

**City of Rockville Planning Division**  
**Annexation Plan**  
April 6, 2011

**Subject:** Annexation Case Number: ANX2011-00140

Property Owner: BP Associates Limited Partnership  
c/o Robert Eisinger  
Promark Real Estate Service, LLC  
16220 South Fredrick Avenue, Suite 325  
Gaithersburg, MD 20877-4000

Location of Property: East of the intersection of Southlawn Lane and East Gude Drive, 1300 -1314 E Gude Drive and 14803, 14805, 14809 Southlawn, Lot 12, Block B – Burgundy Park.

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 for extending the public services 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 City's Master Plan, the Municipal Growth element, adopted in December 2010.

**Land Use Patterns of Areas Proposed to be Annexed**

The area of annexation is approximately 3.12 acres.

Existing and proposed zoning and land use:

The proposed zoning is MXE (Mixed-Use Employment), which is inconsistent with current zoning in Montgomery County of I-2 (Heavy Industrial). The City has an I-H (Heavy Industrial) zone, but it does not allow for some of the uses currently in operation on the property including retail, restaurant, and office uses. Part of the property is currently within the city and zoned I-L (Light Industrial), which also does not allow these uses.

A joint study in 1999 between the City and County' Planning Board recommended that properties around Southlawn Lane and East Gude Drive should be annexed into the City.

The propose of the MXE zoning district is for areas that are either currently developed or are recommended for development primarily for office, light industrial, and industrial park uses. This zone allows for medium density development of office, retail, and residential uses. A mix of office and residential uses, including live/work and work/live units is encouraged.

#### Compliance with Montgomery County Master Plan

The existing development on site is not consistent with the County Master Plan, the Upper Rock Creek Master Plan as Adopted by the Maryland National Parks and Planning Commission in April 2004. The County references a 1999 joint study between County and City as the guiding document for this property and that study suggests reclassifying the property to service industrial. The MXE zone the one zone that will insure that all the uses on site are retained in future.

#### **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 be provided by WSSC.

##### Roads:

The existing public roads are adequate to serve the properties within the annexation area. The site is currently improved and occupied by 5 buildings. No additional development is proposed for the site.

##### Police Services:

Police protection will primarily be provided by Rockville Police Department in conjunction with the Montgomery County Police Department. County Police District 1 serves Rockville, through the resources of the entire County Department are available if needed.

##### Fire, EMS and Rescue Services:

No significant impacts on emergency services and public schools are anticipated as result of this annexation since there are no proposed changes to existing uses. The Montgomery County Fire and Emergency Services (MCFRS) provides fire

and disaster protection. Rockville does not provide this service as a part of its municipal government. There are two fire stations in Rockville, Station 3 serve this area, although other stations are available to supplement service (such as Station 28 and 25).

School Services:

No impacts on Montgomery County public schools systems are anticipated as a result of this annexation since there are no existing residential units and no proposed change to existing uses. The buildings that currently occupy the property are commercial and industrial.

Parks and Recreational/Public Libraries:

Similarly, parks and recreation facility expansion are not proposed for this annexation since no additional impact is anticipated as a result of this annexation. Since no additional residential units are proposed, there are no impacts to the Montgomery County public Library systems.

Stormwater Management:

If annexed, all properties shall be required to 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 there is no development planned on the site, there are no impacts to the 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.