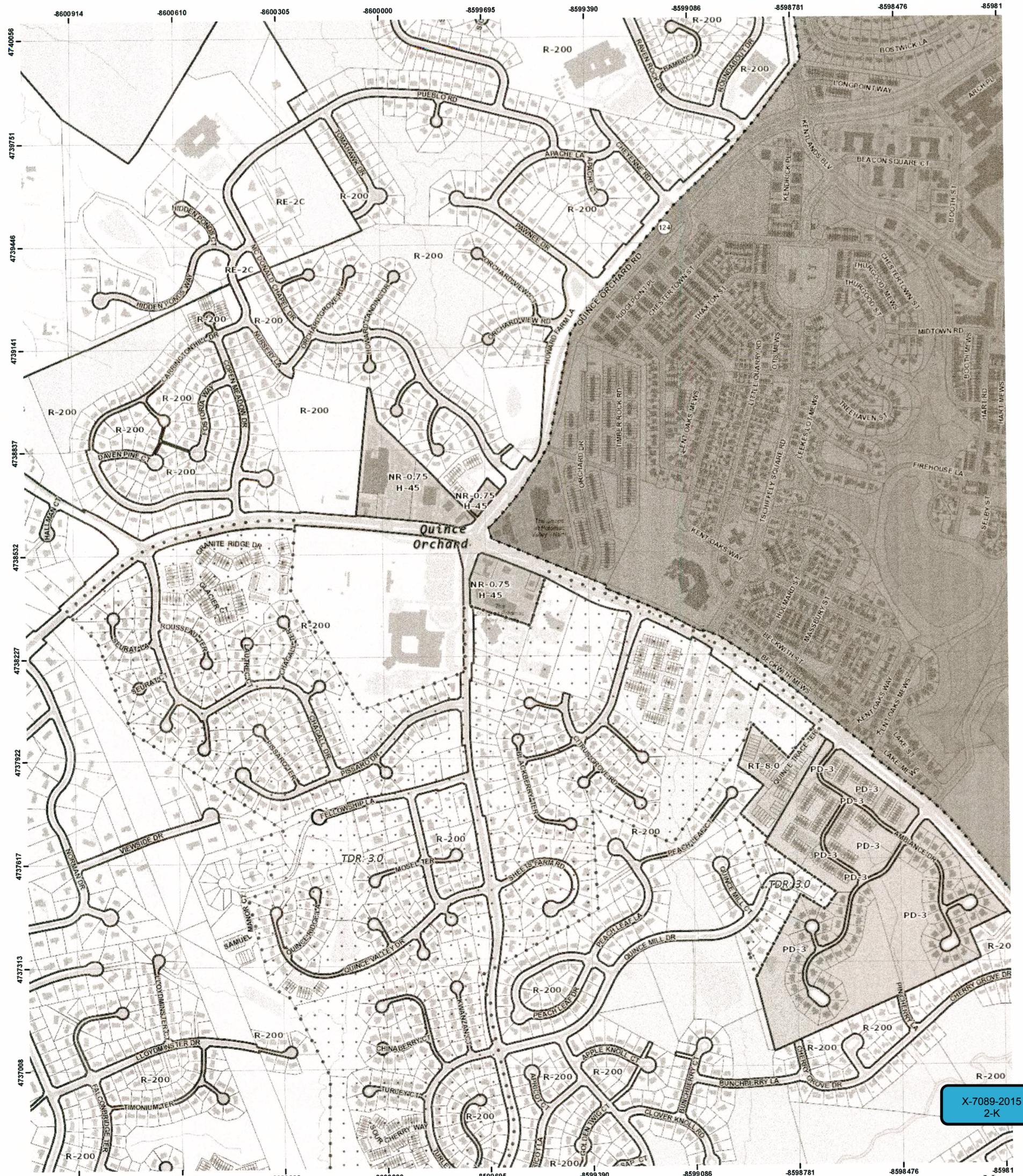
This 4.7-acre area includes parcels that are located within the City's Maximum Expansion Limits, are contiguous with the City's current boundary, and could be annexed without creating an enclave. The property owner has expressed interest in having the land annexed into the City. The property is currently surrounded by a mix of commercial and institutional uses.

Applicable Strategic Direction: Planning, Economic

Land Use and Zoning Actions:

- Adopt Commercial-Office land use designation, if annexed
- Recommend MXD zoning, if annexed

NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
 1. Zone boundaries must not be depicted in public rights-of-way but must run to the centerline of each right-of-way.
 2. Zone boundaries within rights-of-ways previously dedicated by plat or other method of subdivision can be included in map amendments for density purposes; rights-of-way included in a map amendment boundary assume the new zoning assigned in the map amendment.



X-7089-2015
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MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department



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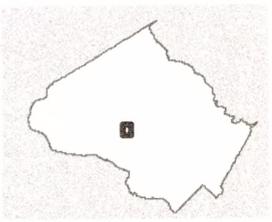
NOTE:
 THIS IS A TRUE DEPICTION OF CURRENT ZONING FROM THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION.
 DATE 6/2/15 BY: *[Signature]*

Account #	00401643
Address	12130 DARNESTOWN RD GAITHERSBURG, 20878
Landuse	Retail
Legal Description	PT PAR D QUINCE ORCHARD SHOPPING CENTER
Zone	NR-0.75 H-45
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	POTOMAC SUBREGION 2002

Printed: 6/2/2015

1 inch = 600 feet



APPROVED AND ADOPTED

APRIL 2002

POTOMAC SUBREGION MASTER PLAN



MONTGOMERY COUNTY, MARYLAND



Mayor and City Council
X-7089-2015
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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

2. *In the future, there may be a possibility for affordable housing on appropriately located publicly owned land that is proposed for reuse or sale.*
3. *Study the potential for a program to set aside land in larger subdivisions for affordable, senior, and special needs housing.*

During 2001, as it considered a number of issues surrounding provision of housing for the elderly, the Planning Board suggested creating a program to set aside land for senior housing in large subdivisions. Some variation of this concept could also be appropriate for affordable housing (in addition to the MPDU program). The Housing Policy supports this idea.

Such a program is not currently available but appears suitable for use in Potomac. The challenge is to develop appropriate incentives or tradeoffs for a set aside. Added density may not always be the best choice; adjustments to development standards, such as lot sizes and unit types, or some other benefits may be better options.

4. *Recognize the difficulty of providing affordable housing in the Potomac Subregion when distributing public funding for affordable housing.*

Potomac Subregion's high land prices and desirable location exacerbate the cost of producing affordable housing. Private and nonprofit housing providers find it particularly difficult to produce such housing in the area without assistance. As a result, production and retention of any adequate supply of low-income housing will probably depend upon directing a share of available government assistance to the Subregion.

Relevant government agencies are encouraged to direct financial assistance to projects that can reduce the shortage of affordable housing in the Potomac Subregion.

Land Use and Zoning

The land use and zoning recommendations for the Subregion highlight those parcels or areas recommended for a change in use or density. (See Foldout Map B.) A brief analysis of properties for which landowners have requested a zoning change not supported by this draft master plan is also included.

Each site was evaluated in the context of the overall objectives of this Plan, as well as for compatibility with the surrounding community. Environmental constraints, types of use, buffering, access, and the comparative density of nearby properties were considered in determining compatibility.

This Plan supports the retention and reconfirmation of existing zoning for all developed, underdeveloped, and undeveloped land in the Subregion, except for those sites recommended for change in the Plan. This Plan also supports the use of TDRs wherever increases in residential density are proposed. Further, this Plan supports the retention of existing public facilities sites in the area. Any disposition of County owned property should only occur after a careful examination of all needed services including parks and recreation.

North Potomac

Introduction

North Potomac is an emerging community that was previously part of the Darnestown and Travilah areas. Residents are striving to create a clear identity for their community and are seeking needed local community services, such as a recreation center.

Located roughly between Darnestown Road and Travilah Road, abutting Rockville and Gaithersburg, North Potomac covers only seven square miles, but has the largest population of any of the Subregion's four communities and is the most densely populated.

Even though the Travilah Shopping Center, the University of Maryland Shady Grove Campus, and the proposed Traville development are in the Subregion, they were reviewed as part of the July 1990 *Shady Grove Study Area Master Plan*, which included specific design objectives and concepts to guide area development.

This Plan reconfirms both the general and specific objectives and concepts for those properties. Further, this Plan recommends no new shopping centers in North Potomac, except for the retail component of the proposed Traville development.

Potential Planning Area

The Potomac Subregion is comprised of three planning areas, Potomac, Travilah and Darnestown, with internal boundaries defined by the Watts Branch and the Muddy Branch. Since the last Potomac Subregion master plan was prepared in 1980, the area of North Potomac has emerged, receiving a census area designation in 1990. North Potomac straddles parts of the Planning Areas of Travilah and Darnestown, yet is fundamentally different from both. For example, the population density per square mile in North Potomac is 3,361, compared with 421 in Travilah and 272 in Darnestown.

The northern and western boundaries of North Potomac (Darnestown Road and Jones Lane) are relatively easy to define, the southern and eastern boundaries less so. To prepare a demographic profile, staff defined North Potomac as the six traffic zones generally corresponding to the recommended sewer service envelope and the Transfer Development Rights Zones.

Citizens in North Potomac have requested that a new North Potomac Planning Area be created, a separate County Council legislative action from master plan approval. The basis of the request is that North Potomac has a unique identity, is internally cohesive, and differs from the remainder of the Subregion.

Recommendation

- **The County Council should authorize the Planning Board to study the creation of a new North Potomac Planning Area, with the participation of the citizens associations of Darnestown, North Potomac, and West Montgomery.**

ADJOINING AND CONFRONTING PROPERTY OWNERS

Tax Acct. No.	Name	Address	Lot/Parcel	Block
Subject Property				
06-00401632	Darnestown Valley Petroleum – WHM LLC	12165 Darnestown Road Gaithersburg, MD 20878	Parcel C/N244	
06-00401643	Darnestown Valley – WHM LP	12165 Darnestown Road Gaithersburg, MD 20878	Pt. Parcel D/N272	
06-02300505	Provident Bankshares Corp. (now M&T Bank)	c/o M&T 1 M and T Plaza, Floor 18 Buffalo, NY 14203-2309	Pt. Parcel F	
	Maryland State Highway Administration	707 N. Calvert Street Baltimore, MD 21202	Right of way	
Adjoining and Confronting Property Owners				
09-02170318	Darnestown Valley – WHM LP	12165 Darnestown Road Gaithersburg, MD 20878	Pt. Parcel E/N165	
06-03124580	Montgomery County	110 N. Washington Street, Suite 318 Rockville, MD 20850	P379	
09-00846037	Orchards HOA, Inc.	c/o Vanguard Management Association Inc. P.O. Box 39 Germantown, MD 20875	Parcel C the Orchards	A
06-00396831	Montgomery County	101 Monroe Street Rockville, MD 20850	P382	
09-03053367	Alexa Investors LLC	c/o Alex Diaz 11401 Patriot Lane Potomac, MD 20854	Parcel A/N163	
06-02620938	Board of Education of Montgomery County	850 Hungerford Drive Rockville, MD 20850	P306	
06-02952493	Johnson Family Enterprises LLC	c/o Industry Consulting Group Inc. P.O. Box 8265 Wichita Falls, TX 76307-8265	Parcel D/N139	
06-02493038	NV Land	c/o Elm Street Development 1355 Beverly Road, Suite 240 McLean, VA 22101-3649	PT Parcel A	A
Other				
	Stephen J. Orens and Casey L. Cirner Miles & Stockbridge, P.C.	11 N. Washington Street, Suite 700 Rockville, MD 20850		
	Kevin Mack, PE Dewberry	203 Perry Parkway, Suite 1 Gaithersburg, MD 20877		

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