



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
6/27/02  
Item # 9

**MEMORANDUM**

**DATE:** June 20, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Joseph R. Davis, Chief  
Larry Ponsford, Supervisor *LRP*  
Development Review Division  
**FROM:** **Mary Beth O'Quinn** *mboq*  
Planning Department Staff  
(301) 495-4571

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 260 multifamily units  
**PROJECT NAME:** **The Overlook at Rossmoor Leisure World**  
**CASE #:** 8-02030  
**REVIEW BASIS:** Site Plan Review is required for the PRC zone

**ZONE:** Planned Retirement Community Zone  
**LOCATION:** Southeast quadrant of the intersection of North Leisure World Boulevard and Pine Orchard Drive, 1535 feet from Interlachen Drive  
**MASTER PLAN:** Aspen Hill  
**APPLICANT:** Rossmoor – IDI Overlook, L.P.  
**FILING DATE:** April 24, 2002  
**HEARING DATE:** June 27, 2002



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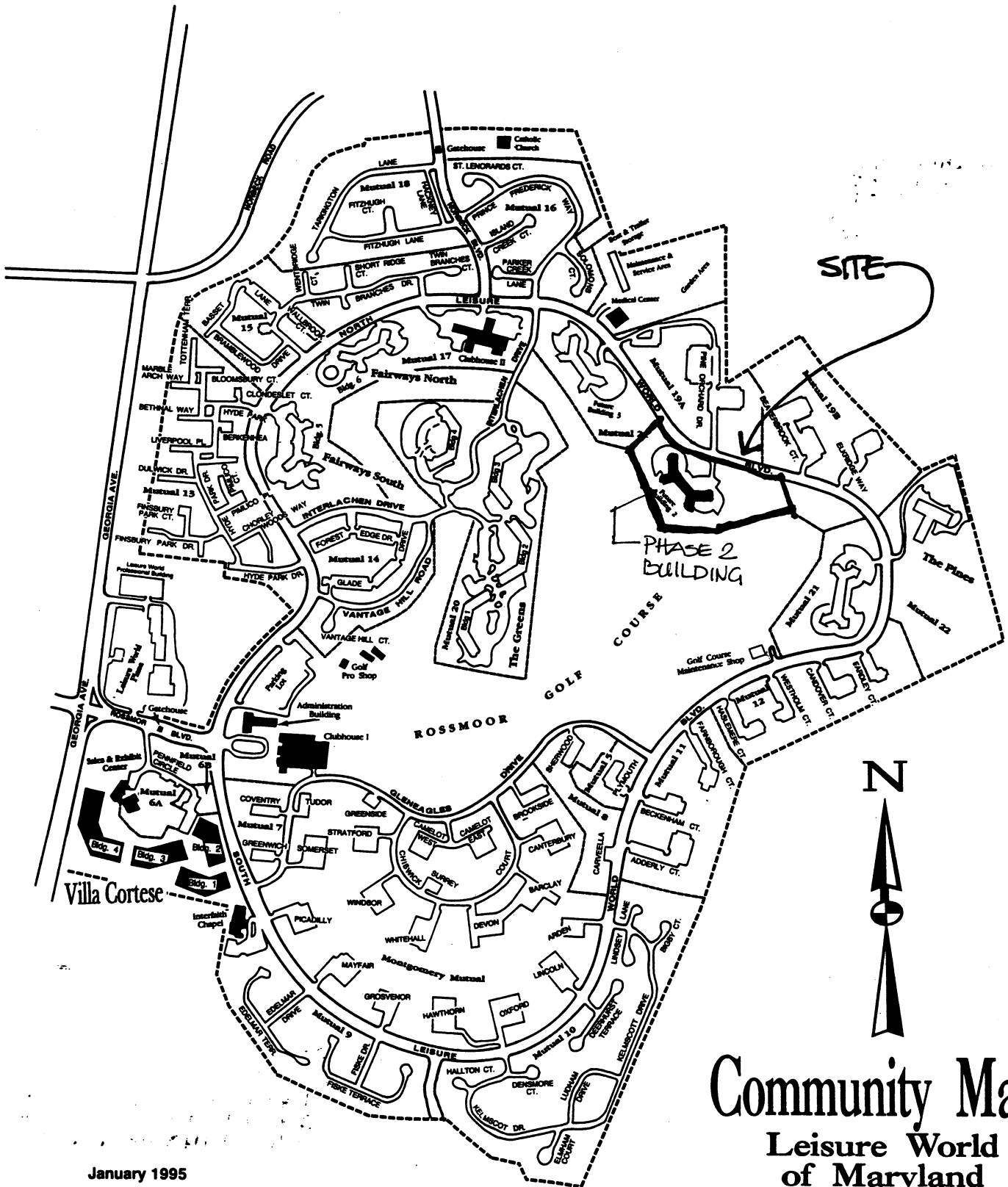
**STAFF RECOMMENDATION:** Approval of 260 multifamily units with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of MCDPS stormwater management concept approval dated April 18, 2002.
3. Conditions of Transportation Planning Division memo dated June 20, 2002, including:
  - a. Limit the site plan to 260 high-rise apartments for age-restricted residents.
  - b. Expand the private shuttle bus program which now serves the nearby residential buildings within the Leisure World Community.

4. Conditions of Environmental Planning Division, memo dated June 20, 2002:
  - a. Based on the uncompensated loss of specimen trees onsite, and the permanent loss of forested stream buffer without forest replacement in the offsetting area, staff recommends approval only under condition that the entire stream buffer area be preserved, enhanced and actively reforested, as appropriate. This condition shall include removal and long term control of all exotic and invasive plant material within the buffer area; removal of construction debris from previous disturbances; and active reforestation or natural regeneration (if appropriate) of all plantable areas of the stream buffer. (The outside 5' edges (10' total) of the 20" WSSC easements shall be planted)
  - b. The following detailed comments on the Stream Valley Planting Plan (dated May, 2002) should be addressed:
    - i. More plantings should be specified to offset existing holes within existing wooded area and to augment areas where invasive and exotic plant will be removed.
    - ii. Replace sweetgum (*Liquidambar styraciflua*) on the proposed plant list with a species native to Piedmont bottomland forest. Consider red maple (*Acer rubrum*) as a replacement. Sweetgum is appropriate as a landscape tree but not as a reforestation/afforestation tree. Root ball/tree collar on Planting Detail for deciduous and evergreen tree appears to low relative to grade of soil mixture and mulch layer. Consult the Trees Technical Manual for illustrations.

The following information shall be provided prior to signature set, subject to staff review and approval:

5. Site Design:
  - a. Provide building ground floor architectural plans showing access to the outdoor public terraces and natural areas; show finished floor levels; show terrace sitting areas and details for fixtures, furnishings, and lighting.
  - b. Provide floor plans showing all indoor recreational amenities, such as community rooms, library, indoor exercise facility;
  - c. Show bus or transit stops on plan;
  - d. Provide architectural floor plan(s) of the garage showing HC parking spaces;
  - e. Show LODs, all easements, road dedications, crosswalks on Pine Orchard Drive; show sf for all parcels of green space;
6. Landscape Design:
  - a. Show details and materials for all retaining walls and terraces; show top and bottom elevations;
  - b. Provide shade trees on both sides of street and in the median for the entire site frontage; match species to adjoining street trees. Provide 3 more shade trees at parking perimeter at west portion of lot.
7. Lighting:
  - a. Provide lighting details at signature set, and a revised photometric plan.



SITE

PHASE 2 BUILDING

GOLF COURSE

ROSSMOOR

Villa Cortese



# Community Map

## Leisure World of Maryland

January 1995

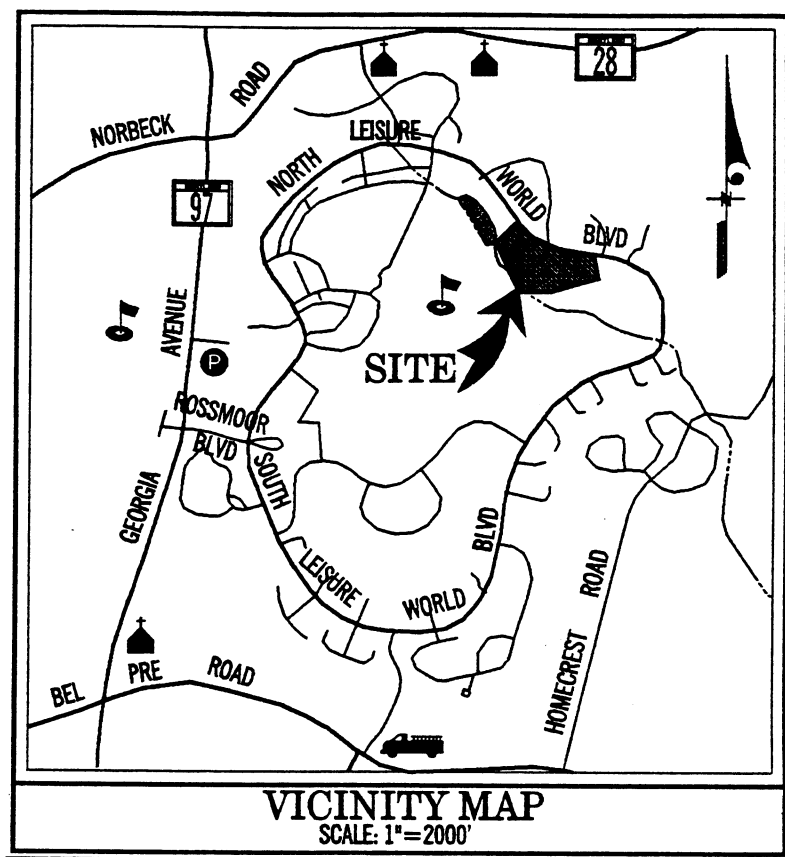


## SUMMARY OF ISSUES RESOLVED IN THE COURSE OF SITE PLAN REVIEW:

The proposed site plan has required the review of the stream buffer encroachment necessitated by the location of existing underground utility lines which forced the proposed building closer to the stream buffer. The applicant shall enter into an agreement with the Planning Board regarding the improvements proposed to offset the intrusions. Staff has included a condition that outlines the expectations for environmental enhancement, including the generalized type of improvements and approximate limit on expenditures.

The site and landscape plans have been modified to include additional sidewalk connections to the street and increased landscape areas around the edges of and within the parking lots.

Staff has received three phone calls from citizens concerned about the sufficient parking and traffic congestion resulting from additional residential units. The applicant has withdrawn the proposal for a parking waiver, and instead proposes providing the full number of parking spaces required.



## **PROJECT DESCRIPTION: Surrounding Vicinity**

The site, known as The Overlook, is located in the northern portion of the Leisure World development, within Mutual 21. The site plan implements the Amended Development Plan approved in April 1984. It is part of the Leisure World Planned Retirement Community (PRC) which was begun in 1964, over thirty-five years ago. It is served by North Leisure World Boulevard, which forms the northern portion of the site. On the opposite side of the street is a portion of Mutual 19A (detached housing). The site is bounded by Rossmoor Golf Course to the south, the newly approved Leisure World Golf Course Maintenance Facility (under construction) to the east. Interlachen Drive and the two recently approved high-rise buildings bound the site to the west. Further to the west is the Golf Course Club House II, within a designated community facility site. The proposed project and all surrounding areas are within the age restricted areas of Rossmoor Leisure World.

## **PROJECT DESCRIPTION: Site Description**

The 815-acre site is a vacant parcel characterized by wooded areas to the western and central portions of the site. The proposed site plan is for Phase II of a two-phase project and occupies the central portion of the total tract. The site is relatively level with the site high point to the west, the site slopes gradually down to the stream along the southern boundary of the site.

The stream had been approved for piping in 1989 by County DPS to provide save conveyance of stormwater down to the regional SWM facility. Several years ago as an interim step, the applicant implemented a straight, open, rip-rapped stream channel, which exists today. As part of an mitigation agreement with the Army Corps of Engineers dated June 17, 1997, the applicant received approval for the stream restoration project for the stream on the subject property, which will provide a more natural, meandering stream and appropriate vegetation within the floodplain area.

## **PROJECT DESCRIPTION: Proposal**

The site plan proposal is for Phase II of a two-phase project within Mutual 21. The project occupies the central portion of the Mutual. The golf course maintenance facility will eventually be joined into this Mutual.

The proposal consists of 260 dwelling units within a 10-story 100-foot tall building. The proposed building is J-shaped with the concave portion of the building facing the street and parking lots located along the street frontage. The building is designed to accommodate a lower level and first floor of parking and the living units on the upper floors. The front doors are centrally located within each building. Vehicular entries to the buildings placed at two points, at each end wing, equi-distant from the pedestrian entrance of the building; for the lower level garage, the entry is placed at the end of the building.

Sidewalks are located at the head of the parking spaces along the building façade and connect to the front doors and the streets beyond. There are crosswalks leading from each front door to the street as well as along both sides of the front entry.

Landscaping will include landscaped areas around the building perimeter, accent landscaped areas at the front entrance to the street and to each building, detail led planting at the base of the building, shade trees within the parking lots and along the street frontage. Lighting is provided with light fixtures of 150 watts on 12-foot poles distributed evenly throughout the site. Additional lighting will be provided in the future on the facade of the building.

Recreation for the site is provided by the pedestrian system on and off site, the sitting area on site behind the building, the open terraces which face the stream buffer, and the community room within each building, and adjoining community facilities for swimming, pedestrian systems, exercise facilities sitting areas etc. Additionally, the site provides the many recreational features that are required within the PRC Zone such as the golf course.

The aforementioned stream restoration including reforestation and stream relocation was proposed for completion by June 1, 1998 in the U.S. Army Corps of Engineers, but has not yet been started. This approval specifies full implementation within one year of start of grading on the site, or sooner if required by the Corps of Engineers. The post-restoration floodplain area, as approved by DPS, and associated forestation shall be placed in a Category I conservation easement. Final floodplain study approval and delineation by DPS shall occur prior to issuance of sediment control permit. Storm water management consists of water quality control via onsite bioretention facilities, and water quantity control downstream in an existing golf course facility.

## **PROJECT DESCRIPTION: Leisure World Development**

The entire Leisure World development consists of 618.5 acres located east of Georgia Avenue and south of Norbeck Road. It is bordered by single-family detached homes to the east and south. It has been developed with a shopping center, office, an assisted care facility and the Leisure World Community. The Leisure World Community includes 23 housing corporations (Mutuals), a golf course, clubhouses and an administration building. The current population in Leisure World exceeds 7,000 in population.

The age-restricted portion of the PRC zone is limited to residents who have attained a minimum age of 50. There is a maximum density of 10 dwelling units to the acre. It is presently approved for development of a minimum of 5,725 dwelling units. A chart of the current status of development of Leisure World is within the Appendix.

## **PROJECT DESCRIPTION: Prior Approvals**

### The 1984 Development Plan Amendment:

In 1984, the approved Development Plan for the entire Leisure World development was amended. The Amendment maintained the overall number of units previously approved on July 31, 1974 (where unit count was 5,725 units in the age-restricted area).

The amendment proposed the relocation of some approved but undeveloped units within the age-restricted area. The 1984 amendment also updated and incorporated some changes in residential unit types within the age-restricted area.

The original Development Plan designated the subject area as Area C. The site plan area is within a recorded lot.

For detailed history of development approvals located within the Leisure World Complex, see the Transportation Planning Division analysis included as an attachment in this staff report.

## **ANALYSIS: Conformance to Master Plan**

The property is located in the Aspen Hill Master Plan Area. In the approved and adopted Master Plan, the land use designation and the zoning for the property are shown as Planned Retirement Community (PRC). The residential units are a permitted use in the PRC zone. Therefore, the proposed development is in conformance with the Master Plan.



**ANALYSIS: Conformance to Development Standards - PRC Zone**

**PROJECT DATA TABLE - Phase II only**

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	-	8.15 acres
Number of Buildings	-	1
Number of Dwelling Units	500 (per Dev Plan)	260
One Bedroom		150
Two Bedroom		110
Building Height	100 feet	100 feet
Building Coverage - (%) Min.		
Phase II	-	42,076 sf or 11.8%
Buildings on Gross Tract	15 %	11.61%
Green Space (%)Max.		
Gross Tract	65%	69.6%
Per Phase Site Plan	-	51.4%
Parking:		
Total (150 1 BR @ 1.25 per = 187 spaces) + (120 2-BR @ 1.5 per = 165 spaces)		
= 352 spaces		
Standard Surface Parking		218
Standard Garage		130
<u>H/C</u>		<u>4</u>
	352	352

The parking provided is adequate for the site.

## RECREATION CALCULATIONS

<u>DEMAND POINTS</u>		<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>TOTALS</u>
<i>per 100 units</i>		D1	D2	D3	D4	D5	
Housetype		4	4	4	77	46	135
<b>PROJECT DEMAND</b>							
Total Demand	2.6	10.4	10.4	10.4	200.2	119.6	351

<u>SUPPLY POINTS</u>		<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	
		D1	D2	D3	D4	D5	
<b>On Site</b>							
Sitting (6)		6.00	6.00	90.00	30.00	12.00	144.00
Indoor Exercise Rm		0.00	0.70	0.70	28.20	12.60	42.20
Community Rm		0.70	1.10	2.20	42.30	33.60	79.90
Pedestrian System		1.04	2.08	2.08	90.09	53.82	149.11
<b>On Site Total</b>		<b>7.74</b>	<b>9.88</b>	<b>94.98</b>	<b>190.59</b>	<b>112.02</b>	<b>415.21</b>

<b>Within Leisure World</b>							
Tennis		0.00	1.50	10.50	24.00	1.00	37.00
Multi-Age Play		9.00	11.00	3.00	7.00	1.00	31.00
MP Court		2.00	5.00	7.00	8.00	1.00	23.00
Swimming Pool		0.52	0.52	0.52	10.01	5.98	17.55
<b>Off Site Total</b>		<b>11.00</b>	<b>16.00</b>	<b>10.00</b>	<b>15.00</b>	<b>2.00</b>	<b>54.00</b>

<u>SUPPLY/DEMAND RATIOS</u>		<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>
		D1	D2	D3	D4	D5
<b>On Site Ratio</b>		<b>0.74</b>	<b>0.95</b>	<b>9.13</b>	<b>0.95</b>	<b>0.94</b>
<b>Off Site Ratio</b>		<b>1.06</b>	<b>1.54</b>	<b>0.96</b>	<b>0.07</b>	<b>0.02</b>

## **FINDINGS for Site Plan Review:**

1. The site plan is consistent with an approved development plan as required.
2. The site plan meets all of the requirements of the zone in which it is located. See Project Data Table above.
3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

a. **Location of Buildings**

The two buildings are arranged to provide orientation to the street and to provide optimum views of the forested stream buffer on the opposite side. The centralized entry located in-between the two buildings allows for a centralized ingress/egress to the street and allows for the benefits and efficiencies of combining parking and vehicular access. The building locations allow for easy orientation on site, allow for the avoidance of the underground utilities and, with modifications, the preservation of the stream valley.

MPDUs are not required within this project per the approved development plan.

b. **Open Spaces**

The stream buffers per the Environmental Management Guidelines on the site extend 125' from the channelized stream on the property. The applicant proposes to protect the stream buffer, however, while installing building foundations and the parking garage at areas touching the buffer. Avoidance and minimization options to these intrusions were examined, and found infeasible without significant economic effect associated with relocation of a 69KV utility lines/easement (if acceptable to PEPCO), and/or significant loss of density as the applicant approaches buildout of remaining undeveloped portions of Leisure World (approximately 28 out of 600 acres remain to be developed).

Given the long standing land use/ density expectations, the on-site limitations, and the location of this development within a mostly developed area in need of many unfunded stream valley improvements, staff believes that offsetting improvements are uniquely appropriate on this site. This staff recommendation allowing encroachment applies to this Phase II portion of the site as it did with Phase I; however the impact in this phase is significantly less than Phase I, as the PEPCO site constraint is a far less inhibiting factor.

The stormwater management concept for the proposed development was approved

with conditions by the Montgomery County Department of Permitting Services (DPS) on April 18, 2002. . Stormwater management consists of water quality control via onsite bioretention facilities, and water quantity control downstream in a golf course facility. DPS approval of the final floodplain study and delineation shall occur prior to issuance of sediment control permit. See memos, attached within the Appendix.

The site is exempt from forest conservation requirements as part of a planned unit development 75% or more complete on January 1, 1992 (County Code Section 22A-5(1)). See memo attached within the Appendix.

There are 4.19 acres of open space provided on the site at the boundaries, around the buildings and adjacent to the golf course. Sitting areas will be provided beyond the buildings to overlook the golf course, paths have been provided within the front of the buildings and internal meeting rooms provide on site recreation for the facility, in addition to the outdoor terraces for resident use.

c. Landscaping and Lighting

Landscaping on the site consists of a well-landscaped site that represents the maximum of attractiveness for a multifamily residential proposal. The base of the building will include detailed plantings that will create an attractive transition between the parking lot and the structure. The street frontage plantings will screen the parking and provide areas of visual interest with clusters of accent plantings. The shade tree planting will create an attractive street frontage and will adequately shade the parking lot.

The lighting for the proposed site plan will be adequate and compatible for the residential units on site and near by. It represents a moderate light level, far different than the standards usually sought for commercial retail or office type projects.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Development Plan and tie into the overall site loop road with a single entrance. The entrance is well defined and will be served efficiently by the well-placed entry road and parking patterns.

Pedestrian paths have been provided to adjoin the existing sidewalks along the North

Leisure World Boulevard and will extend that system. The path connections and connect the building to the street will improve pedestrian safety by more closely defining the pedestrian zones within the parking lot and entry drive. Staff recommends an additional crosswalk at the intersection of North Leisure World Boulevard and Pine Orchard Drive.

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

The buildings are located to create interesting and attractive view of the stream buffer in the foreground and views to the golf course beyond. The massing and orientation maintain an efficient relationship to the parking lots. The buildings are well setback from the street and SFD units on opposite side of road.

Buffers to the adjoining streets are developed with high quality landscaping to effectively moderate views to the building. Buffers to the stream valley, although diminished in size, retain their vegetation and thus create a naturalistic buffer to the golf course beyond.

The activity associated with the proposed residential use will not cause any negative effect on the adjoining residential and recreational uses.

5. The site plan is exempt from all applicable requirements of Chapter 22A regarding forest conservation. However, the applicant has agreed to conditions recommended by the Environmental Planning Division to preserve and reforest the stream buffer as compensation for the permanent loss of trees without replacement in the offsetting areas. [See memo attached from Environmental Planning Division, dated June 20, 2002.]

## **APPENDIX**

- A. Standard conditions dated October 10, 1995.
- B. Correspondence referenced in report

**APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
    - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to occupancy of the development.
    - 3) Landscaping associated with each parking lot and building shall be completed as construction of the facility is completed.
    - 4) Pedestrian pathways and seating areas associated with the facility shall be completed as construction of each facility is completed.
    - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - 6) Coordination of each section of the development and roads;
    - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, community paths, offsetting environmental improvements, or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - a. Onsite stream restoration plans;
  - b. Limits of disturbance;
  - c. Offsite stream valley improvements and enhancements (prior to DPS approval of sediment control plan or building permit for second building)
  - d. Conditions of DPS Stormwater Management Concept approval letters dated May 14 and September 23, 1999;
  - e. Category I conservation easement over floodplain area (on record plat), and appropriate easements over offsite improvement areas (prior to DPS issuance of building permit for second building)
  - f. The development program inspection schedule.
  - g. Street trees 40 feet on center along all public streets;
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
COUNTY-WIDE ENVIRONMENTAL PLANNING RECOMMENDATIONS

June 20, 2002

TO: Mary Beth O'Quinn, Development Review Division

FROM: Dominic Quattrocchi/Steve Federline, County-Wide Environmental Planning

SUBJECT: Plan # 8-02030, Name The Overlook @ Rossmoor Leisure World (8.15 ac)  
DRC date: April 8, 2002 (260 unit 10 story building)

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, Forest Conservation, and other county regulations that may apply.

**Forest Conservation:** This site plan was given an exemption (#4-02283E) from forest conservation on March 21, 2002 based on the 75% complete Planned Unit Development exemption in Section 22A-5 (1). However, the property is still subject to tree save and other stipulations as included in the attached exemption letter. The exemption provides for compensatory reforestation for specimen trees removed.

**Flexibility in stream buffer** through averaging (i.e., not net loss but change in configuration) as tentatively approved by staff in July 2001 subject to Planning board concurrence carries the assumption that the land offered in exchange is at least as valuable as the buffer lost. In this case, the buffer lost was at least partially forested, and the new are cannot be forested as it is within a PEPCO ROW. Therefore, additional compensation is necessary.

**EPD RECOMMENDATIONS:**

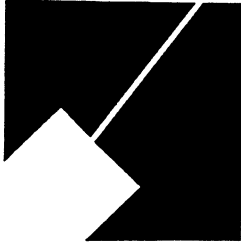
Based on the uncompensated loss of specimen trees onsite, and the permanent loss of forested stream buffer without forest replacement in the offsetting area, staff recommends **approval only under condition that the entire stream buffer area be preserved, enhanced and actively reforested, as appropriate. This condition shall include removal and long term control of all exotic and invasive plant material within the buffer area; removal of construction debris from previous disturbances; and active reforestation or natural regeneration (if appropriate) of all plantable areas of the stream buffer.** (The outside 5' edges (10' total) of the 20" WSSC easements shall be planted)

The following detailed comments on the Stream Valley Planting Plan (dated May, 2002) should be addressed:

- More plantings should be specified to offset existing holes within existing wooded area and to augment areas where invasive and exotic plant will be removed.
- Replace sweetgum (*Liquidambar styraciflua*) on the proposed plant list with a species native to Piedmont bottomland forest. Consider red maple (*Acer rubrum*) as a replacement. Sweetgum is appropriate as a landscape tree but not as a reforestation/afforestation tree.
- Root ball/tree collar on Planting Detail for deciduous and evergreen tree appears to low relative to grade of soil mixture and mulch layer. Consult the Trees Technical Manual for illustrations.

The Stream Valley Planting Plan generally appears adequate to address the Environmental Planning condition with these changes.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

June 20, 2002

**MEMORANDUM**

TO: Mary Beth O'Quinn, Planner  
Development Review Division

VIA: Ronald C. Welke, Supervisor *DKH fr*  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *EA*  
Transportation Planning

SUBJECT: Site Plan No. 8-02030  
The Overlook at Rossmoor Leisure World  
Aspen Hill Policy Area

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This memorandum is Transportation Planning staff's review of transportation requirements related to approval of the subject site plan.

**RECOMMENDATIONS**

Transportation Planning staff recommends the following conditions as part of the Adequate Public Facilities (APF) test for transportation requirements related to approval of this site plan:

1. Limit the site plan to 260 high-rise apartments for elderly residents.
2. Expand the private shuttle bus program, which now serves the Leisure World Community to include bus service to the subject site.

**DISCUSSION**

**Site Location and Access**

The site, Part of Parcel 59, is located on the south side of North Leisure World Boulevard. The proposed vehicular access is from North Leisure World Boulevard opposite



Pine Orchard Drive. Pedestrian access to the building is from a five-foot lead-in sidewalk connected to the five-foot sidewalk set back from and on the south side of North Leisure World Boulevard.

### Master Plan Roadways and Bikeways

North Leisure World Boulevard is a private divided roadway with a 65-foot right-of-way. According to the *Aspen Hill Master Plan*, the nearby roadways connecting to North Leisure World Boulevard are functionally classified as follows:

1. Norbeck Road (MD 28) is designated as a four-lane divided major highway, M-18, with a 150-foot right-of-way and a Class II bikeway.
2. Georgia Avenue (MD 97) is designated as a six-lane divided major highway, M-8, with a transit facility and a 150-foot right-of-way and a Class I bikeway.

### Prior Regulatory Actions

The total number of age-restricted housing units in Leisure World does not exceed the total specified in the 1994 *Aspen Hill Master Plan* as modified by subsequent regulatory actions. The regulatory actions establishing the maximum number of age-restricted units are summarized below:

1. The PRC (Planned Retirement Community) zone was adopted for Parcel "A" in 1964 for up to 6,185 housing units (or 10 units per acre).
2. Record Plan No. 190-49 was recorded on November 30, 1964, as the much larger Parcel "A".
3. In July 31, 1974, the overall total number of housing units in this entire age-restricted development was changed to 5,725 housing units (or reduced from 10 to 9 dwelling units per acre).
4. Record Plat No. 525-90 was recorded on January 6, 1978 as Parcel 51 that includes the subject site and two previously reviewed sites.
5. In 1984, a Development Plan Amendment was approved to include such subdivision-related actions as follows:
  - a. Relocate and change the types of residential units.
  - b. Divide overall area (previously recorded as Parcel "A") into an age-restricted area and a non-age-restricted area (now known as Longmeade Crossing).
  - c. Limit the grand total of both age-restricted housing units and non-age-restricted housing units to a maximum of 7,831 units in the PRC zone.

6. Record Plat No. 606-100 (Plat No. 20797, Book No. 189) was recorded on July 22, 1998, as Parcel 59 for lot line changes to Parcel 51. A note on the Record Plat No. 606-100 indicates that a subdivision waiver was approved by the Planning Board.
7. The Planning Board (at its February 24, 2000, public hearing) recommended that the hearing examiner approve Local Map Amendment Application No. G-782, WSSC Site/Leisure World Property. Local Map Amendment Application No. G-782 reclassified the property from the RE-2 zone to the PRC zone and was approved for 85 age-restricted housing units. Thus, the maximum number of age-restricted units in Leisure World was increased from 5,725 to 5,810 housing units. The residential development was subject to the APF test. Because the Aspen Hill Policy Area is in a moratorium, the Policy Area Review component of the APF test was satisfied by entering into a Traffic Mitigation Agreement to mitigate the site-generated traffic.

Based on the actions above and the applicant's Leisure World Land Use Summary (Attachment No. 1) for the subject site plan, the maximum permitted number of housing units is compared with the number approved, and pending to determine the remaining surplus in the table below:

**Tabulation of Age-Restricted Housing Units in Leisure World**

Approved?	Built?	Housing Units	Development
Approved	Built	4,689	Mutuals 1 to 22
Approved	Built	215	Bedford Court*
Approved	Unbuilt	390	Vantage Point
Approved	Unbuilt	85	WSSC Site
Approved	Subtotal	5,379	
Pending	(Unbuilt)	260	The Overlook
Total		5,639	
Master Plan Maximum+WSSC Site		5,810**	
<b>Future</b>	<b>(Unbuilt)</b>	<b>171</b>	<b>Surplus</b>

\* Bedford Court is an extended care facility instead of the independent-living Mutuals 1 to 22 units.

\*\* 5,810 units equal to [the 1974 maximum of 5,725 units] plus [85 more units approved for the WSSC Site in 2000]. A future 460 more units may be added with a new development plan as referenced on page 72 of the *Aspen Hill Master Plan* (Attachment No. 2).

As shown on the last row of the table above, the subject site plan will not result in increasing the number of age-restricted housing units beyond the master plan guidelines. If

the 260 housing units at The Overlook are approved, the master plan guidance allows an additional 171 units.

#### Adequate Public Facilities Review

As a residential development approved and originally recorded prior (Parcel 51 in 1978) to July 25, 1989, an APF test is not required according to County Code. The APF test includes both Local Area Transportation Review and Policy Area Review.

For informational purposes only, a residential development of 260-elderly high-rise apartments would generate 42 peak-hour trips during weekdays in the morning peak period (7:00 a.m. to 9:00 a.m.) and 55 peak-hour trips during the weekday evening peak period (4:00 p.m. to 6:00 p.m.). The site-generated trips was determined using the average of five closely-related trip-generation rates for retirement communities, elderly detached housing, elderly attached housing, the Asbury Villas, and other Park and Planning data.

For Policy Area Review/Staging Ceiling Condition, the site is located in the Aspen Hill Policy Area, which has a transportation staging ceiling of negative 6,918 housing units as of May 31, 2002, under the *FY 2002 Annual Growth Policy*.

EA:cmd

#### Attachments

cc: Mary Goodman  
Janet Gregor  
Scott Wallace

SP #8-02030 The Overlook at Rossmoor Leisure World.DOC

## LEISURE WORLD LAND USE SUMMARY

Age Restricted Area (Existing)	Present Status (Constructed to Date)
Mutual 1	
Mutual 2	
Mutual 3	
Mutual 4 (Mutuals 1 - 4)	898
Mutual 5	42
Mutual 6A	7
Mutual 6B	15
Mutual 6C	170
Mutual 7	36
Mutual 8	28
Mutual 9	100
Mutual 10	158
Mutual 11	109
Mutual 12	125
Mutual 13	104
Mutual 14	193
Mutual 15	156
Mutual 16	95
Mutual 17	600
Mutual 18	77
Mutual 19	390
Mutual 20	960
Mutual 21 (Tumberry)	332
Mutual 22	94
<hr/>	
<b>Age Restricted Area Subtotal</b>	<b>4689</b> (Built)
<u>Approved Future Residential Development:</u>	
Area C (Mutual 21 - Vantage Point)	390
Former WSSC Site - The Regency	85
Subtotal	5164
	<i>unbuilt</i>
<u>Future Residential Development:</u>	
Area C Mutual 21 (The Overlook)	260
Remaining to be built in Mutuals 22B, 22C & 6C	171
Subtotal	5595
	<i>260 = Subject site, The Overlook</i>
	<i>171 = surplus</i>
Extended Care Facility (Bedford Court)	215
<b>Total Existing &amp; Future Development</b>	<b>5810</b> = Built
<u>Summary 1974</u>	
Approved 1984 Development Plan (9 units/acre)	5725
Approved 2000 Development Plan for WSSC Site	85
<b>Total Density Age Restricted Area per currently Approved Development Plan</b>	<b>5810</b> = <i>unbuilt</i>
	<i>without WSSC</i>
	<i>future additional</i>
<b>Total Density Age Restricted Area per 1994 Aspen Hill Master Plan</b>	<b>6185</b> = (5,725) + (460)

# ASPEN HILL

EDITED

*Published by*



*The Montgomery County  
Planning Department*

This area was proposed for R-200 zoning in the 1970 Aspen Hill Master Plan but was never rezoned. This Plan recommends that the RE-2 zoned parcels be zoned RE-2/TDR-2. If the properties are redeveloped, the TDR densities would provide a consistent land use pattern in the area. The RE-2/TDR-2 will provide a maximum of 32 total units. Approximately 24 TDR's will need to be purchased to achieve the maximum recommended density.

As an alternative, all or a portion of the area west of Bailey's Lane may be appropriate for expansion of the adjacent PRC zoning. Development on this site or transferred off this site should include at least 20 percent of its units as Moderately Priced Dwelling Units (MPDUs) to provide an affordable elderly housing project. If density is transferred from another part of the age-restricted portion of the PRC zone to this site, that density should be subject to the MPDU requirement. A minimum of 12.5 percent of the units would be required to be MPDUs. The density provisions of the Moderately Priced Dwelling Unit Ordinance permit a maximum of 22.5 percent additional units, but all such units must be MPDUs.

The logical limits of Leisure World in this area should be Norbeck Road to the north and Bailey's Lane to the east. Any development of the area of Bailey's Lane within Leisure World must have its primary entrance through the existing Leisure World network. No separate entrance should be permitted along Bailey's Lane.

→ 6 Washington Suburban Sanitary Commission (WSSC) Site

This vacant 17.98-acre property is located east of Georgia Avenue (Figure 15). It is bordered by the Leisure World sales office to the north and townhouses to the east and to the south.

This site is being considered as a possible alternative site for the proposed WSSC Wheaton Water Pumping Station and Storage Facility. If

this site is selected, the siting and design of the facilities should be sensitive to the adjacent low-rise buildings in Leisure World and the single-family homes in Georgian Colonies. Any proposed use of this property by the WSSC will be coordinated with the M-NCPPC. Uses which cause a significant adverse visual or traffic impact should be avoided.

If WSSC surpluses all or a portion of this site, this Plan recommends that the site should be incorporated into Leisure World as an affordable elderly housing project. To create an affordable elderly housing project, development on this site should be encouraged to provide at least 20 percent of its units as MPDUs. If density is transferred from another part of the age-restricted portion of the PRC zone to this site, that density should be subject to the MPDU requirement. A minimum of 12.5 percent of the units would be required to be MPDUs. The density bonus provisions of the Moderately Priced Housing Ordinance permit a maximum of 22.5 percent additional units, but all such bonus units must be MPDUs. This PRC age-restricted zoning will yield approximately 219 units including the 22.5 percent density bonus, of which 40 units would be MPDUs.

←  
but  
8 units  
approved

In addition to housing, this site may be appropriate for a nursing home or congregate care facility.

It would be highly desirable that any development of the site have its primary entrance through the existing Leisure World road network.

As an alternative, the affordable elderly housing project could be done using the PD-3 zone in conformance with Zoning Ordinance section 59-C-7.14 (d). If the site is developed in accordance with this provision, it will yield a density that is close to the density of the existing adjacent use, Leisure World. The development on the new site would be required to set aside 20 percent of the development for MPDUs.

utility line crossing, should be done with great care and only after consultation with the Maryland Department of Natural Resources, the surrounding community and local civic organizations.

→ 19 *PRC - Age-Restricted Area (Leisure World and the Surrounding Area)*

This 618.5-acre site is located east of Georgia Avenue and south of Norbeck Road (Figures 15 and 16). It is bordered by single-family detached homes to the east and south. The site is developed with a shopping center, office, an assisted care facility and the Leisure World Community.

→ 11 The age-restricted portion of the PRC zone is limited to residents who have attained a minimum age of 50. There is a maximum density of 10 dwelling units to the acre. It is presently approved for development of 5,725 dwelling units, approximately 9 dwelling units per acre. If a new development plan is submitted and approved, an additional 460 dwelling units can be constructed, which is permitted by right in the zone. Leisure World is an appropriate location for permitting additional elderly housing units to be built in the planning area.

This Plan recommends that the unbuilt portion of Connecticut Avenue (between Bel Pre Road and South Leisure World Boulevard) be built.

The age-restricted portion of the PRC is located in an area that is near its water and sewer capacity and may have some deficiency in the distribution system. The pressure for fire flow is weak. The system can handle the residual capacity of 460 dwelling units in the age-restricted area with careful attention to the need for additional relief sewers. The capacity of the system should be checked and adjusted with the submission of each new building phase prior to construction.

A Zoning Ordinance text amendment for the PRC zone should be considered to take into

account the Fair Housing Amendments Act of 1988, which requires 80 percent of the dwelling units to have at least one occupant who is a minimum of 55 years in order to be exempted from the federal provisions of discrimination against children. Leisure World and its component mutuels have already made this change.

If density is transferred from this part of the PRC to the WSSC site, that density should be subject to the 20 percent MPDU requirement.

20 *PRC - Unrestricted Portion (Georgian Colonies, Aquarius and Longmead Crossing subdivisions)*

The 383.9-acre portion of the PRC zone is located south of Norbeck Road, west of Layhill Road, north of Argyle County Club and east of Leisure World (Figures 16, 17 and 30). There is a portion of the unrestricted area that is located between Bel Pre Road, Georgia Avenue, Leisure World and the extension of Connecticut Avenue. The unrestricted portion of the PRC is made up of Georgian Colonies, Aquarius and Longmead Crossing subdivisions.

The unrestricted portion of the PRC zone differs very little from any other planned development zone. The permitted and special exception uses in the age-restricted and unrestricted portions of the PRC zone are the same. Such uses as a hospital or nursing home are permitted by right anywhere in the zone. However, they would require a special exception in any other residential zone. A hospital or a nursing home is consistent with the purposes of an age-restricted planned retirement community and can reasonably be permitted by right. However, these uses seem inappropriate for the unrestricted section of the zone. In the unrestricted section of the zone, such uses should be subject to the same special exception evaluation that these uses would receive in any other conventional residential area.

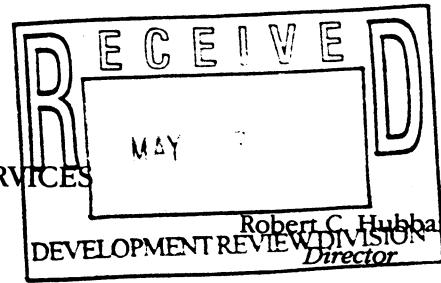
This Plan also recommends that a wider range of permitted and special exception uses



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

April 29, 2002



Michael Goodman  
Greenhome & O'mara, Inc.  
20410 Century Blvd, Suite 200  
Germantown, MD 20874-1187

Re: Floodplain Study for The Overlook at  
Rossmoor Leisure World, Vantage Pt. Ph. 2  
Floodplain Application Number: 205066  
SM Concept Number: 205013  
Watershed: Northwest Branch

Dear Mr. Goodman:

We have reviewed the 100-year floodplain study dated March, 2002 and found it is acceptable to the Department of Permitting Services (DPS) and the study is hereby approved. The 100-year floodplain delineation established by the analysis and its associated 25-ft. building restriction line (25-Ft.FPBRL) must be shown on the plat prior to recordation. Any disturbance within 25 feet of the floodplain limits will require a Floodplain District Permit.

Please provide this office with a copy of the Hec-Ras study data on a 3-1/2 inch data diskette. If you need additional information, feel free to contact Granville Campbell of this office at (240)-777-6341.

Sincerely,

Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

GLC: Fp205066OverlookatRosmoor.doc

CC: Nazir Baig, MNCPPC  
Malcolm Shaneman, MNCPPC  
Granville Campbell, DPS  
FP Study File: 205066  
SM Concept File: 205013

