



**Bedford Court Vestibule Renovation, Minor Site Plan Amendment No. 81986096B (formerly 81989012A)**

C.M. Crystal Myers, Senior Planner, Area 2 Division, Crystal.Myers@montgomeryplanning.org, 301-495-2192

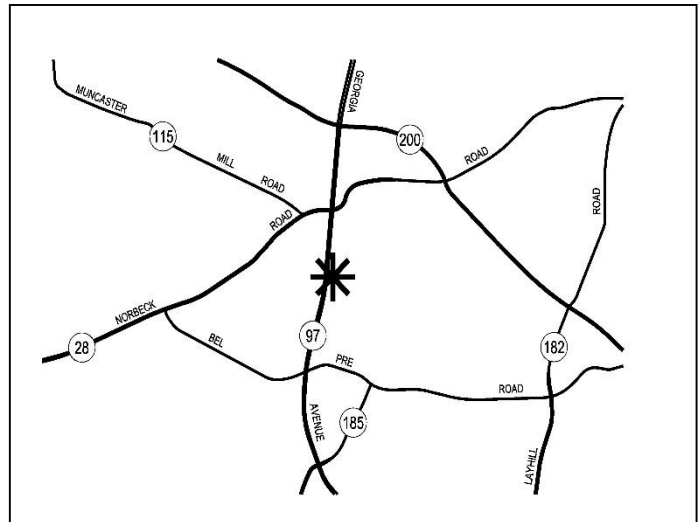
[KA] Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

[JK] Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Staff Report Date: 1/11/16

**Description**

- Request for a 165-square-foot sun porch addition and renovation of an existing 295-square-foot vestibule;
- Located at 3701 International Drive, next to Leisure World, in the 1994 *Aspen Hill Master Plan* area;
- 4.15 acres in the PRC Zone;
- Applicant: Sunrise Senior Living;
- Accepted date: November 18, 2015.



**Summary**

- Staff recommends Approval with Conditions.
- The assigned Site Plan Amendment Number, 81989012A, was incorrect and has been changed to 81986096B to reflect its association with the appropriate previous site plan.

## **Site Plan Number Correction**

The application was incorrectly assigned Site Plan Amendment No. 81989012A and noticed as such. This number references the neighboring property south of the site, which is an assisted living facility also owned by the Applicant. Although noticing and review of this application were done under the incorrect number, this staff report and the draft resolution include the correct number for the record which is 81986096B.

## **Recommendation and Conditions of Approval**

Staff recommends approval of Site Plan No. 81986096B (formerly 81989012A) for restoration of an existing vestibule and a sun porch addition of 165 square feet. All Site Plan development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required.

## **Conditions**

1. Preliminary Plan Conformance  
The development must comply with the conditions of approval for Preliminary Plan No. 119861190, dated November 20, 1986.
2. Site Plan Conformance  
The development must comply with the conditions of approval for Site Plan 819860960 dated February 19, 1987 and Site Plan Amendment No. 81986096A, dated June 13, 1989, except as amended by this Application.
3. Certified Site Plan
  - a) Add a note to the Certified Site Plan stating: "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be made during the review of the right-of-way permit drawings by the Department of Permitting Services."

**Project Description**

**Site and Vicinity**

The Subject Property is located at 3701 International Drive (Figure 2) and is part of the Bedford Court Sunrise Senior Living development. It is also a part of the Rossmoor-Leisure World retirement community. Immediately to the north of the Subject Property are PRC zoned residences along Hyde Park Drive (Figure 1); to the west are retail establishments along International Drive; to the east are multifamily residences; and to the south is an assisted living facility, which is also part of Bedford Court Sunrise Senior Living development.



**Figure 1: Vicinity Map**



The 4.15-acre Subject Property is identified as Parcel 59 of the Rossmoor Leisure World subdivision, and contains an independent senior living facility.



Figure 2: Site Map

**Previous Approvals**

Zoning Map Amendment

The Subject Property was rezoned Planned Retirement Community (PRC) on April 28, 1964, as part of the Zoning Map Amendment Application No. C-1318 for the Rossmoor Leisure World property. A Development Plan was not part of the Application. The 932-acre Rossmoor Leisure World property was designated as an age-restricted community.

### Preliminary Plan

On November 20, 1986, the Planning Board approved Preliminary Plan No. 119861190 for 230 multifamily units.

### Site Plan

On February 19, 1987, the Planning Board approved Site Plan No. 819860960 for 230 dwelling units in a congregate care facility (independent living facility).

On June 13, 1989, the Planning Board approved a Site Plan Amendment No. 81986096A for minor adjustments to the footprint of the building, reconfiguration of the multipurpose room and the walkways, and addition of parking spaces.

### **Proposal**

The Applicant is requesting to add a 165-square-foot enclosed sun porch to the existing independent senior living facility, and to renovate the existing 295-square-foot vestibule. The vestibule was originally enclosed with glass walls, which fell into disrepair and became a safety hazard for residents. The Applicant has received permission from the Department of Permitting Services to replace the glass walls with brick walls.

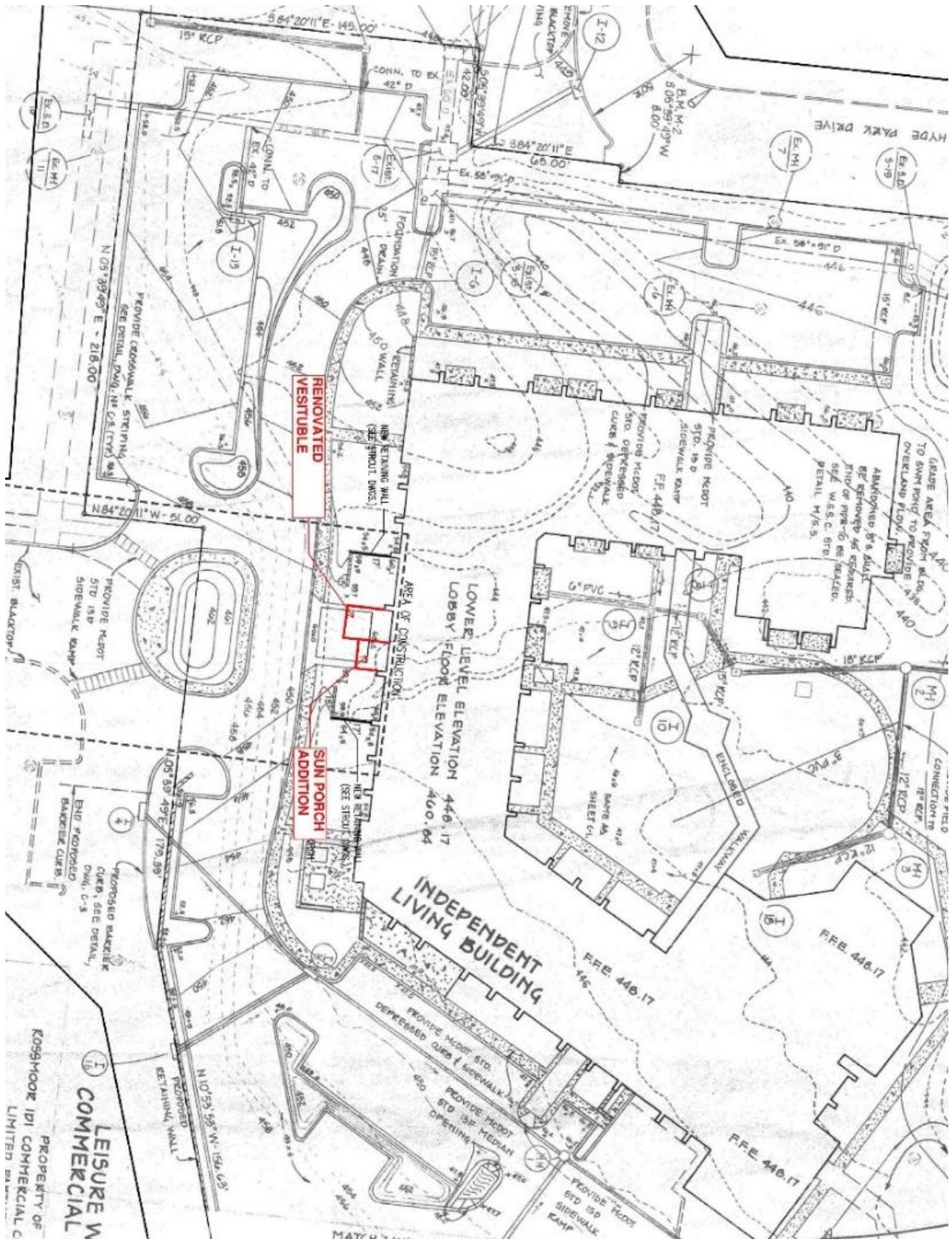


Figure 3: Site Plan Proposal





## **Environmental**

### Forest Conservation

The Proposal is in compliance with the Montgomery County Forest Conservation Law. The project was granted an exemption from submitting a forest conservation plan on May 14, 2015 because it is amending a site plan in a planned unit development that was approved before January 1, 1992 (Attachment 4).

### Stormwater Management

The Proposal is exempt from stormwater management review because the project will disturb less than 5,000 square feet.

## **Transportation**

### Vehicular Access and Master-Planned Roadway

The vehicular access to the Subject Property is from International Drive, which is not listed in the 1994 *Aspen Hill Master Plan*. International Drive is a four-lane access road from Georgia Avenue (MD 97) with a 48-foot wide paved travelway, five-foot wide sidewalks, and eight-foot wide grass panels on both sides.

### Public Transit Service

Bedford Court provides a transportation service for residents to areas within a 5-mile radius of the site. Leisure World also offers a free shuttle bus for residents to their destinations inside the community, and to the shopping areas in Aspen Hill and Olney outside its gates on Wednesdays. The nearest public bus stops are on each side of Georgia Avenue at its intersection with International Drive for Ride On route 53 and Metrobus routes Y5, Y7, Y8, and Y9.

### Pedestrian Facilities

A five-foot wide sidewalk with no grass panel exists along the front of the Bedford Court facility. There are sidewalks leading from both sides of International Drive to the front of the facility that are ADA compliant with handicap ramps and pedestrian crosswalks.

### Local Area Transportation Review

The proposed sun porch addition will not increase the number of residents or staff in the independent senior living facility. Therefore, no new additional peak-hour trips will be generated during the weekday morning and evening peak periods (6:30 to 9:30 a.m. and 4:00 to 7:00 p.m., respectively) and a traffic study is not required to satisfy the Local Area Transportation Review test. In addition, no additional on-site parking spaces are proposed or required.

### Transportation Policy Area Review

The Subject Property is located in the Aspen Hill Policy Area, which has inadequate Transportation Policy Area Review (TPAR) roadway capacity and adequate TPAR transit



capacity. The TPAR payment of 25% of the Development Impact Tax will not be required for the proposed sun porch addition because it will not add more than three new peak-hour trips.

### **Community Outreach**

The Applicant has complied with all submittal noticing requirements and Staff has not received any comments from the community as of the date of this Staff Report.

### **Site Plan Findings**

Section 8.3.5 of the Zoning Ordinance, Planned Retirement Community Zone, subsection 59.8.3.5.D.1. requires a site plan approval under Section 7.3.4.

Section 7.3.4.E, Necessary Findings:

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*

The Proposal only applies to the Subject Property.

2. *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 Proposal satisfies all previous approvals including Site Plan 819860960 and Site Plan Amendment 81986096A.

- 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; there is no development plan or schematic development plan on the Subject Property.

- 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 the Leisure World property. The current open space system in Leisure World provided as part of the previous approval 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 sun porch addition and the renovation of the existing vestibule are for a permitted use in the zone. The proposed addition satisfies all development standards under Section 59.8.3.5.C as follows: Tract area -no change in the area of the existing building; Setbacks- the proposed addition does not violate any required setback for the Subject Property; Coverage and Common Open Space- the proposed addition is within the maximum building coverage of 30% for the Subject Property, and it meets the minimum 30% open space requirement for the Subject Property; and Parking- the proposed addition does not require any new vehicle parking spaces.

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

The Subject Property is exempt from Forest Conservation Plan requirements and the Proposal does not require stormwater management review.

- f. *provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

The addition of the sun porch will increase the building footprint by a very small amount. This addition in the front of the building is in a safe and appropriate location. The parking, circulation patterns, open spaces and site amenities will not be impacted by this Proposal.

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

The Proposal conforms to the 1994 *Aspen Hill Master Plan*, as discussed earlier in this report.

- h. *will be served by adequate public services and 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 proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

The Proposal will not impact the public facilities for the Subject Property.

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

The Subject Property is zoned PRC. The Proposal will not disturb the residential appearance of the building and will not disturb the residential character of the neighborhood.

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

The Subject Property is surrounded by residential and commercial developments. The Proposal maintains the residential appearance and character of the existing development and therefore is compatible with the adjacent developments in the area.

- 3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

Not applicable. The Proposal does not include a restaurant with a drive-thru. It is for a small addition to, and renovation of an existing vestibule in, an existing building.

- 4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

Not applicable. The Proposal is for a property zoned PRC.

## **Conclusion**

Based on the review by Staff and the analysis contained in this report, Staff recommends approval of Site Plan Amendment No. 81986096B (formerly 81989012A) with conditions. The location of the sun porch addition and the renovation of the existing vestibule are adequate, safe, and efficient. The proposed development is compatible with the neighboring residential uses in the area. Furthermore, the development is exempt from submitting a forest conservation plan and not subject to the stormwater management requirements under Chapter 19 of the County Code.

### **Attachments:**

- Attachment 1: Site Plan Amendment Resolution
- Attachment 2: Site Plan Resolution
- Attachment 3: Preliminary Plan Resolution
- Attachment 4: Forest Conservation Plan Exemption Letter



## ATTACHMENT 1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

### MONTGOMERY COUNTY PLANNING BOARD OPINION

#### AMENDMENT TO SITE PLAN

Site Plan Review #8-86096

Date Mailed: June 13, 1989

Project: Rossmoor Leisure World Congregate  
Care Facility

Action: (Motion was made by Commissioner Floreen, seconded by Commissioner Hewitt, with a vote of 3-0, Commissioners Keeney, Floreen, and Hewitt voting for and no Commissioner voting against. Commissioner Christeller abstained and Commissioner Henry was absent.)

On February 27, 1989, Marriott Corporation submitted a request for an amendment to Site Plan #8-86096, located in the PRC zone.

On June 8, 1989, Request for Amendment to Site Plan Review #8-86096 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the amended Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;

and approves the Amendment to Site Plan Review #8-86096 subject to all the conditions of the previously-approved Site Plan, to be addressed prior to release of building permits, and adding the following conditions:

1. Landscaping along Hyde Park Drive as approved by staff.
2. Deletion of fire access to Hyde Park Drive.



**ATTACHMENT 2**

Mailing date: February 19, 1987

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 279-1000

**MONTGOMERY COUNTY PLANNING BOARD  
OPINION**

Site Plan Review #8-86096

Project Rossmoor Leisure World/Congregate Care Facility

Action: (Motion was made by Commissioner Heimann, seconded by Commissioner Krahnke, with a vote of 4-0, Commissioners Heimann, Krahnke, Floreen and Christeller voting for and Commissioner Keeney absent.)

On November 10, 1986, Whitman, Requardt and Associates submitted an application for the approval of a site plan for property in the PRC zone. The application was designated Site Plan Review #8-86096.

On February 12, 1987, Site Plan Review #8-86096 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds;

1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient; and
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Plan Review #8-86096 subject to the following conditions, to be addressed prior to release of building permits:

1. Submittal of a Site Plan Enforcement Agreement and a Development Program for staff approval.
2. Construction of a security fence along the northern and eastern property lines to be of the same material and design as the fence at the adjacent commercial building.
3. Providing a reduction to 125 total parking spaces as part of a waiver approved by the Planning Board.

## ATTACHMENT 2

4. Providing a landscape plan for staff review prior to approval of the building permit to include:
  - a. additional landscaping along both sides of Hyde Park Drive is approved by Mutual 13.
  - b. deleting one parking space and increasing the landscaping within the parking area along Hyde Park Drive.

ATTACHMENT 3

Date of Mailing: Nov. 20, 1986

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910

Action: Approval with conditions. (Motion of Comm. Krahnke, Seconded by Comm. Keeney with a vote of 5-0.)

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-86119  
NAME OF PLAN: LEISURE WORLD

On 04-22-86, ROSSMOOR CONST. CO. INC. , submitted an application for approval of a preliminary plan of subdivision of property in the PRC. The application proposed to create 1 lots on 6.80 ACRES of land. The application was designated Preliminary Plan 1-86119. On 11-06-86, Preliminary Plan 1-86119 was brought before the Montgomery County Planning Board public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on application. Based upon the testimony and evidence presented by staff at the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board Preliminary Plan 1-86119 to be in accordance with the purposes requirements of the Subdivision Regulations (Chapter 50, Montgomery Code, as amended) and approves Preliminary Plan 1-86119, subject to the following conditions:

1. Agreement with Planning Board limiting development to 230 unit Congregate Care Facility with reference on plat.
2. Necessary easements.

## ATTACHMENT 4



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 14, 2015

Mr. John Walker  
7902 Westpark Drive  
McLean, Va. 22102

Re:3701 International Drive; Parcel 59, Pt of Par A; Forest Conservation Exemption 42015202E;  
Bedford Court vestibule renovation

Dear Mr. Walker:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42015202E, located at 3701 International Drive, is confirmed. The existing conditions plan which was submitted on May 7, 2015, is in compliance with Chapter 22A-5(l) of the Montgomery County Forest Conservation Law.

The activity qualifies for an exemption (l): any planned unit development for which a development plan was approved by the District Council or for which a project plan was approved by the Planning Board before January 1, 1992, and which has received site plan approval before July 1, 1992 for the tract. However, even if site plan approval has not been obtained before July 1, 1992, for the tract, the planned unit development is exempt if it is 75% or more complete on January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval. A development plan or project plan amendment approved after January 1, 1992 is not exempt if it results in the cutting of more than 5,000 additional square feet of forest.

An on-site pre-construction meeting is required after the limits of disturbance have been staked, prior to any clearing or grading. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector should attend this pre-construction meeting.

If you have any questions regarding these actions, please feel free to contact me by email at [david.wigglesworth@montgomeryplanning.org](mailto:david.wigglesworth@montgomeryplanning.org) or at (301) 495-4581.

Sincerely,

A handwritten signature in black ink that reads "David Wigglesworth".

David Wigglesworth

Sr. Planner

Development Application and Regulatory Coordination Division

CC: Fabio Perez  
42015202E