



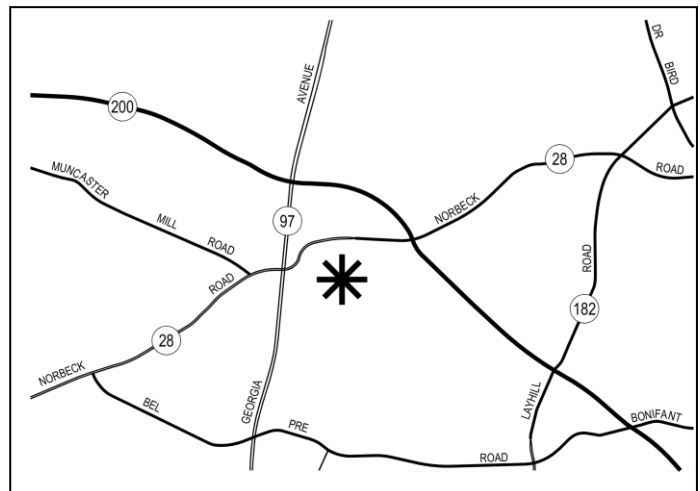
Leisure World Administration Building and Clubhouse I, Site Plan No. 820170120

- LS Lori Shirley, Planner Coordinator, Area 2 Division, Lori.Shirley@montgomeryplanning.org, 301-495-4557
- KA Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Completed: 11/17/17

Description

- Request for approval to replace an existing Administration Building with a new 20,555-square-foot building, a 1,315-square-foot addition to the Clubhouse, a new 71-space parking lot, and related landscape, hardscape and stormwater management improvements, upgrades to an existing parking lot, and various pedestrian and vehicular circulation improvements;
- Location: Northeast corner of Rossmoor Blvd., and N. Leisure World Blvd.; 1994 *Aspen Hill Master Plan*;
- Size: 11.60 acres;
- Zone: Planned Retirement Community (PRC);
- Applicant: Leisure World Community Corp.;
- Accepted: June 26, 2017.



Summary

- Staff recommends approval with conditions.
- The new Administration building’s location will integrate ADA-compliant upgrades and connections for improved pedestrian and vehicular access and circulation to the Clubhouse. The new Administration building will include Environmental Site Design (ESD) stormwater management controls to improve the environment at post development. The new Administration building and vestibule additions to the Clubhouse include sustainability components for enhanced energy-efficiency. The Applicant will comply with the Montgomery County International Green Construction Code (IGCC) 2012 effective 9/19/17.
- Eighty-eight new parking spaces are proposed near the Clubhouse with a new 71-space parking lot near the main entrance, and 17 new handicap/van accessible spaces on the north side of the Clubhouse with a new drop-off and pick-up loop area;
- The Application was reviewed under Section 59-8. *Zones Retained from Previous Ordinance*, and is exempt from submitting a Forest Conservation Plan pursuant to Chapter 22A;
- Staff received over 130 emails from Leisure World residents, which area attached as Appendices A through E to this report.

SITE PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval with conditions of Site Plan No. 820170120 for up to 20,555 square feet for a new Administration building, a 1,315-square-foot addition to the existing Clubhouse, and, associated improvements to the existing parking lot, landscape and hardscape improvements, upgrades to pedestrian and vehicular circulation, and a new 71-space parking lot as shown on the site plan drawings for a total of 60,730 square feet of “ancillary buildings in a residential development” as defined in County Code Section 52-41(h). All site development elements shown on the latest version of Site Plan drawings submitted via ePlans to the M-NCPPC as of the date of this staff report are required, except as modified by the following conditions:

1. Zoning Map Amendment Conformance
The development must comply with all applicable binding elements of Local Map Amendment C- 1318.
2. Transportation
Prior to certified Site Plan approval, the Applicant must revise the bike parking spaces for the new Administration Building and show one short-term inverted-U bike rack near the Administration Building’s main entrance and three long-term bike lockers near the employee’s entrance.
3. Environment
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept acceptance letter dated October 2, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the stormwater management easements and facilities.
4. Adequate Public Facilities
The Adequate Public Facility Review (APF) will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Resolution for the Site Plan.
5. Landscape Plan
Prior to the end of the first planting season after the issuance of the final Use and Occupancy Certificate, all landscape plant materials must be installed.
6. Lighting
 - a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations

(Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be installed in accordance with these standards.

- b) All on-site down-lights must have full cut-off fixtures.
- c) Deflectors must be installed on all proposed fixtures to prevent excess illumination or glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

7. Architecture

The final exterior architectural character, proportion, materials and articulation must be substantially similar to the schematic elevations on the submitted architectural drawings, as determined by Staff.

8. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, lighting, site furniture, trash enclosures, retaining walls, fences, railings, private roads and sidewalks, paths and associated improvements, including storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- d) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

9. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan.

10. Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, Forest Conservation Exemption letter, and the Planning Board Resolution of approval for the site plan.
- b) Modify the data table to reflect development standards approved by the Planning Board.
- c) Ensure consistency of all details and layout between Site and Landscape Plans.
- d) Revise the layout and design of the Administration Building's entrance plaza to be substantially similar to the sketches prepared by Staff as part of the last review comments or, provide a Staff-approved alternative.
- e) On the Landscape Plan, use non-invasive plants and list their common and Latin names in the Plant schedule.
- f) Provide a General Note on the plan as recommended by the Montgomery County Department of Permitting Services Right-of-Way Section (MCDPS ROWS) to read:
 - 1) The Applicant shall allow Montgomery County Department of Transportation (MCDOT) Commuter Services Section to access employees, on a pre-arranged basis, to provide information on alternative, non-auto modes of commuting to and from the project.

SECTION 1: SITE DESCRIPTION, BACKGROUND AND PROPOSAL

Site Vicinity and Context

The 616-acre Leisure World property is located on the east side of Georgia Avenue south of Norbeck Road, and is zoned Planned Retirement Community (PRC), within the 1994 *Aspen Hill Master Plan* area (Figure 1). It is bordered on all sides by a mix of single-family detached homes, townhouses, and older garden apartments. At the main entrance on Georgia Avenue, there is an existing shopping center (Leisure World Plaza), an office building and an assisted living facility.

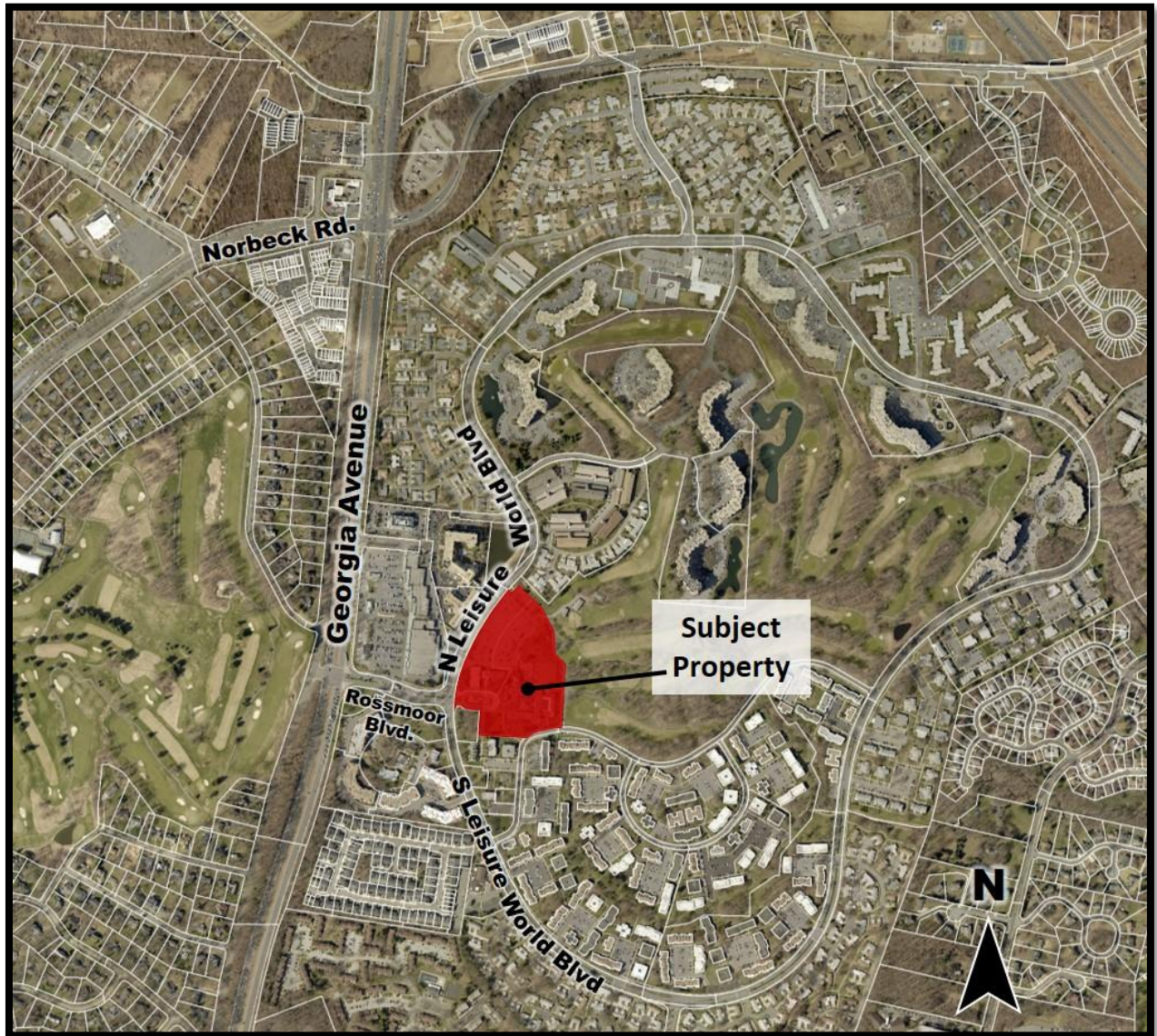


Figure 1: Vicinity Map

Leisure World is developed as an age-restricted, gated, planned retirement community with approximately 5,725-units in “mutuals,” or neighborhoods with single-family detached and multi-family attached units in condominium and apartment buildings. It has a population of approximately 8,000 plus residents. It has two private clubs, Clubhouses I and II, both have active and passive recreation facilities and dining services for Leisure World residents and their guests. Clubhouse I, the larger of the two has space for banquets, a ballroom and similar special occasion events, and is the subject of this application. A golf course is located in the center of the community. All Leisure World amenities, including the internal private streets are maintained by the Leisure World Community Corporation (LWCC).

Site Description

The 11.60-acre Property (or the Site) is developed with a 38,860-square-foot Clubhouse and an approximately 16,555-square-foot Administration Building; the latter with office space primarily for Leisure World employees. The Administration Building included a post office and a bank, but the bank was closed after its lease expired approximately two years ago. A 384-space surface-parking lot for these two buildings is located to the north of the Administration Building and Clubhouse. Of these spaces, 369 are standard size and 15 are handicap spaces. The topography slopes up from the southeast corner of the parking lot to the Clubhouse’s main entrance. To the north of the Clubhouse are several outdoor shuffle board courts where the proposed circular pick-up/drop-off area will be located. Currently, there is no parking near at the Clubhouse’s main entrance. A driveway loop from North Leisure World Boulevard provides an uncovered drop-off/pick-up area at the Clubhouse’s main entrance on the west side. Parking for patrons using the golf course is located at the northeast corner of the 384-space lot. According to the Applicant, approximately five times each calendar year, large-scale community-wide events are held at the Clubhouse; during these events, the parking lot is at capacity (Figure 2).

Residents and employees driving to the Clubhouse and Administration Building park in the existing 384-space lot to the north and use one of two substandard sidewalks that slope up from the lot’s southeast corner to the Clubhouse’s main entrance or to an entrance to the Terrace Room on the north side of the Clubhouse. These sidewalks are not ADA-compliant. The parking lot has perimeter landscaping with shade trees in landscape islands.

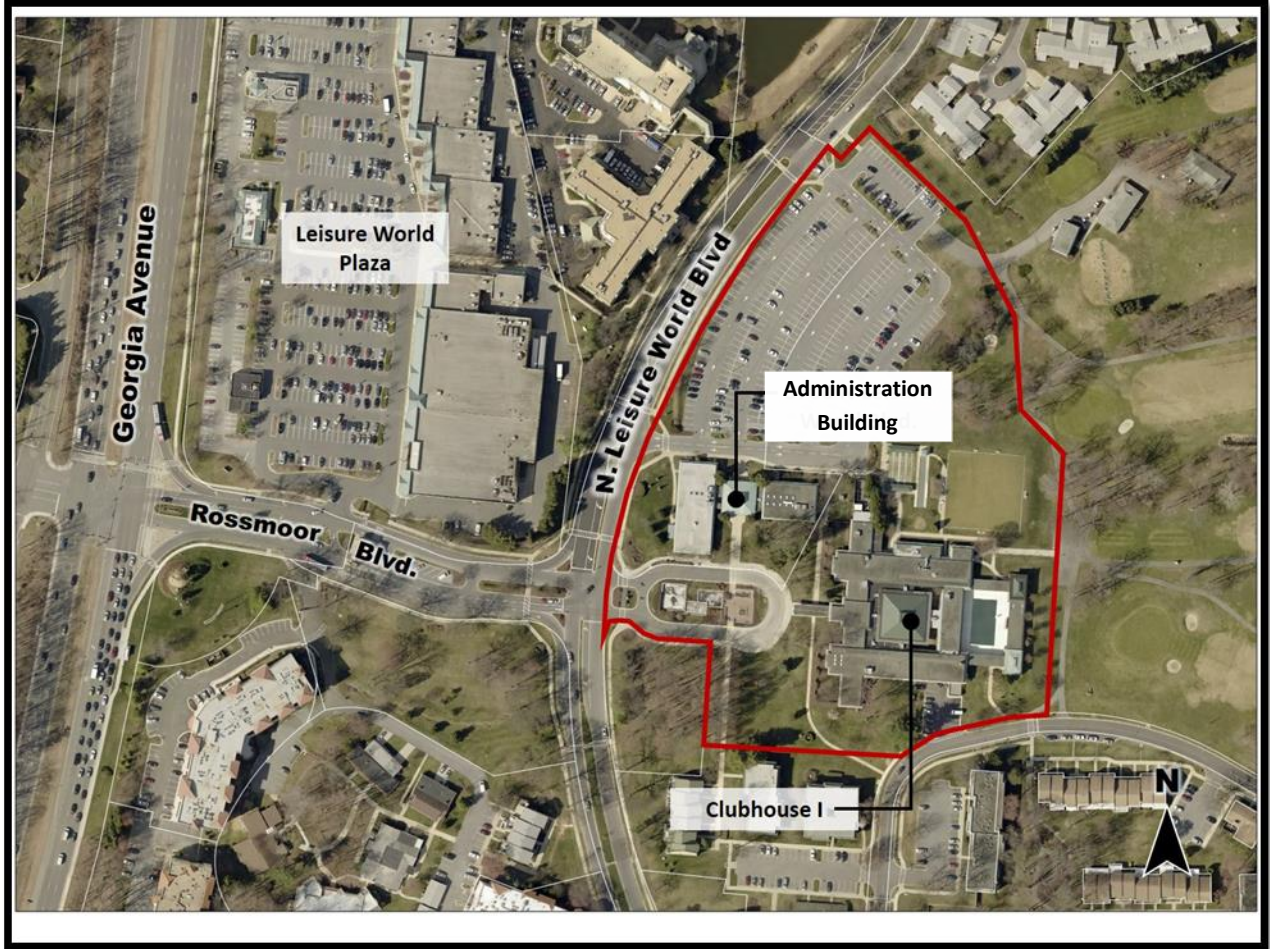


Figure 2: The Subject Property highlighted in red

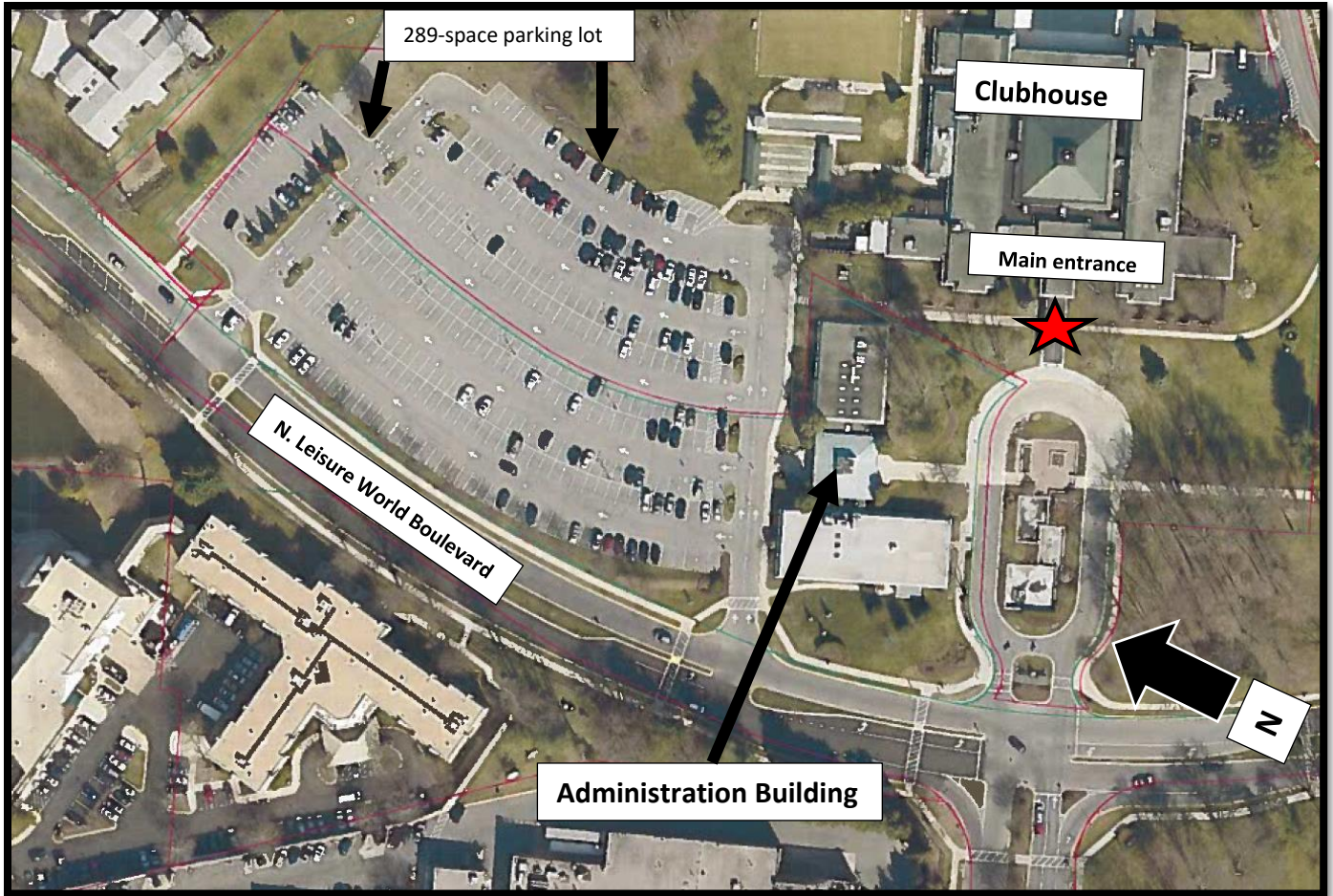


Figure 3: Existing Site Conditions

Previous Approvals

Zoning Map Amendment/Development Plan Amendments

Leisure World was zoned PRC in 1964 by Zoning Map Amendment Application No. C-1318, and was designated as an age-restricted community. There are two subsequent Development Plan Amendments (DPAs) for Leisure World; neither is relevant to the area inside the application's scope of work. No site plans for the Administration Building and Clubhouse exist.

2014 Zoning Ordinance Rewrite

In 2014, the County-wide Zoning Ordinance Rewrite retained the PRC Zone for Leisure World.

2016 Record Plat

In 2016, Subdivision Plat No. 220160990, recorded a minor lot line adjustment between Parcels 62 and 63 as Plat No. 25219.

Proposal

The Applicant proposes to construct a new 20,555-square-foot Administration Building to replace the existing building. The new Administration Building will be located at the east edge of the existing parking lot and north of the existing Clubhouse.

Due to topography, the Applicant identified existing accessibility challenges for Leisure World residents walking from the parking lot to the Clubhouse's main entrance. To address these issues, the Applicant proposes to provide: 1) a new ADA-accessible, vehicular drop-off and pick-up loop on the north side of the Clubhouse for direct access to the Terrace Room entrance; 2) 17 new handicap/van accessible parking spaces closer to the Clubhouse; and 3) a new 71-space parking lot to the west of the Clubhouse's main entrance.

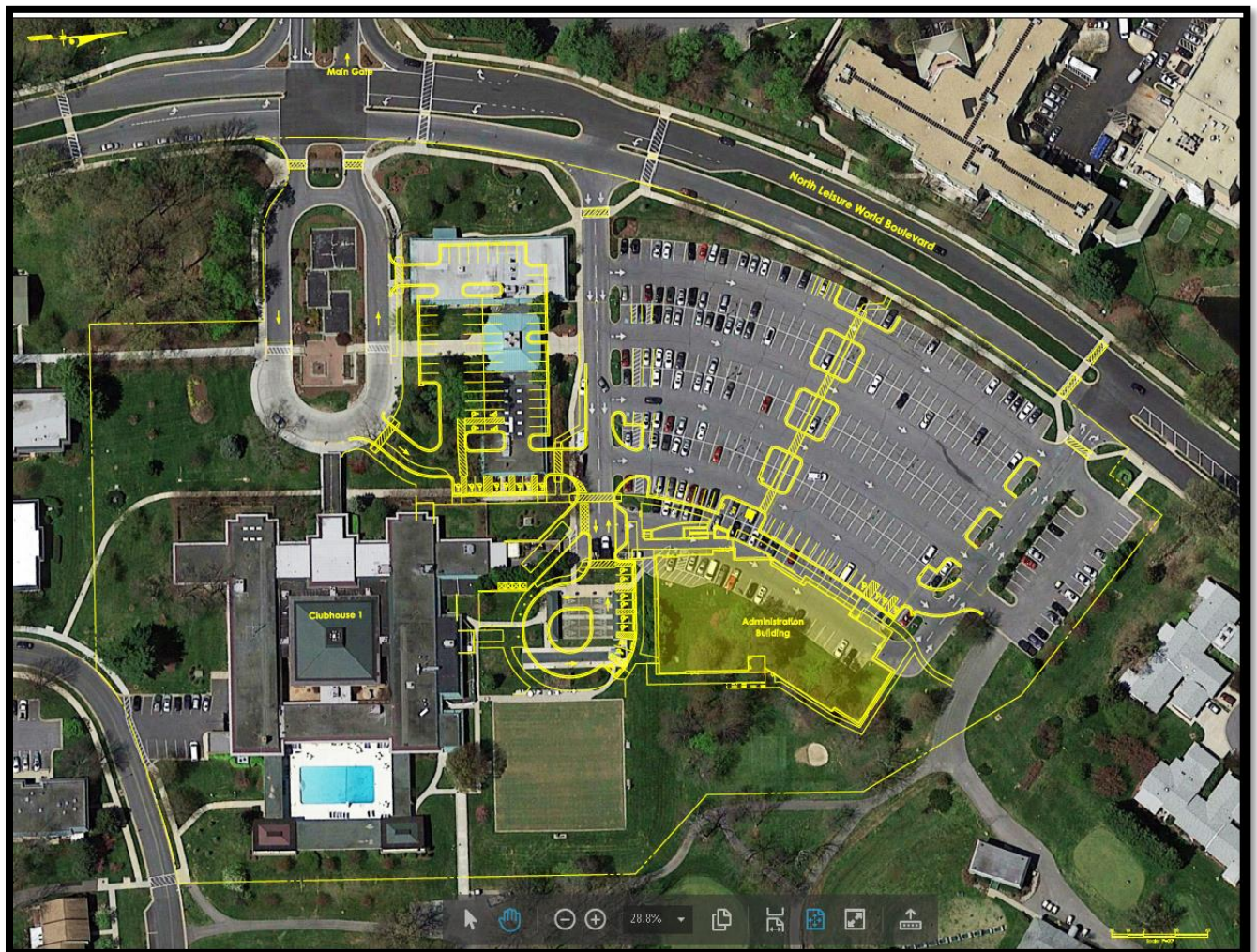


Figure 4: Administration Building and Clubhouse proposal overlay

The new drop-off loop area between the existing Clubhouse and the new Administration Building includes an at-grade covered pedestrian/bus stop area with a connection to an ADA-

compliant, 12-foot wide ramp and stairway from the existing parking lot. This ramp/stairway connection will replace the existing substandard pedestrian access to the Clubhouse’s main entrance and Terrace Room entrance from the existing parking lot. The main entrance at the new Administration Building will have a vestibule facing a plaza with benches, shade trees, shrubs, ground cover landscaping and architectural features to visually define it (Figure 6). The new Administration Building’s east side facing the golf course will have a deck with ground-level stairway access at the southeast corner.

The proposed changes to the existing 384-space parking lot will result in 25 ADA spaces (currently 15), eight motorcycle/scooter spaces, four car-share spaces, and four electric vehicle spaces for a total of 380 spaces. Other improvements will include installation of four landscape islands in the center to create a pedestrian-friendly walkway between the existing shuttle bus stop on N. Leisure World Boulevard and the new Administration Building’s main entrance.



Figure 5: Proposed Site Plan

The 1,315-square-foot Clubhouse addition comprises two new vestibules; one located at the Clubhouse Grill restaurant entrance at the west side and the other located at the Terrace Room entrance at the north side. Both vestibules will improve the building’s energy efficiency by adding “air traps” and motion-sensor, automatic door openers. Retrofits to the Clubhouse’s

north side include a redesigned pedestrian and vehicular drop-off loop area at the Terrace Room entrance where currently only pedestrian access is available. This new drop-off loop area has nine additional handicap/van-accessible parking spaces at the north end. The vestibule addition at the Clubhouse's Clubhouse Grill entrance will have eight new handicap parking spaces in front of the building for a total of 17 new handicap accessible parking spaces.

After the new Administration Building is constructed and ready for occupancy, the existing Administration Building will be demolished to make way for the 71-space parking lot. The new parking lot's surface will contain pervious pavement as a sustainability feature instead of having a paved asphalt surface.

The Applicant used the LEED rating system to incorporate sustainability elements into the design of the new Administration Building and the Clubhouse addition. Solar panels will be installed for low voltage electricity to heat the Clubhouse's outdoor swimming pool. Other sustainability features in the new 71-space parking lot include: the use of permeable pavement for non-ADA parking spaces, installation of low wattage LED lighting, four charging stations, and four car-share spaces. The Project will comply with the Montgomery County International Green Construction Code (IGCC) 2012, which is essentially equivalent to LEED Silver-level certification without participating in the actual USGBC/LEED program for new construction. Proposed sustainability features will enhance the ecological performance of both buildings. The new Administration Building will comply with the Montgomery County Commercial Energy Code as a participant in the IGCC program.

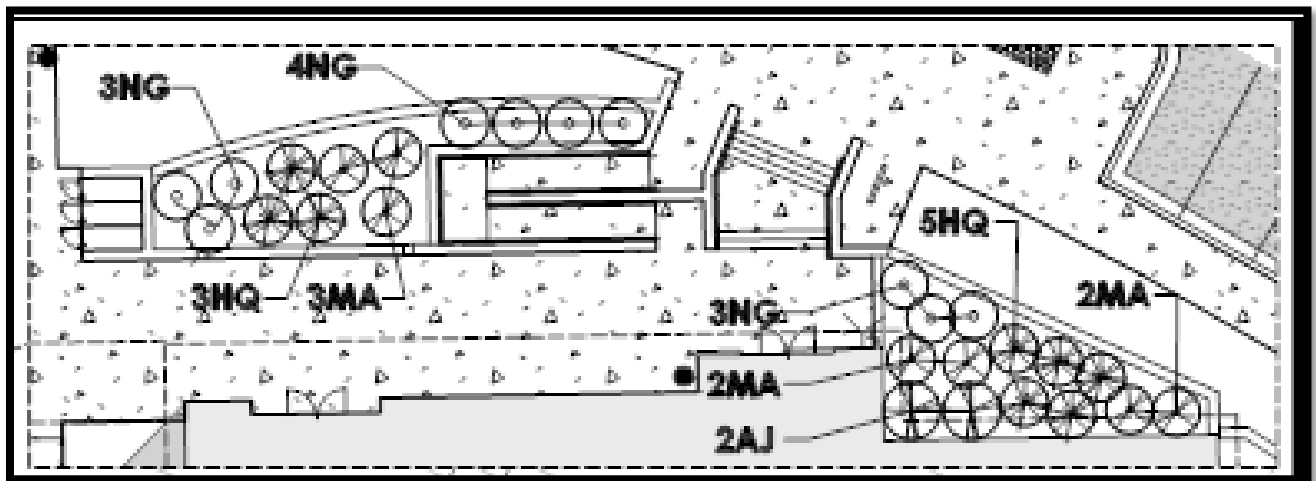


Figure 6: Plaza at the main entrance to the new Administration Building



Figure 7: Proposed Administrative Building Illustrative Sketch

Landscape Plan

The Landscape Plan shows a total of 101 new shade trees and 50 existing trees to be removed. Most of the new trees will be planted along the perimeter of the new 71-space parking lot. The trees species include: Red Maples, Paperbark Maples, Ginkgo trees, Thornless Honeylocusts, Japanese Pagoda trees, Basswood, Chinese Elms, and Japanese Zelkovas (Figure 8).

New outdoor light fixtures are proposed around the Administration Building, around the 71-space parking lot, and along the new vehicular and pedestrian access areas at the Clubhouse. These fixtures include single and twin pole-top luminaires, davit arm pole-top luminaires, lighting building elements for LEDs and bollards as shown in Attachment 2.



Figure 8: Landscape Plan

COMMUNITY OUTREACH

The Applicant has complied with the submittal and noticing requirements. Staff has received over 130 emails stating opposition to the proposed project as of the date of this report. The emails include concerns about the need for replacing the current building with a new building, the cost of the project, the removal of trees, the location of the new parking lot and associated tree removal, the authority of the Leisure World Board of Directors to file the application when residents are opposed to it, the request for the Planning Board Hearing to be located at Leisure World, and the request that Commissioner Dreyfuss recuse himself from the hearing because of his past involvement with Leisure World. The Appendix to this report includes all emails received as of the date of this report, grouped into areas of concerns and includes staff response and the reasoning for the Planning Board Hearing to be conducted at its regular location in Silver Spring. It should also be noted that Commissioner Dreyfuss has recused himself from the Planning Board Hearing.

SECTION 2: SITE PLAN ANALYSIS AND REQUIRED FINDINGS

Section 59.8.3.5.D.1 *Retained Zones from the Previous Ordinance*, requires site plan approval under Section 7.3.4. Section 7.3.4.E, *Necessary Findings*, states that to approve a site plan, the Planning Board must find that the proposed development:

- a. *Satisfies any previous approval that applies to the site;*

The Leisure World Property will continue to satisfy all previous approvals as listed on page 8 of this report, except as modified by this site plan approval. The proposed project will not negatively impact any previous approvals.

- b. *Satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

Not applicable; the Subject Site does not have a development plan or schematic development plan.

- c. *Satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

The proposal does not increase the green area, or any other open space requirements for Leisure World. The current open space system in Leisure World provided as part of the previous approvals remains in compliance with the applicable green area and open space requirements.

- d. *Satisfies applicable use standards, development standards, and general requirements under this chapter;*

The proposed Administration Building and the addition to the Clubhouse are uses allowed in the PRC Zone.

Development Standards

The proposed project meets the development standards of the PRC Zone per Section 59.8.3.5.C. as shown in the Data Table below. Parking Lot Landscaping and Outdoor Lighting requirements have been addressed because the new 71-space parking lot contains the minimum landscaped and tree canopy areas.

Development Standards Data Table - PRC Zone

Development Standard	Required	Proposed
Minimum Tract Area: Sec. 59.8.3.5.C.1.	At least 25 acres	11.60 acres ¹
Setbacks (feet) Sec.		
Minimum Building and Lot Line Setback Sec.59.8.3.5.C.3.b ² :	N/A	N/A
Minimum Green Area Sec.59.8.3.5.C.4.b	50% of GTA ³	67% +/-
Maximum Building Height (feet) Sec. 59.8.3.5.C.5	100'	36'
Minimum Off-Street Parking Sec. 59.8.3.5.C.6.a ⁴	187	380
Minimum Landscaped Area Sec. 6.2.9.C (1) (a)	5% of total parking lot area	6%
Minimum Tree Canopy Sec. 6.2.9.C (2)	Minimum 25% coverage at 20- years growth	28%

- e. *Satisfies the applicable requirements of:*
 - i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*
 - ii. *Chapter 22A, Forest Conservation.*

Forest Conservation

The Applicant received an exemption from preparing a Forest Conservation Plan on September 24, 2015 (Exemption No. 42016039E) under Section 22A-5(l) of the Montgomery County Forest Conservation Law. Based on this confirmed exemption, the application is in compliance with Chapter 22A, Forest Conservation.

However, although unprotected by law, some of the community correspondence raised concerns about protecting a 29-inch Japanese Pagoda tree (*Styphnolobium japonicum*) located near the entrance to the Clubhouse and inside the limits-of-disturbance (LOD) on the Site Plan. The tree is listed as a ‘County Champion’ tree of that species in Montgomery County. The tree’s health was identified by the Applicant’s consultant, a

¹ The Property subject to this application comprises the land area for the new Administration Building, the Clubhouse and the associated parking lot. The overall Leisure World community has 616 acres, thereby meeting this requirement.

² Setbacks are not applicable for sites internal to a planned community. Setbacks in this section refer to a PRC-zoned community and adjacent properties in relation to it. Section 59.8.3.5.C.3.b states: In a development of less than 750 acres, all buildings and structures must be set back: i. the minimum setback of the adjacent zone; and ii., an additional setback of at least 2 feet for each foot of building height above 35 feet must be provided from an adjacent detached house residential development. The overall Leisure World property will continue to meet its setback requirements.

³ In a development of less than 750 acres, a minimum of 50% of the gross tract area must be devoted to green area. The overall Leisure World property will continue to meet this requirement.

⁴ Off-street parking must be provided under Division 6.2.

certified Arborist, as “fair.” In response to those concerns, the M-NCPPC staff visited the site on November 2, 2017, to assess the health of the tree. The Staff found it to be in “fair” condition and noted some past damage to the tree. Staff has determined that the tree is likely to decline on its own.

Environmental Guidelines

The plan proposes no construction in streams or their buffers, wetlands or their buffers, on hydraulically-adjacent steep slopes, within 100-year floodplains, or within known habitats of Rare, Threatened, or Endangered (RTE) species. The plan therefore conforms to the Montgomery County Planning Department’s *Environmental Guidelines*.

Stormwater Management

The Applicant has obtained approval of Stormwater Management Concept Plan from the Montgomery County Department of Permitting Services (DPS) Water Resources Section in a letter dated October 3, 2017 (Attachment 3).

- f. *Provides safe, well integrated parking, circulation patterns, building massing and, where required, open space and amenities;*

The new parking area and the proposed improvements to the existing parking lot provide increased connectivity and ADA-compliant features that are adequate, safe and efficient. The proposed new Administration Building’s massing will be consistent with the general character of the existing Clubhouse and other non-residential buildings in Leisure World. The Project will provide a safe pedestrian and vehicular environment for Leisure World residents, their guests and employees. The application does not propose any additional open space or amenities at the Site. However, it will improve bicyclist, pedestrian and motorist access, circulation and connectivity with additional ADA-compliant sidewalks, a ramp and staircase, and new parking and handicap/van accessible spaces closer to the Clubhouse for increased ease of access.

- g. *Substantially conforms with the recommendation of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Property is part of the 616-acre Leisure World site, which is identified as Parcel 19, in the 1994 *Aspen Hill Master Plan* (Figure 15 on page 50) (Attachment 4). Page 72 of the Master Plan describes Leisure World as having a maximum density of 10 units per acre. It’s presently approved for development of 5,725 dwelling units, a density of approximately nine dwelling units per acre (Attachment 4). The Master Plan focuses primarily on residential development and highlights the importance of identifying the needs of the elderly and providing them with convenient access to community facilities.

The application is in conformance with the Master Plan’s goals to provide improved facilities for the residents and employees of Leisure World. The proposed

improvements will enhance the overall quality of life for Leisure World residents traveling to and from the Clubhouse and the new Administration Building.

- h. *Will be served by adequate public facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required, the Planning Board must find that the proposed development will be served by adequate services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

Public Facilities

Roads

The adjoining roads are adequate to serve the proposed new Administration Building and the addition to the existing Clubhouse.

Public Transit Service

The four existing public bus routes and the Leisure World shuttle serving the Property will not be impacted by the Proposal.

Pedestrian and Bicycle Facilities

The project will create an enhanced pedestrian connection from N. Leisure World Boulevard, through the existing parking lot, to the proposed Administration Building. A proposed 71-space new parking lot will be ADA-compliant and provide better pedestrian connection to the Clubhouse building and the existing parking lot to the north. The new drop-off and pick-up loop will provide 17 new handicap parking spaces near the entrance to one of the Clubhouse restaurants and the new Administration Building.

Three short-term inverted-U bicycle racks are proposed with one each located near the existing Clubhouse and the new Administration Building's entrances. The third bike rack is proposed at the employee entrance to the new Administration Building. Three long-term bike lockers are proposed near the southwest corner of the new Administration Building. The proposed pedestrian and bicycle facilities will provide adequate, safe and efficient facilities.

Local Area Transportation Review (LATR)

The new Administration Building and Clubhouse addition do not increase the number of employees currently accounted for AFP purposes at the existing buildings. No further transportation APF test under County Code Section 8-30 (b)(3) is required.

Transportation Policy Area Review

Under County Code Section 52-49(h), the Applicant is exempt from paying the General District Transportation Impact Tax to satisfy the Policy Area Review test under the 2016-2020 *Subdivision Staging Policy* as an expansion of an “ancillary building in a residential development.”

Other Public Facilities

The proposed development will be served by public water and sewer systems. Fire and Rescue has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles (Attachment 3). Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services will also be available and adequate.

- i. *On a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The new Administration Building’s architectural features including overall massing, building height, roof design, fenestration and other details will be complimentary to the existing Clubhouse and the general residential character of Leisure World. The addition to the Clubhouse is small and will be similar in style and character to the existing Clubhouse.

- j. *On a property in all other zones, is compatible with the existing and approved or pending adjacent development.*

Not applicable.

CONCLUSION

Based on the review by Staff and the other relevant agencies, and the analysis contained in this report, Staff finds that the proposed Site Plan meets all the required findings, is in conformance with the Aspen Hill Master Plan guidelines for Leisure World, and complies with the applicable Zoning Ordinance standards. Staff recommends approval of this Site Plan No. 820170120, subject to the conditions at the beginning of this report.

ATTACHMENTS

1. New parking lot plan
2. Landscape plan details
3. Agency letters
4. Master Plan pages

APPENDIXES

Correspondence from Leisure World residents:

Appendix A – Correspondence in opposition to the new Administration Building

Appendix B – Correspondence asking for the Planning Board’s meeting for this Application to be moved to Leisure World

Appendix C – Correspondence questioning the Leisure World Board of Directors’ Authority to file this Application

Appendix D – Correspondence covering more than one issue

Appendix E – Correspondence asking Commissioner Dreyfuss to recuse himself from the case.

ATTACHMENT 3



Department of Permitting Services Fire Department Access and Water Supply Comments

DATE: 12-Oct-17
TO: Kim Currano - kim.currano@stantec.com
Stantec
FROM: Marie LaBaw
RE: Leisure World: Administration Building & Clubhouse 1
820170120

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 12-Oct-17 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Parking restrictions to be documented and installed as necessary *****

***** Access to rear of admin building via non-combustible deck *****

***** Reduced width at Main Gate allowed with compliant turnaround between Admin Building and Clubhouse *****



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 2, 2017

Ms. Kim Currano, P.E.
Stantec Consulting Services, Inc.
20440 Century Boulevard, Suite 240
Germantown, MD 20874-7115

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Leisure World Administration Building
Preliminary Plan #: 820170120
SM File #: 282935
Total Concept Area: 3.25 acres
Parcel(s): 4 and 63
Watershed: Northwest Branch

Dear Ms. Currano:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via five (5) micro-bioretenion facilities.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All stormdrain on the subject property is private. During the design phase please demonstrate that all stormdrain affected by proposed stormwater management or development has adequate capacity in the proposed condition.
4. During the design phase, please verify required 2-foot groundwater separation is provided in the micro-bioretenion facilities.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

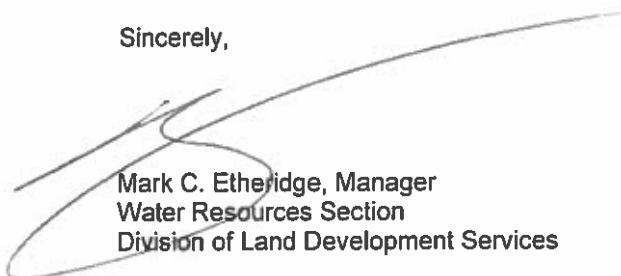
ATTACHMENT 3

Ms. Kim Currano
October 2, 2017
Page 2 of 2

reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact me at 240-777-6338.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: jak

cc: C. Conlon
SM File # 282935

ESD: Required/Provided 12,278 cf / 12,493 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: 0.00 cf
WAIVED: 0.00 ac.

ATTACHMENT 3

DPS-ROW CONDITIONS OF APPROVAL

August 30, 2017

820170120 Leisure World – Administration Building & Clubhouse I

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-SITE-820170120-SP1.pdf V2” uploaded on/ dated “8/29/2017” and

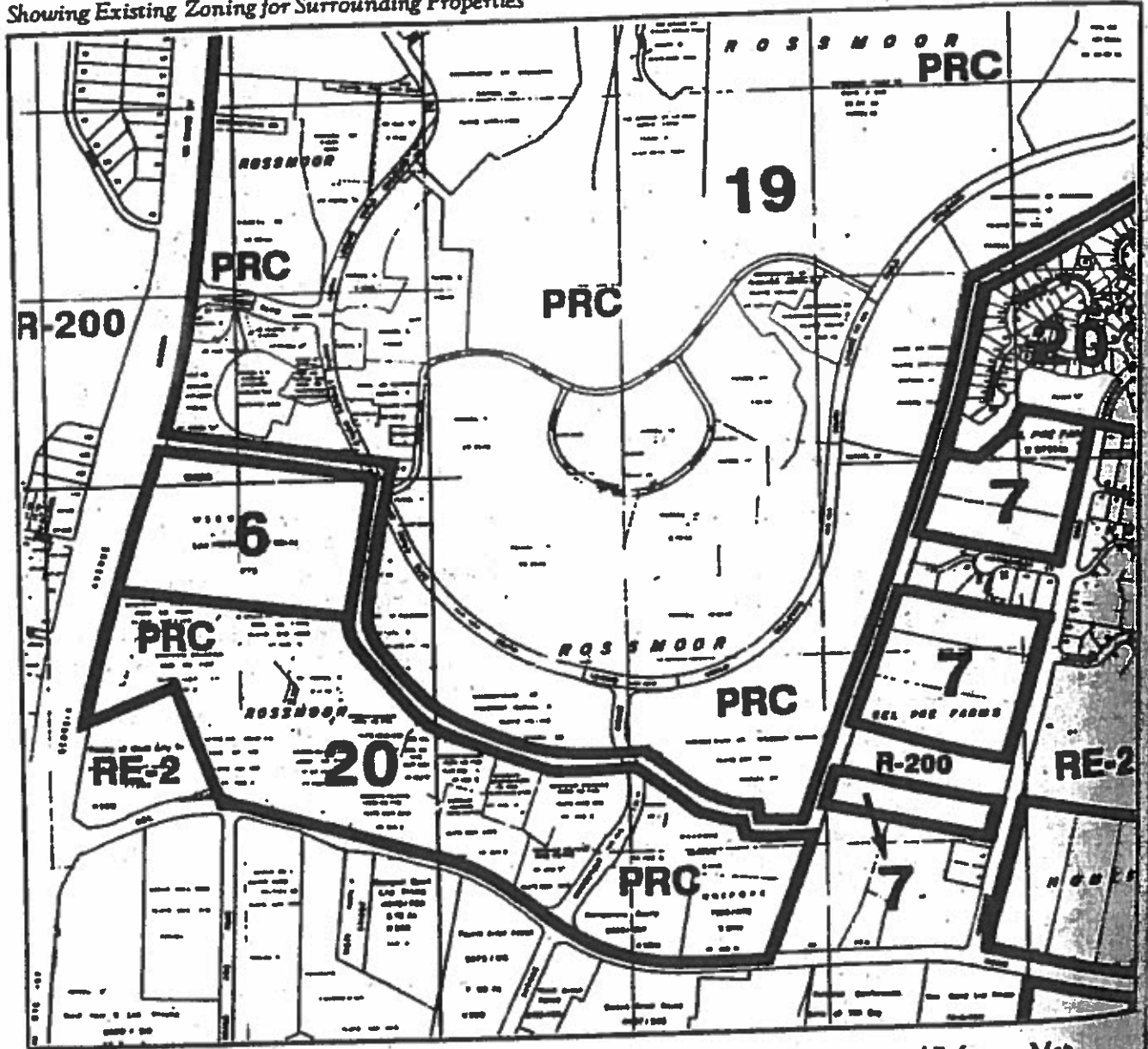
The following needs to be condition of the certified site plan:

1. The applicant should allow MCDOT-Commuter Services Section to access employees and residents, on a pre-arranged basis, to provide information on alternative, non-auto modes of commuting to and from the project.

Figure 15

SIGNIFICANT PARCELS & AREAS SITE NOS. 6, 7, 19 & 20

Showing Existing Zoning for Surrounding Properties



Locational Reference Map

 THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

 Parcel Boundary



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.

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 60 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