



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 8, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief *Use*
Community-Based Planning Division

FROM: *CM*
Callum Murray, Potomac Team Leader (301/495-4733)
Community-Based Planning Division

SUBJECT: City of Rockville Annexation Petition ANX2002-00134 located at 9704 Veirs Drive in the Glen Hills Club Estates subdivision; Potomac Subregion Master Plan area; Reclassification from the County's RE-1 Zone to the City's R-E (Residential Estate) Zone; 47,424 square feet.

STAFF RECOMMENDATION: Approve transmittal of the following comments to the City of Rockville Mayor and City Council as part of the public hearing record:

1. The proposed R-E (Residential Estate) zoning classification is not substantially different from the County RE-1 Zone and will not adversely affect the overall implementation of the approved and adopted Potomac Subregion Master Plan.
2. After annexation, the applicant should volunteer to pay the County Park taxes (approximately \$226 annually) or make a payment in lieu of taxation.
3. The County Council does not need to review this annexation petition prior to final action by the City since the corresponding zones in the County and City permit similar uses and there are no major land use or zoning issues. The staff report, therefore, can be transmitted directly to the City of Rockville as input for the public hearing record.

BACKGROUND AND LOCATION

The subject petition has been submitted in accordance with provisions of Article 23A of the Annotated Code of Maryland, which specifies procedures for annexation to a municipal corporation.

The subject property is a single parcel of 47,424 square feet, located at 9704 Veirs Drive, in the Glen Hills Club Estates subdivision, and is improved with a single detached dwelling. The parcel is rectangular, with similar dimensions to surrounding residential lots, and abuts land within the City of Rockville corporate limits to the north, east and south. The property is located on the south side of Veirs Drive, directly across from the National Lutheran Home Elderly Housing and Nursing facility.

MASTER PLAN AND ZONING

The approved and adopted 2002 Potomac Subregion Master Plan recommends residential land use and retention of the RE-1 Zone for the property. The approved and adopted 2002 Citywide Master Plan of the City of Rockville includes the subject property in the City's "Urban Growth Area" and designates the area for single-family detached residential use. City planning staff has recommended that the property be placed in the R-E (Residential Estates) Zone, if the Mayor and Council act to annex the property. The R-E Zone, like the County RE-1 Zone, has a minimum lot size of 40,000 square feet. The land use and zoning recommendations are consistent with the Potomac Subregion Master Plan.

PUBLIC FACILITIES AND SERVICES

The property is not located in the Washington Suburban Sanitary Commission (WSSC) District and is not served by public water and sewer. City of Rockville public water and sewer are available along Veirs Drive, extending just due southeast of the subject site, which would allow the property access to these City services.

Montgomery County provides no services to the property that would require compensation following annexation. There are no public facilities located on the property and neighborhood school capacity is not an issue. A traffic study or statement is not required, since the number of peak hour trips is well below the threshold for requiring such an analysis.

COUNTY REVENUE IMPLICATIONS

After annexation, the applicant should volunteer to pay the County Park Taxes (approximately \$226 annually) or make a payment in lieu of taxation.

The annexation of the subject property by the City of Rockville will shift several revenue sources currently received by County level agencies to the City. Attachment 1 indicates the estimated yearly tax loss to the County if the subject property is annexed by the City of Rockville.

On a Countywide scale, this annexation is minor. However, as documented in the past, the cumulative financial impact of all annexations is significant. Each annexation reduces the amount of revenue the Maryland-National Capital Park and Planning Commission (M-NCPPC) requires for acquiring and constructing park facilities. Once a property is annexed, M-NCPPC Metropolitan (park) taxes will no longer be paid even though M-NCPPC continues to provide park facilities to all County and City residents. Staff recommends that the petitioner volunteer to continue to pay County Park taxes (currently approximately \$226 annually) or make a payment in lieu of taxation.

CONCLUSION

Staff recommends that the Planning Board support Annexation Petition ANX2002-00134 and the rezoning of the subject property to the City of Rockville's R-E Zone for the reasons stated above.

CM:ha: g:\murray\ANX2002-00134.doc
Attachments

City of Rockville Annexation Petition ANX2003-134 (9704 Veirs Dr)

ESTIMATED ANNUAL TAX PAID TO THE COUNTY BEFORE ANNEXATION (2003 Levy Year)

Total Appraised Value of the Properties	\$383,350
Appraised Value Divided by 100	\$3,834
Multiplied by the Total Tax Rate of:	1.151
= Total Annual Tax Paid to the County	\$4,412

ESTIMATED SPECIAL SERVICE AREA TAXES PAID TO THE COUNTY THAT WOULD NOT BE PAID AFTER ANNEXATION BASED ON 2003 LEVY YEAR RATE SCHEDULE

	TAX RATE	ASSESSSED VALUE/100	YEARLY TAX LOSS
Recreation Tax	0.022 *	\$3,834 =	\$84
Storm Drainage Tax	0.003 *	\$3,834 =	\$12
Total Yearly Loss to County			\$96

ESTIMATED PARK TAX THAT SHOULD CONTINUE TO BE PAID AFTER ANNEXATION

	TAX RATE	ASSESSSED VALUE/100	PARK TAX
Metropolitan Tax	0.059 *	\$3,834 =	\$226

Sources: Montgomery County Department of Finance
State Department of Assessments and Taxation

Montgomery County Park and Planning Department,
Research and Technology Center, September 3, 2003.

4

Rockville City Limits

Site

Montgomery County Limits

VEIRS



Site Location Map

ANX2003-00134, His Si Lu and Keui Ching Lu
9704 Veirs Drive

CITY OF ROCKVILLE
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

