

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 22-105
Site Plan No. 82017012B
Leisure World Administration Building
Date of Hearing: November 10, 2022

DEC 02 2022

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on November 10, 2022, the Planning Board approved Site Plan No. 82017012B to reduce the footprint of the previously approved Administration Building, modify the architectural elevations, and reduce the parking requirement on 11.60 acres of Planned Retirement Community (PRC) zoned land, located at the Northeast corner of Rossmoor Blvd. and N. Leisure World Blvd. ("Subject Property"), in the *1994 Aspen Hill Master Plan* ("*Master Plan*") area; and

WHEREAS, on July 18, 2019, the Planning Board approved Site Plan No. 820170120 (MCPB No. 17-102), to construct a new 21,389-square-foot administration building and a 1,462-square-foot addition to the existing 38,860-square-foot clubhouse, for a total of 61,711 square feet of ancillary buildings, along with associated improvements to the existing parking lot, landscape and hardscape improvements, upgrades to pedestrian and vehicular circulation and stormwater management facilities, and a new fifty-eight (58)-space parking lot on the Subject Property; and

WHEREAS, on August 27, 2021, Leisure World Community Corp. ("Applicant") filed an application for approval of an amendment to the previously approved site plan, designated 82017012A, which was withdrawn by the Applicant; and

WHEREAS, on June 13, 2022, Leisure World Community Corp ("Applicant") filed an application for approval of an amendment to the previously approved site plan to reduce the footprint of the previously approved Administration Building, modify the architectural elevations and reduce the parking requirement on the Subject Property; and

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320

www.montgomeryplanningboard.org | mcp-chair@mncnyc.org

Approved as to

Legal Sufficiency: /s/ Matthew T. Mills

M-NCPPC Legal Department

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82017012B, Leisure World Administration Building ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October 31, 2022¹, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 10, 2022, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Branson, seconded by Commissioner Hill, with a vote of 4-0; Chair Zyontz, Vice Chair Presley, Commissioners Branson and Hill voting in favor, with Commissioner Piñero being absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82017012B to reduce the size of the previously approved Administration Building, modify the architectural elevations and reduce the parking requirement by adding the following conditions:²

10g. 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 Tree Save plan must be submitted for approval with the Site Plan Amendment as required by the confirmed exemption.

BE IT FURTHER RESOLVED that all other conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 82017012B, "Leisure World Administration Building", submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

¹ The Staff Report, dated October 31, 2022, referenced an incorrect prior approval density of 64,361 square feet comprised of 39,986 square feet associated with Clubhouse I and 24,375 square feet for the Administration Building. That density referenced an error in the previously approved Parking Tabulation shown on Certified Site Plan 820170120. There is no change to the maximum approved density as a result of the Subject Application.

² For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as provided in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and all findings not specifically addressed remain in effect.*
- d. *Satisfies applicable use standards, development standards, and general requirements under this chapter;*

The Project meets the development standards of the PRC Zone per Section 59.8.3.5.C. of the Zoning Ordinance and as shown on the Certified Site Plan. Additionally, the use is permitted in the PRC Zone and remains unchanged from the previous approval.

e. *Satisfies the applicable requirements of:*

ii. ***Chapter 22A, Forest Conservation.***

Forest Conservation

The Applicant received an exemption from preparing a Forest Conservation Plan on September 26, 2022 (Exemption No. 42023034E) 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.

A Tree Save plan has been submitted for approval with the Site Plan Amendment as required by the confirmed exemption. The Tree Save plan includes locations and species planted in mitigation for the removal of two specimen trees associated with the Site Plan Amendment. This is because there were some adjustments in the LOD that introduced or increased impacts to some trees.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is DEC 02 2022 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Branson, seconded by Commissioner Hill, with a vote of 3-0-1; Chair Zyontz, and Commissioners Branson, and Hill, voting in favor of the motion, Commissioner Piñero abstaining, and Commissioner Presley absent, at its regular meeting held on Thursday, December 1, 2022, in Wheaton, Maryland and via video conference.



Jeffrey Zyontz, Chair
Montgomery County Planning Board

Devin Kennedy

20440 Century Blvd., Suite 240
Germantown, MD 20874

Carson L. Parr

250 Valleybrook Drive
Lancaster, PA 17601

Patricia Hampstead

3100 N Leisure World Blvd, Unit 1004
Silver Spring, MD 20906

Scott C. Wallace, Esq.

11 N. Washington Street, Suite 700
Rockville, MD 20850

Bob Kimble

3701 Rossmoor Boulevard
Silver Spring, MD 20906-1565

Kim Currano, PE, Associate

6 Montgomery Village Ave., Suite 620
Gaithersburg, MD 20879

John Sekerak, Jr.

6 Montgomery Avenue, Suite 620
Gaithersburg, MD 20879

Tom Snyder

3701 Rossmoor Boulevard
Silver Spring, MD 20906-1565

Leisure World Administrative Building

Site Plan No. 82017012B