

**Notice of Public Hearing
Annexation ANX2023-00147**

Notice is hereby given that the Rockville Planning Commission will conduct a public hearing at Rockville City Hall at 111 Maryland Avenue, Rockville, MD 20850 on April 23, 2025 at 7:00 p.m. or as soon thereafter as it may be heard in connection with the preliminary annexation plan associated with Annexation Petition ANX2023-00147. The petitioners are the Mayor and Council of Rockville.

The petition seeks to expand the city's northern boundaries by annexing approximately 107.9 acres of land owned by Washington Metropolitan Area Transit Authority, containing the Shady Grove Metro Station, which also includes ± 2.92 acres of land owned by CSX Transportation, Inc.

The zoning requested under the City of Rockville's zoning ordinance is MXTD (Mixed Use Transit District).

Written testimony could be sent to the commission via planning.commission@rockvillemd.gov, or by US mail to 111 Maryland Avenue, Rockville, MD 20850, c/o Manisha Tewari.

The Planning Commission is conducting hybrid meetings that allow for both in-person and virtual participation via webex. Persons wishing to testify are requested to email jwasilak@rockvillemd.gov before 4:00 PM on April 23, 2025, to place their names on the speakers list. Spoken testimony is limited to three minutes for individuals, or five minutes, if representing a group.

The Preliminary Annexation Plan is available at <https://www.rockvillemd.gov/2527/15903-Somerville-Drive-Annexation-of-the> [rockvillemd.gov]. For additional questions, you can reach City staff Manisha Tewari at mtewari@rockvillemd.gov or by calling 240-314-8213.

ROCKVILLE PLANNING COMMISSION
by Jim Wasilak, Secretary to the Commission

Planning Commission Notification List –

ANX2023-00147

Maryland Department of Planning
Susan Llareus, - susan.llareus@maryland.gov

City of Gaithersburg
Rob Robinson, - Rob.Robinson@gaithersburgmd.gov

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King Farm Citizens Assembly

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Derwood Community

Shady Grove Committee

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Carol_Kosary_kosaryc@gmail.com

[Jeffrey S Reznick_jeffrey.s.reznick@gmail.com](mailto:Jeffrey_S_Reznick_jeffrey.s.reznick@gmail.com)

Property Owners

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WMATA

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[Zimmerman, Aaron T. <ATZimmerman@wmata.com>](mailto:Zimmerman,Aaron.T.<ATZimmerman@wmata.com>)

BUSINESS/NAME	OWNER ADDRESS	CITY, STATE, ZIP	PROPERTY ADDRESS
MIDWAY CENTER LLC	C/O ARUT KOSEIAN 10205 FLEMING AVE	BETHESDA, MD 20814	16041 FREDERICK RD
PS PARTNERS VIII LTD	C/O DEPT-PT-MD-24806 PO BOX 25025	GLENDAL, CA 91221	16001 FREDERICK RD
BAINBRIDGE SHADY GROVE APARTMENTS LLC	C/O BAINBRIDGE COMMUNITY 12765 W FOREST HILL BLVD #1307	WELLINGTON, FL 33414	15955 FREDERICK RD
LIDL US OPERATIONS LLC	3500 S CLARK ST	ARLINGTON, VA 22202	15931 FREDERICK RD
355 REAL ESTATE LLC	23538 POCAHONTAS DRIVE	GAITHERSBURG, MD 20882	15921 FREDERICK RD
EDUCATIONAL SYSTEMS FEDERAL CREDIT UNION	7500 GREENWAY CENTER DRIVE #1400	GREENBELT, MD 20770	15901 FREDERICK RD
BASSETT FAMILY INVESTMENTS LLC	8957 COLESBURY PL	FAIRFAX, VA 22031	15820 REDLAND RD
DUNLOP GANA R	C/O ROBERTS OXYGEN 15830 REDLAND RD	ROCKVILLE, MD 20855	15830 REDLAND RD
THOS SOMERVILLE CO	16155 TRADE ZONE AVE	UPPER MARLBORO, MD 20774	15901 SOMERVILLE DR
CARMAX AUTO SUPERSTORES INC	12800 TUCKAHOE CREEK PKWY	RICHMOND, VA 23238	16411 SHADY GROVE RD
UNITED STATES POSTAL SERV	16501 SHADY GROVE RD	GAITHERSBURG, MD 20898	16501 SHADY GROVE RD



March 27, 2025

Notice

The City of Rockville's Department of Community Planning and Development Services wishes to notify you of a public hearing on an Annexation application, which has been filed with the City of Rockville and affects your neighborhood.

The Planning Commission meeting on March 26, 2025 was cancelled.

Rockville's Planning Commission will now conduct a public hearing at Rockville City Hall at 111 Maryland Avenue, Rockville, MD 20850 on **April 23, 2025**, at 7:00 p.m. or as soon thereafter as it may be heard in connection with the preliminary annexation plan associated with Annexation Petition ANX2023-00147. The petitioners are the Mayor and Council of Rockville.

The petition seeks to expand the city's northern boundaries by annexing approximately 107.9 acres of land owned by Washington Metropolitan Area Transit Authority, containing the Shady Grove Metro Station, which also includes ± 2.92 acres of land owned by CSX Transportation, Inc. The zoning requested under the City of Rockville's zoning ordinance is MXTD (Mixed Use Transit District).

This email serves as an official letter of notification as required by Section 25.05.03 of Rockville's Zoning Ordinance that the Planning Commission will be holding a Public Hearing regarding the proposed annexation on Wednesday, April 23, 2025. Advertising for the Public Hearing will be in accordance with the Section 25.02.04 d.2 of Rockville's Zoning Ordinance. The Local Government Article, Section 4-415 of the Annotated Code of Maryland, requires that the Annexation Plan must be adopted by the legislative body of the Municipality.

Testimony will be accepted in any or all the following ways:

- Testify at the public hearing on **April 23, 2025**, at 7:00 p.m. The Planning Commission is conducting hybrid meetings that allow for both in-person and virtual participation via Webex. Email jwasilak@rockvillemd.gov before 4:00 p.m. on April 23, 2025, to register and participate in person or virtually at the meeting. Spoken testimony is limited to three minutes for individuals, or five minutes, if representing a group.
- Email testimony to planning.commission@rockvillemd.gov. Please identify in the subject line that the testimony is for “ANX2023-00147.”
- Mail testimony to: City of Rockville Planning Commission, c/o Manisha Tewari, 111 Maryland Avenue, Rockville, MD 20850

Information on the project, including the Preliminary Annexation Plan that is the primary topic for the public hearing, is available at <https://www.rockvillemd.gov/2527/15903-Somerville-Drive-Annexation-of-the>.

Please feel free to contact Manisha Tewari at mtewari@rockvillemd.gov or by calling 240-314-8213 with any questions.