City of Rockville Department of Community Planning and Development Services
Annexation Plan
June 1, 2011

Subject: Annexation ANX2010-00139

Property Owner: Silverwood/Shady Grove, LLC
c/o Silverwood Investments, Inc.
1925 Isaac Newton Square East, Suite 110
Reston, Virginia 20190

Location of Property: Northwest corner of the intersection of MD355 and King Farm Boulevard/Shady Grove Metro access road, 15955 Frederick Road, Parcel A, Reeds Addition to Derwood; known as Reed Brothers.

Pursuant to Article 23A, Section 19(o) of the Annotated Code of Maryland, the Annexation Plan shall include a description of the land use pattern proposed for the area to be annexed; demonstrate the available land for public facilities; describe the schedule and anticipated means of financing the extension of services. Herewith is a proposed outline for extension of services and public facilities into the areas proposed to be annexed.

The area proposed for annexation is within the City's Maximum Expansion Limits, as established in the Municipal Growth Element, adopted in December 2010, of the City's Master Plan.

Land Use Patterns of Areas Proposed to be Annexed

The area of annexation is approximately 4.37 acres.

The project site is a developed site with an existing 35,096 square foot building that housed a former car dealership. The zoning is TOMX-2 (Transit Oriented Mixed Use) within Montgomery County. The applicant proposes to construct a 417 unit multi-family building with a 544 space parking structure. The applicant has requested a zoning of MXTD-Mixed Use Trasit District upon annexation, which is consistent with the current zoning district (TOMX-2).

The property is governed by the County's Shady Grove Sector Plan, which restricts residential use on the property.

The property is surrounded by properties with the County's I-1, TOMX-2, and TOMX-2/TDR zoning designations. The properties to the north are a self-storage use and the County's recycling center. The recycling center is part of the larger County Solid Waste Transfer Station, which is zoned industrial. The property is adjacent to the Shady Grove Metro Station to the north and east. This Washington Metropolitan Area Transit Authority (WMATA) station is the end of the line station and has a large rail yard. The rail yard is about 480 feet from the northern most point of the site. The transfer station is adjacent to the site, but the closest building is 320 feet from the property. A large wooded area separates the property from the rail yard and transfer station. To the west across MD 355 is the King Farm development and a number of multi-family buildings.

The proposed residential use is consistent with the existing residential development across MD 335 and the County's Shady Grove Sector Plan's vision of a mixed use transit oriented development surrounding the metro station. Although the sector plan restricts the residential on the property and those to the northwest, the property has adequate separation of over 300 feet from the Metro rail yard and transfer station buildings.

Adequacy of Public Facilities

Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently provides adequate water and sewer services to the properties within the annexation area. Adequate service will continue to be provided by WSSC.

Roads:

The existing public roads are adequate to serve the properties' current uses within the annexation area. The site is currently improved and occupied by a 35,096 square foot auto dealership building. Additional development is proposed for the site and traffic impact will be analyzed as part of the proposed Site Plan application.

Police Services:

Police protection will primarily be provided by the Rockville Police Department in conjunction with the Montgomery County Police Department. County Police

District 1 serves Rockville, though the resources of the entire County Department are available if needed.

Fire, EMS and Rescue Services:
No significant impacts on emergency services are anticipated as a result of this annexation. The Montgomery County Fire and Emergency Services (MCFRS) provides fire protection and emergency response. Rockville does not provide this service as part of municipal government. There are two fire stations in Rockville, and Station 3 serves this area, although other stations are available to supplement service (such as Stations 28 on Muncaster Mill Road in Rockville (unincorporated) and 08 on Russel Avenue in Gaitherburg).

School Services:
No impacts on Montgomery County public schools system are anticipated as a result of this annexation. The Mayor and Council on June 6, 2011, adopted a resolution to modify the Adequate Public Facilities Standards (APFS). The modification would allow the annexed properties to meet the County's requirements for school capacity, and not the more restrictive City requirement. The modification would not require the City requirement to be meet provided that less than ten percent of students in the school are from Rockville, and the school is outside Rockville.

Parks and Recreational/Public Libraries:
Parks and recreation facility expansion are not proposed for this annexation. Currently the closest park facilities are located in the King Farm development and included the King Farm Farmstead, Mattie J.T. Stepanek Park and King Farm Park. The County sector plan proposes a town square near the metro to be developed as part of a public/private redevelopment of the Washington Metropolitan Area Transit Authority property. The current and proposed zones have similar requirement for public use space that will be have to be meet with any redevelopment. The closet library to the project is the Rockville Memorial Library at 21 Maryland Avenue.

Stormwater Management:
If annexed, all properties must pay an annual Stormwater Management Utility Fee in accordance with Section 19-36 of the Rockville City Code. The City Stormwater Management Utility Fee will replace the Water Quality Protection Charge, an annual fee assessed by the Montgomery County Department of Environmental Protection. City of Rockville properties are exempted from the Montgomery County Water Quality Protection Charge.

Impact on Sensitive Environmental Areas:
Since the site is currently developed with a car dealership, and the site mostly paved, there are no impacts to environmental resources on or immediately adjacent to the site.

Cost to the City on having to provide such services:
The City will not incur any significant increases in operational costs as result of the annexation.