



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
9/12/02  
Item #11

**MEMORANDUM**

**DATE:** September 5, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Joseph R. Davis, Chief  
Michael Ma, Supervisor *Ma*  
Development Review Division  
**FROM:** Mary Beth O'Quinn *mbog*  
Planning Department Staff  
(301) 495-4571

**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of 13,860 sf Medical Office Addition, Storage, and Surface Parking  
**PROJECT NAME:** Leisure World Medical Center  
**CASE #:** 8-88056A  
**REVIEW BASIS:** Site Plan Review is required for the PRC zone

**ZONE:** Planned Retirement Community Zone  
**LOCATION:** Northeast side of North Leisure World Boulevard between Interlachen Drive and Pine Orchard Drive  
**MASTER PLAN:** Aspen Hill  
**APPLICANT:** Rossmoor – IDI Overlook, L.P.  
**FILING DATE:** June 3, 2002  
**HEARING DATE:** September 12, 2002



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**STAFF RECOMMENDATION:** Approval of 13,860 sf Medical Office Addition with 54 additional parking spaces, subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Conditions of MCDPS stormwater management concept approval dated May 16, 2002.
3. Conditions of Transportation Planning memo, dated September 9, 2002 (forthcoming).
4. The following information shall be provided prior to signature set, subject to staff review and approval:

- a. Landscape Design:  
Provide one additional Pin Oak for shade along the street frontage east of the entrance drive and one additional Pin Oak west of the entrance drive; install trees at 3-inch caliper size;
- b. Lighting:  
Provide lighting details at signature set, and a full-size photometric lighting distribution plan as part of the signature set.

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

The site plan review for the expansion of the medical building has focused on the compatibility of the structure, pedestrian access and safety, and the adequacy of parking provided. During the course of the review, staff and applicant reviewed the landscaping within the existing surface parking area, street trees along Leisure World Boulevard, and the new supplemental parking area proposed.



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VICINITY MAP FOR  
**LEISURE WORLD MEDICAL CENTER (8-88056A)**



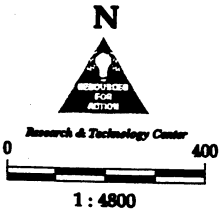
Map compiled on June 18, 2002 at 9:45 AM | Site located on base sheet no - 221NW03

**NOTICE**

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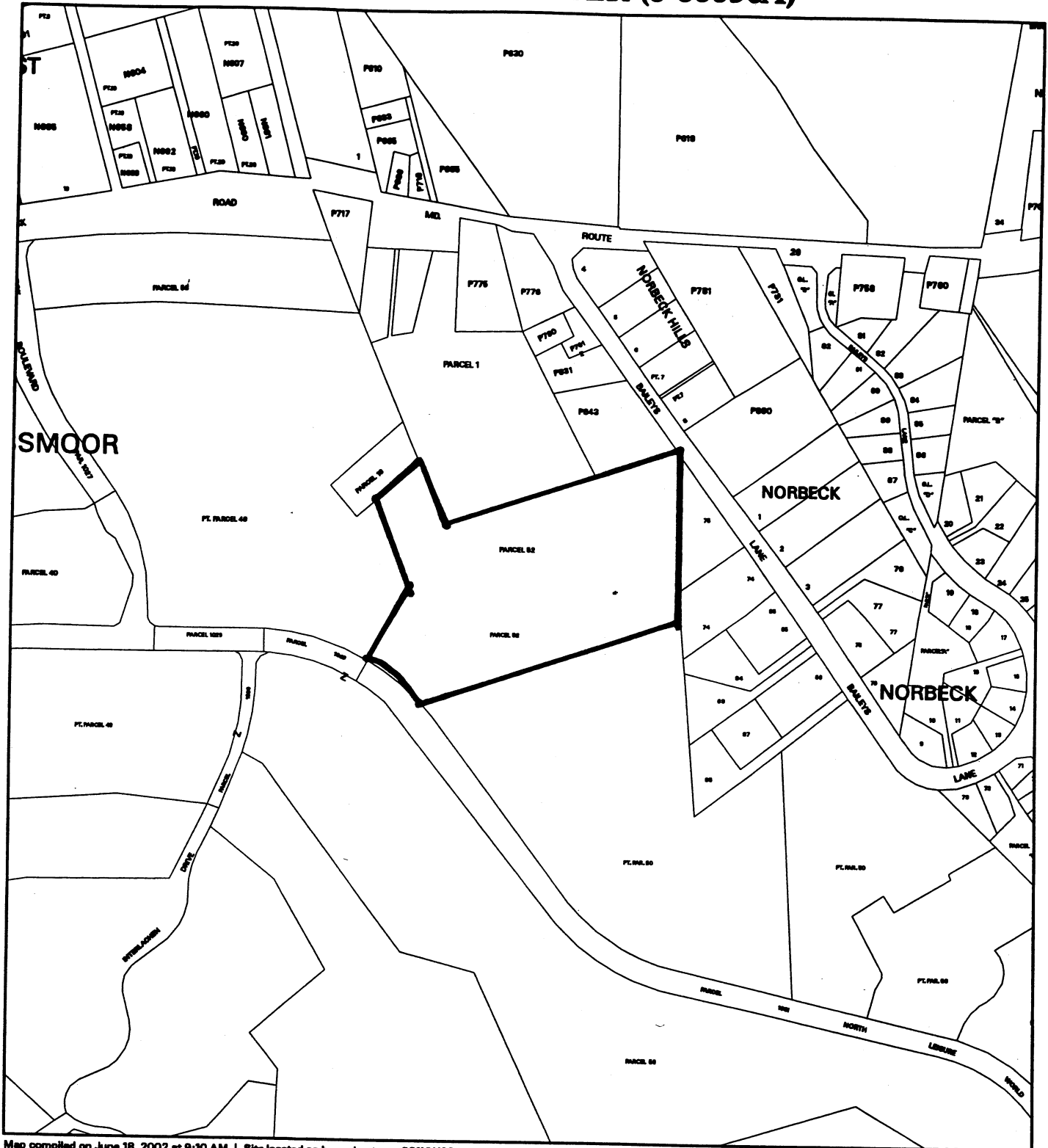
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR

# LEISURE WORLD MEDICAL CENTER (8-88056A)



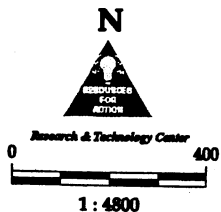
Map compiled on June 18, 2002 at 9:10 AM | Site located on base sheet no - 221NW03

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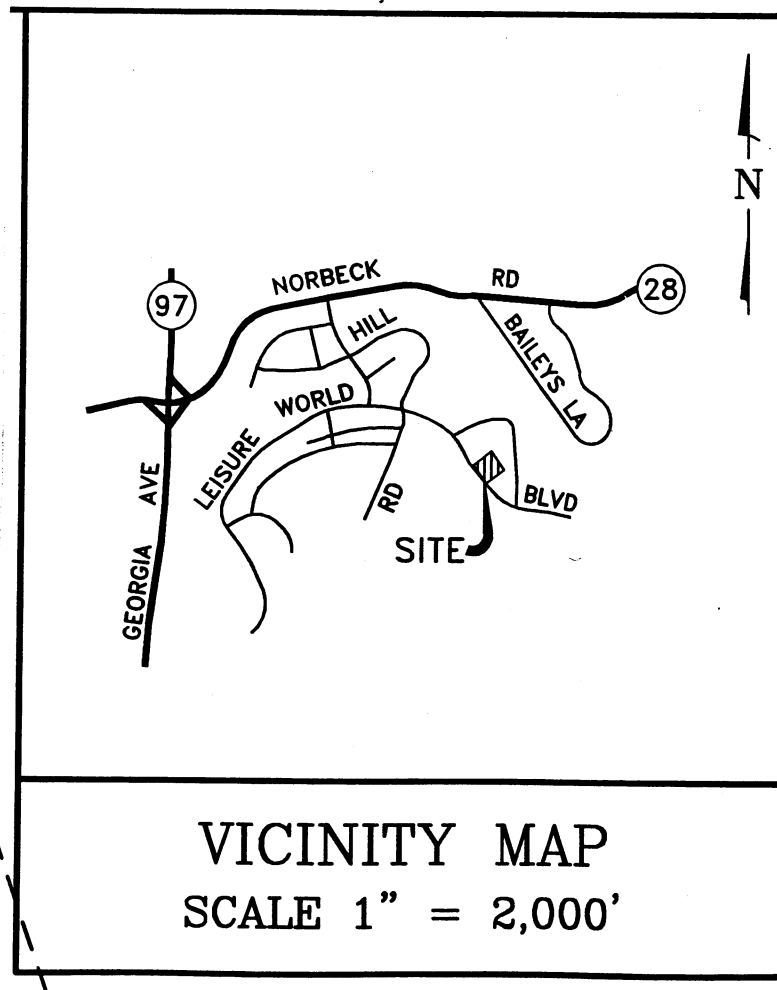
**PROJECT DESCRIPTION: Surrounding Vicinity**

The site for the Leisure World Medical Center, known as Parcel 52, is located in the northern portion of the Leisure World development, between Mutual 16 and Mutual 19A. The center faces Leisure World Boulevard, opposite Mutual 21, and shares an area of land with the Maintenance and Storage Facility. The site plan conforms to the Amended Development Plan approved in April 1984. It is part of the Leisure World Planned Retirement Community (PRC) that was begun in 1964, over thirty-five years ago.

**PROJECT DESCRIPTION: Site Description**

The 10-acre site is currently occupied by the existing medical clinic that serves Leisure World residents, by seven varied structures that are used by Facilities and Maintenance Services, and by community garden plots at the rear. The parcel features about 200 feet of frontage along Leisure World Boulevard. The parcel area, wedge-shaped in its general form, reaches approximately 920 feet in depth and 400 feet in width at its greatest points.

The site, cleared and graded for its existing use, is flat with landscaping installed for the medical center street frontage.



## **PROJECT DESCRIPTION: Proposal**

The subject plan proposes an amendment to the approved site plan for the addition of a second, supplementary medical building and associated parking spaces. The proposal comprises a two-story building, with a footprint of 6,930 feet, connected directly at ground level to the rear of the existing clinic. The upper level of the proposed structure is intended for data storage.

Vehicular and pedestrian access into the site remains in its current form; pedestrian circulation will be augmented by a new clinic entrance at the rear serving proposed new parking surface. A sidewalk extension will connect the existing "storefront" to the new facility at the rear via a sidewalk extension around the west side of the buildings.

Landscaping will include landscaped areas around the building perimeter, accent landscaped areas at the new rear entrance, and shade trees and perimeter planting for the new surface parking. The proposal includes replacement trees and enhancements for the street frontage and the existing parking areas.





VICINITY MAP  
SCALE 1" = 2,000'

P. 842  
Professional Seal  
of the State of Maryland  
No. 11,719

PARCEL 1  
S. 103.00' W. 113.00'  
P.B. 103.00' W. 113.00'  
ZONE 1, RC-2  
Urban Safety Housing

DC MAINTENANCE AND STORAGE BUILDING

PARCEL 52

MAINTENANCE

EXISTING MEDICINE

ADDITION PROPOSED

POOL PARKING

GARDEN  
PLAZA

LEISURE WORLD BLVD



888056A

OVERALL SITE DEVELOPMENT PLAN  
LEISURE WORLD - MEDICAL CENTER  
PARCEL 05, PLAT 34

SECTION DISTRICT NO. 10  
MONTGOMERY COUNTY, MARYLAND

Maestri, Hendricks & Glascock, P.A.  
Engineers, Planners & Surveyors  
1000 North Rock Creek Road  
Bethesda, Maryland 20814  
Tel: (301) 462-1100  
Fax: (301) 462-1101

1. Total Site Area = 188 Acres of 64.00
2. Parcel 1 Area = 113,000 sq. ft. (2.58 Acres)
3. Parcel 52 Area = 113,000 sq. ft. (2.58 Acres)
4. Parcel 51 Area = 113,000 sq. ft. (2.58 Acres)
5. Parcel 53 Area = 113,000 sq. ft. (2.58 Acres)
6. Parcel 54 Area = 113,000 sq. ft. (2.58 Acres)
7. Parcel 55 Area = 113,000 sq. ft. (2.58 Acres)
8. Parcel 56 Area = 113,000 sq. ft. (2.58 Acres)
9. Parcel 57 Area = 113,000 sq. ft. (2.58 Acres)
10. Parcel 58 Area = 113,000 sq. ft. (2.58 Acres)
11. Parcel 59 Area = 113,000 sq. ft. (2.58 Acres)
12. Parcel 60 Area = 113,000 sq. ft. (2.58 Acres)
13. Parcel 61 Area = 113,000 sq. ft. (2.58 Acres)
14. Parcel 62 Area = 113,000 sq. ft. (2.58 Acres)
15. Parcel 63 Area = 113,000 sq. ft. (2.58 Acres)
16. Parcel 64 Area = 113,000 sq. ft. (2.58 Acres)
17. Parcel 65 Area = 113,000 sq. ft. (2.58 Acres)
18. Parcel 66 Area = 113,000 sq. ft. (2.58 Acres)
19. Parcel 67 Area = 113,000 sq. ft. (2.58 Acres)
20. Parcel 68 Area = 113,000 sq. ft. (2.58 Acres)
21. Parcel 69 Area = 113,000 sq. ft. (2.58 Acres)
22. Parcel 70 Area = 113,000 sq. ft. (2.58 Acres)
23. Parcel 71 Area = 113,000 sq. ft. (2.58 Acres)
24. Parcel 72 Area = 113,000 sq. ft. (2.58 Acres)
25. Parcel 73 Area = 113,000 sq. ft. (2.58 Acres)
26. Parcel 74 Area = 113,000 sq. ft. (2.58 Acres)
27. Parcel 75 Area = 113,000 sq. ft. (2.58 Acres)
28. Parcel 76 Area = 113,000 sq. ft. (2.58 Acres)
29. Parcel 77 Area = 113,000 sq. ft. (2.58 Acres)
30. Parcel 78 Area = 113,000 sq. ft. (2.58 Acres)
31. Parcel 79 Area = 113,000 sq. ft. (2.58 Acres)
32. Parcel 80 Area = 113,000 sq. ft. (2.58 Acres)
33. Parcel 81 Area = 113,000 sq. ft. (2.58 Acres)
34. Parcel 82 Area = 113,000 sq. ft. (2.58 Acres)
35. Parcel 83 Area = 113,000 sq. ft. (2.58 Acres)
36. Parcel 84 Area = 113,000 sq. ft. (2.58 Acres)
37. Parcel 85 Area = 113,000 sq. ft. (2.58 Acres)
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40. Parcel 88 Area = 113,000 sq. ft. (2.58 Acres)
41. Parcel 89 Area = 113,000 sq. ft. (2.58 Acres)
42. Parcel 90 Area = 113,000 sq. ft. (2.58 Acres)
43. Parcel 91 Area = 113,000 sq. ft. (2.58 Acres)
44. Parcel 92 Area = 113,000 sq. ft. (2.58 Acres)
45. Parcel 93 Area = 113,000 sq. ft. (2.58 Acres)
46. Parcel 94 Area = 113,000 sq. ft. (2.58 Acres)
47. Parcel 95 Area = 113,000 sq. ft. (2.58 Acres)
48. Parcel 96 Area = 113,000 sq. ft. (2.58 Acres)
49. Parcel 97 Area = 113,000 sq. ft. (2.58 Acres)
50. Parcel 98 Area = 113,000 sq. ft. (2.58 Acres)
51. Parcel 99 Area = 113,000 sq. ft. (2.58 Acres)
52. Parcel 100 Area = 113,000 sq. ft. (2.58 Acres)

FOR LOCATIONS OF CITY WATER AND SEWER  
CALL "CITY UTILITIES SUPERINTENDENT"  
AT 301-309-3039. FOR LOCATIONS OF  
OTHER UTILITIES CALL "MISS UTILITY"  
AT 301-309-3039.  
AT BEFORE BEGINNING CONSTRUCTION



VICINITY MAP  
SCALE 1" = 2,000'

P. 603  
Residence  
As Noted  
E.L. Zone - R-2

PARCEL 1  
Springhouse at Harbuck  
Homer Harbuck Corp.  
P.B. 103 P.M. 11865  
ZONING REC-7  
100' x 100'

EX. MAINTENANCE AND STORAGE BUILDING

EX. OFFICE of Maintenance Building  
1-Story

P.L. of Parcel 45  
Complement of Rowland  
(M.D. 10)  
P.B. 103 P.M. 11865  
D.L. Zone - R-2  
100' x 100'

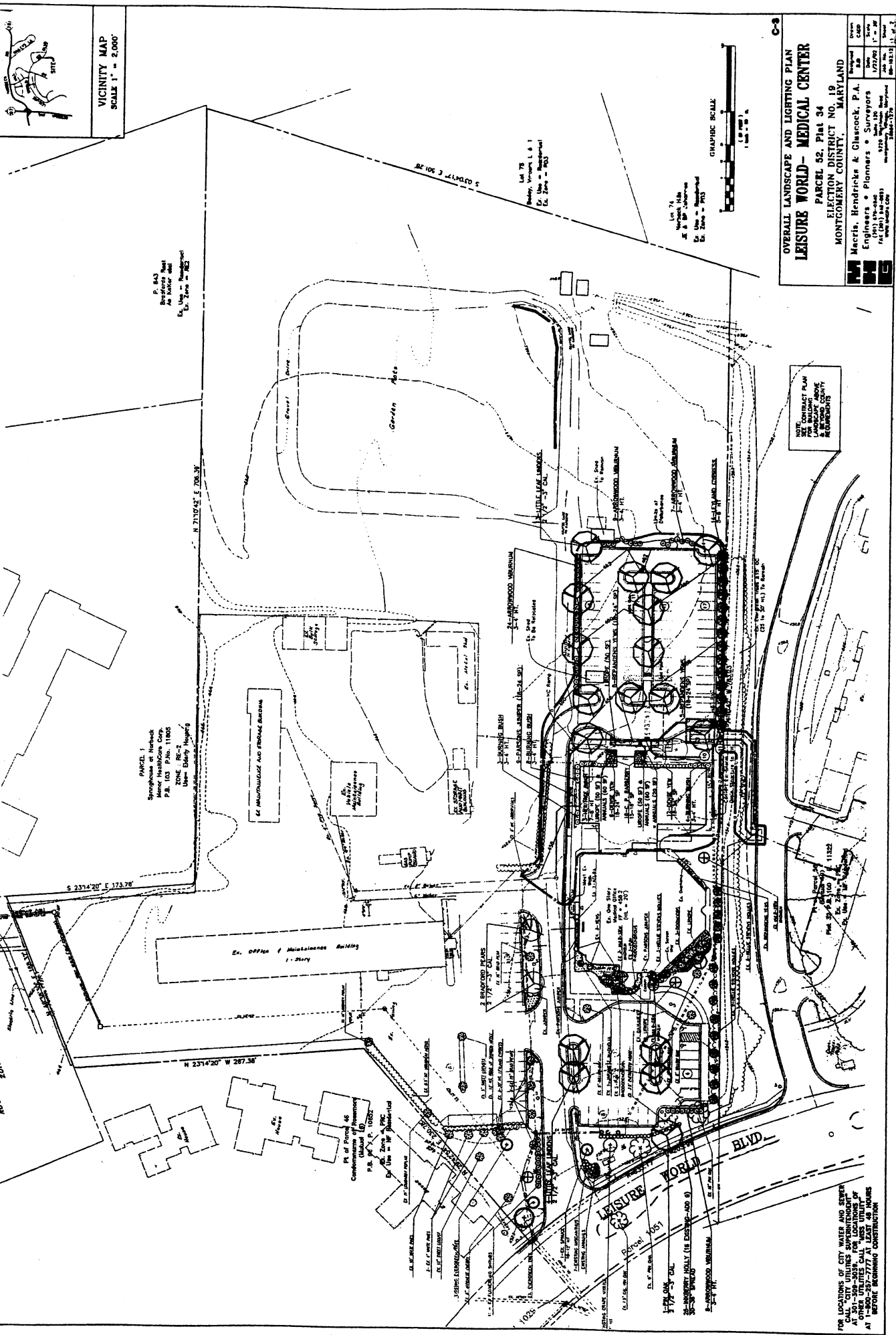
Lot 78  
P.B. 103 P.M. 11865  
E.L. Zone - R-2

Lot 74  
P.B. 103 P.M. 11865  
E.L. Zone - R-2



**OVERALL LANDSCAPE AND LIGHTING PLAN**  
**LEISURE WORLD - MEDICAL CENTER**

ELECTION DISTRICT NO. 19  
MONTGOMERY COUNTY, MARYLAND  
Macris, Hendrick & Glascock, P.A.  
Engineers & Planners & Surveyors  
1001 17th Street  
3200 Woodloch Road  
Washington, D.C. 20036  
(202) 331-1100  
FAX (202) 331-1101



SEE CONTRACT PLAN  
FOR ALL  
LANDSCAPE  
& LIGHTING  
REQUIREMENTS

FOR LOCATIONS OF CITY WATER AND SEWER  
ALL CITY UTILITIES SWITING THROUGH  
AT 301-589-5838. FOR LOCATIONS OF  
CITY WATER AND SEWER THROUGH  
AT 301-589-5838. FOR LOCATIONS OF  
CITY WATER AND SEWER THROUGH  
AT 301-589-5838.

## **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, the medical clinic, 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 5,980 dwelling units, which includes the most recent approval for The Overlook, a ten-story high rise supporting 260 dwelling units.

## **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 Parcel 52. The site plan area is within a recorded lot that accommodates the existing medical clinic and facilities services.

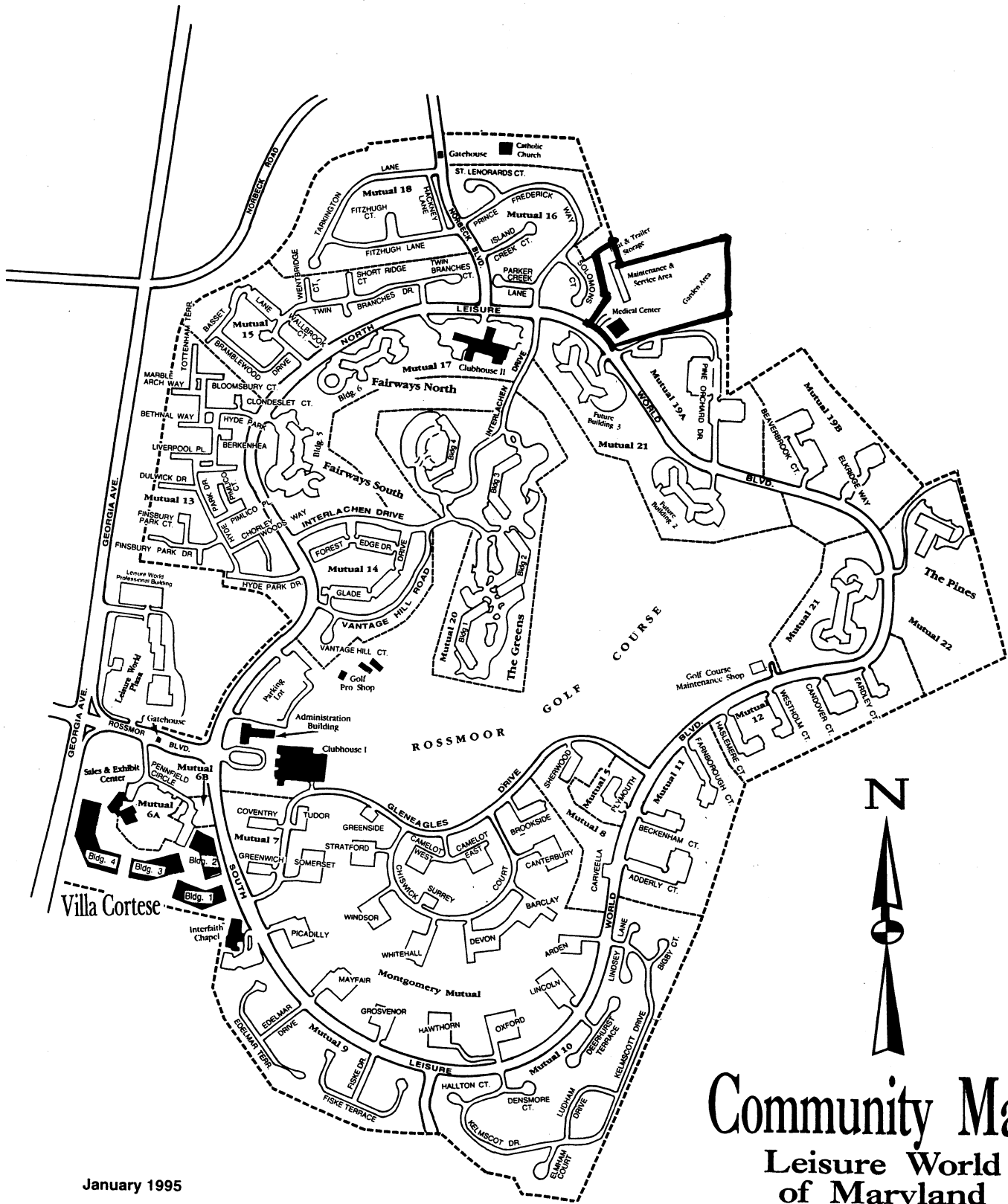
## **PROJECT DESCRIPTION: Approvals Chronology**

### **Leisure World Development History**

- **Zoning Application No. C-1169** in March 10, 1964 created Planned Retirement Community (PRC) zone for this property
- **The PRC Zone** was amended in 1969 to increase the residential mix
- **Adoption of the Aspen Hill Master Plan** in January 1971
  
- **Site Plan No. 8-73008**  
In July 31, 1974, amended for 10 dwelling units per acre or 5,725 age-restricted dwelling units  
Parcels recorded in 1977
- **G-84-4 Opinion** dated November 15, 1984
- **DPA (1984)** to change the residential unit types and total of age-restricted and non-age-restricted units of 7,831 dwelling units
  
- **Site Plan No. 8-87026** Fairways-Mutual 17
- **Site Plan No. 8-87017** Leisure World-Mutual 21 (**The Fountains**) was approved March 8, 1988, for (ten-story) Buildings #9 and #10 totaling 359 high-rise apartment units
- **Site Plan No. 8-95032** Leisure World-Mutual 21 (Area D, **Turnberry Courts** or Villa Cortese-Mutual 6C) approved on August 10, 1995, for (five-story) Buildings #1, #2, #3, and #4 totaling 270 mid-rise apartment units
- **Site Plan No. 8-00001** Rossmoor Leisure World/**Vantage Point-Mutual 21** (Part of Parcel 59, Site A) approved October 7, 1999, for 400 multi-family units with additional bus and enhanced level of bus service in place prior to occupancy
- **Preliminary Plan No. 1-01045** and **Site Plan No. 8-01015** Leisure World, **WSSC Site** was approved on May 10, 2001, for 85 single-family detached lots
- **Site Plan No.8-02030** The Overlook at Rossmoor Leisure World (Phase II of Mutual 21) was approved on June 27, 2002, for 10-story aptment building totaling 260 multi-family units

### **Current Application**

- **Site Plan Amendment No. 8-88056A** Addition to Leisure World Medical Center, Parcel 52 for a medical center of 6,930 square feet, September 12, 2002



# Community Map

## Leisure World of Maryland

January 1995

**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 medical clinic is an existing, approved 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-Parcel 52 (ac.):	-	10.0 acres
Medical Clinic Site		2.5 acres
Number of Buildings (Medical Clinic)	-	2
Building Use/ sf		
Existing medical clinic	-	10,407 sf
Proposed addition – clinic space		6,930 sf
<u>Proposed addition – unfinished storage</u>		<u>6,930 sf</u>
Total Use		24,367 sf
Building Height	100 feet	3 1.5 feet
Building Coverage - (%) Min.		
Existing medical clinic	-	10,407 sf
<u>Proposed clinic addition</u>		<u>6,930 sf</u>
Total clinic building coverage		17,347 sf
Green Space		
Internal green space	5%	1850 sf (5.6%)
Parking:		
Existing clinic parking	52 spaces	52 spaces
Proposed parking (standard)	81 spaces	81 spaces
Handicapped spaces		6 spaces
Motorcycle spaces		2 spaces
Bicycle spaces		4 spaces

The parking provided is adequate for the site.

## **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 location of the new medical clinic addition uses the site to maximum efficiency with respect to pedestrian access and safety, vehicular circulation and passenger drop off, and parking distribution. The enclosed connection of the proposed structure with the existing clinic creates attractive building massing while achieving safe, efficient, and useful conditions for the functional requirements of the clinic. The parking, likewise, is distributed at the street frontage and at the rear with close to the three public entrances to the clinic.

- b. **Open Spaces**

The open space consists of the streetscaping along Leisure World Boulevard, landscaping at the building frontage, the surface parking structures. The buildings are efficiently sited to provide adequate open space for landscaping and lighting.

The stormwater management concept for the proposed addition on May 16, 2002. Stormwater quantity management for the proposed expansion is provided in the existing Leisure World Gold Course dry stormwater management facility. An existing oil-grit separator provides stormwater quality treatment for the existing office and parking. Stormwater quality treatment for the addition is provided by an underground sand filter.

- c. **Landscaping and Lighting**

Landscaping on the site consists of enhancements to the existing street frontage plantings. The proposed improvements include additional shade trees along the street and within the existing parking areas. Landscaping for the new addition includes accent planting along the building perimeter and substantial screening along the south property line and the expanded surface parking. The new parking area will be generously planted with Linden trees for shade.

The lighting for the proposed site plan will be adequate and compatible for the



residential units on site and near by. Staff recommends modest adjustment to the proposed lighting levels to achieve zero light levels at the boundaries to Parcel 52. In all, the lighting standards proposed represent a moderate light level, far different than the standards usually sought for commercial retail or office type projects.

d. Recreation

The proposal is exempt from recreation requirements.

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.

The pedestrian paths have been provided to adjoin the existing sidewalks along the North Leisure World Boulevard and will extend that system. The path connections from the street to the building adequately define the pedestrian zones.

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

The building addition proposed creates a compatible relationship with the existing clinic and the surrounding residential structures. The view of the clinic from the street remains essentially unchanged since the new addition is located at the rear. Substantial landscape screening will provide a visual buffer on the south for both the existing clinic and the new addition. The clinic extension's placement and orientation will preserve the location of the community garden plots, retaining their access and use.

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

5. The site plan meets the requirements of Chapter 22A regarding forest conservation.

## **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. Limits of disturbance;
  - b. Conditions of DPS Stormwater Management Concept approval letters dated May 16, 2002;
  - c. The development program inspection schedule.
  - d. Street trees 40 feet on center along all public streets, as reviewed by staff;
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

February 17, 1989

TO: Montgomery County Planning Board

FROM: Staff, Urban Design Division

SUBJECT: Site Plan Review #8-88056  
Rossmoor Leisure World Medical Building, PRC Zone  
North Leisure World Boulevard  
Aspen Hill

-----

On August 31, 1988, Leisure World of Maryland Corporation filed Site Plan #8-88056 for property in the PRC zone located on Leisure World Boulevard in Aspen Hill. The plat was recorded January 6, 1978.

STAFF RECOMMENDATION

APPROVAL with the following conditions:

1. Approval of Development Plan Amendment 88-7 by Montgomery County Planning Board and Montgomery County Council;
2. Submit Site Plan Enforcement Agreement and Development Program for staff approval;
3. Submit revised landscape plan for staff approval.

EXISTING SITE CONDITIONS

This site consists of ten acres of land zoned PRC. It is part of a larger tract which is developed as a maintenance yard and garden plots. The site is served by North Leisure World Boulevard which forms the southeast boundary of the site.

All property surrounding the site is zoned PRC. However, property adjoining the tract is zoned R-200 and RE-2. Property to the north is developed as two-family attached residential (Mutual 16) and property to the south is developed with apartments (Mutual 19A). Other property adjoining the site is developed as a maintenance facility. The site is level with no vegetation other than grass.

PROPOSED DEVELOPMENT

The proposal consists of one building, a medical center, which is centrally located on the site. Parking for 52 vehicles is provided to the front and rear of the building. Green space is provided between the parking lots and the building and between the building and the road.

CONSISTENCY WITH APPROVED DEVELOPMENT PLAN

The Development Plan 84-1 was approved on November 15, 1984 and is currently being revised. The site plan is consistent with the proposed Development Plan Amendment 88-7.

CONFORMANCE WITH PRC ZONE

The site plan conforms to the standards in the PRC zone and in the Off-Street Parking section of the Zoning Ordinance as set forth in the following table.

SITE PLAN DATA TABLE

<u>Standards in the Zone</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Building Coverage	15%	Less than 15%
Green Area	65%	More than 65%
Height	90'	Approx. 25'
Off-Street Parking	52 spaces	52 spaces

The proposed new medical center is well located on the site with sufficient parking contained in two lots. Sidewalks on the site will tie into an existing sidewalk along North Leisure World Boulevard. The vehicular entrance is located between the site and the existing maintenance facility. This 25-foot roadway will serve both the medical center and the maintenance facility. The front parking lot is designed to accommodate the Leisure World buses so patients have bus access directly in front of the building.

Landscaping within the parking lots and in the garden areas adjacent to the building is adequate. However, staff should review a revised landscape plan that addresses other parts of the site including screening.

CONCLUSION

Staff finds that with the previously stated conditions, the project is compatible with the adjacent properties. The building is located away from the adjacent residential development and is well landscaped. The parking lots will be well landscaped and screened. Stormwater will be effectively conveyed from the site.

RB:ab/b:sp88056



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD  
OPINION

Site Plan Review #8-88056  
Project: Rossmoor Leisure World  
Medical Building

Date Mailed: March 2, 1989

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

On August 31, 1988, Leisure World of Maryland Corporation submitted an application for the approval of a site plan for property in the PRC zone. The application was designated Site Plan Review #8-88056.

On February 23, 1989, Site Plan Review #8-88056 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:

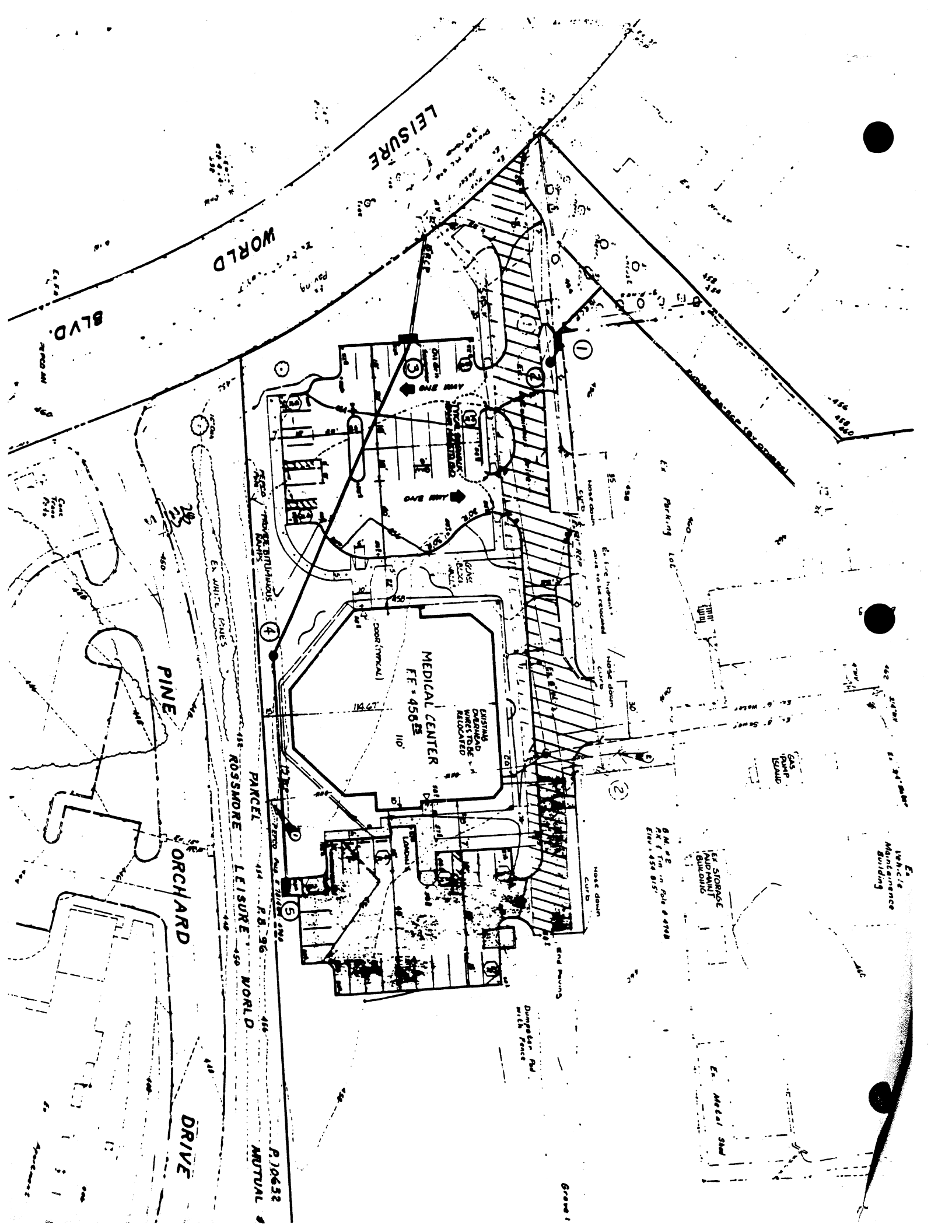
1. the Site Plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient; and
3. each structure and use is compatible with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

The Montgomery County Planning Board approves Site Plan Review #8-88056 as follows:

11,400 square feet - medical offices

subject to the following conditions:

1. Approval of Development Plan Amendment 88-7 by the Montgomery County Council.
2. Submit Site Plan Enforcement Agreement and Development Program for staff approval.
3. Submit revised landscape plan for staff approval.



LEISURE

WORLD

BLVD.

PINE

ORCHARD

DRIVE

PANSEL

ROSHMORE

LEISURE

WORLD

P. 10632  
MUTUAL

MEDICAL CENTER  
FF # 4562

EXISTING  
CHANGING ROOMS TO BE  
RELOCATED

Vehicle  
Maintenance  
Building

Gas P.  
Station

Ex. STORAGE  
LAUNDRY  
BUILDING

Ex. Metal Shop

8M. 2E. 10. 5010 4100  
10. 5010 4100  
Elev. 1. 450 815'

Dumpster Pad  
with fence

Gravel



EPD Recommendation to Dev Rev Div:  X  Approve w/conditions as noted below

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS**

TO:  Malcolm Shaneman   
Development Review Division

SUBJECT: Plan #  8-88056A , Name  Leisure World Medical Center Parcel 52   
Plan is for 6930 square foot medical center addition and 6930 square feet of  
additional parking.  
DRC date:  July 1, 2002

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

**SUBMITTAL ADEQUACY**

X  Plan is complete. (see recommendations below)

**EPD RECOMMENDATIONS:**

X  Approval.

X  Comments:

Submit a planting schedule /list of plantings as part of the Landscape Planting Plan.

Development of Project Plan was approved before January 01, 1992. Site plans were not approved by July 01, 1992, but the PD was 75% or more complete on January 01, 1992. Project will not involve forest clearing.

SIGNATURE:

DATE:  27JUN2002

Dominic Quattrocchi, Environmental Planning Division 301 495 1323

cc: engineer/applicant

**Reminder:** Address your submissions/revisions to the Reviewer who completed the Comments sheet.  
Put the Plan numbers on your cover/transmittal sheets.





RECEIVED

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

May 16, 2002

Robert C. Hubbard  
Director

Steven L. Wilde  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request  
for Leisure World Medical Center  
SM File #: 205349  
Tract Size/Zone: 10 acres/PRC  
Total Concept Area: 1.2 acres  
Tax Plate: HS562  
Parcel(s): 52  
Montg. Co. Grid: 30E2  
Watershed: Northwest Branch

Dear Mr. Wilde:

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 consists of on-site water quantity control via the existing Leisure World Golf Course detention pond and on-site water quality control via construction of a structural sand filter.

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

- Review of the stormwater management computations will occur at the detailed plan review stage.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 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 Mark Etheridge at 240-777-6338.

Sincerely,

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



RRB:enm.CN205349.mce

