



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

May 4, 2012

The Honorable Roger Berliner
President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 501
Rockville, Maryland 20850

Dear Council President Berliner:

At its regular meeting on April 26, 2012, the Montgomery County Planning Board reviewed the City of Gaithersburg Annexation Petition No. X-184 for the Sears/Great Indoors property. At the conclusion of the hearing, the Planning Board (Commissioners Carrier, Wells-Harley, Presley, and Dreyfuss) unanimously voted to APPROVE the transmittal of the following comments:

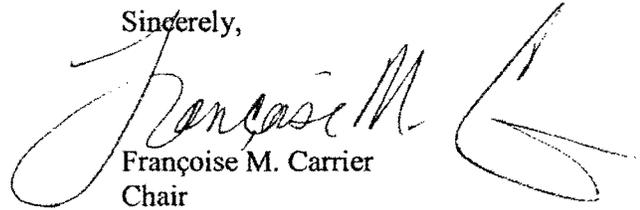
The annexation petition should be approved with conditions:

1. Approval of new development plans with substantially different uses (such as residential) and/or density greater than 0.525 FAR is prohibited for five years.
2. The City of Gaithersburg should not approve plans for residential uses on this property due to proximity to the Solid Waste Transfer Station.
3. The Applicant must satisfy the Adequate Public Facility test if the site is redeveloped in a way that generates more peak hour trips than the existing retail use of 204,490 square feet of gross floor area.
4. The Applicant must enter into a Traffic Mitigation Agreement with the City and the Montgomery County Department of Transportation (MCDOT) to participate in the Greater Shady Grove Traffic Management District in order to achieve the transit ridership goal of the *Shady Grove Sector Plan*.
5. The Applicant must upgrade the existing sidewalk along Shady Grove Road. Upgrades should include a relocated sidewalk with a tree panel, lead-in sidewalks, and handicapped ramps.

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We hope our comments will be helpful to the Council as it considers this annexation petition.

Sincerely,

A handwritten signature in black ink, appearing to read "Françoise M. Carrier". The signature is fluid and cursive, with a large initial "F" and "M".

Françoise M. Carrier
Chair

FMC:sf:ha

cc: Sidney Katz, Mayor, City of Gaithersburg
Greg Ossont, Deputy Director, Montgomery County Department of General Services