



MCPB
7/29/04
Item #6

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

DATE: July 22, 2004
TO: Montgomery County Planning Board
VIA: Richard Hawthorne, Acting Chief
Michael Ma, Supervisor *Ma*
Development Review Division
FROM: Mary Beth O'Quinn *mboq*
Planning Department Staff
(301) 495-4571

REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 189 multifamily units
PROJECT NAME: **Creekside at Rossmoor Leisure World**
CASE #: 8-04030
REVIEW BASIS: Site Plan Review required for the PRC Zone [§59-C-7.49(b)]
ZONE: Planned Retirement Community Zone
LOCATION: Leisure World Boulevard and Pine Orchard Drive, 1375 feet east of Gleneagles Drive
MASTER PLAN: Aspen Hill
APPLICANT: Rossmoor – IDI Overlook, L.P.
FILING DATE: April 26, 2004
HEARING DATE: July 29, 2004

STAFF RECOMMENDATION: Approval of 189 multifamily units with the following conditions:

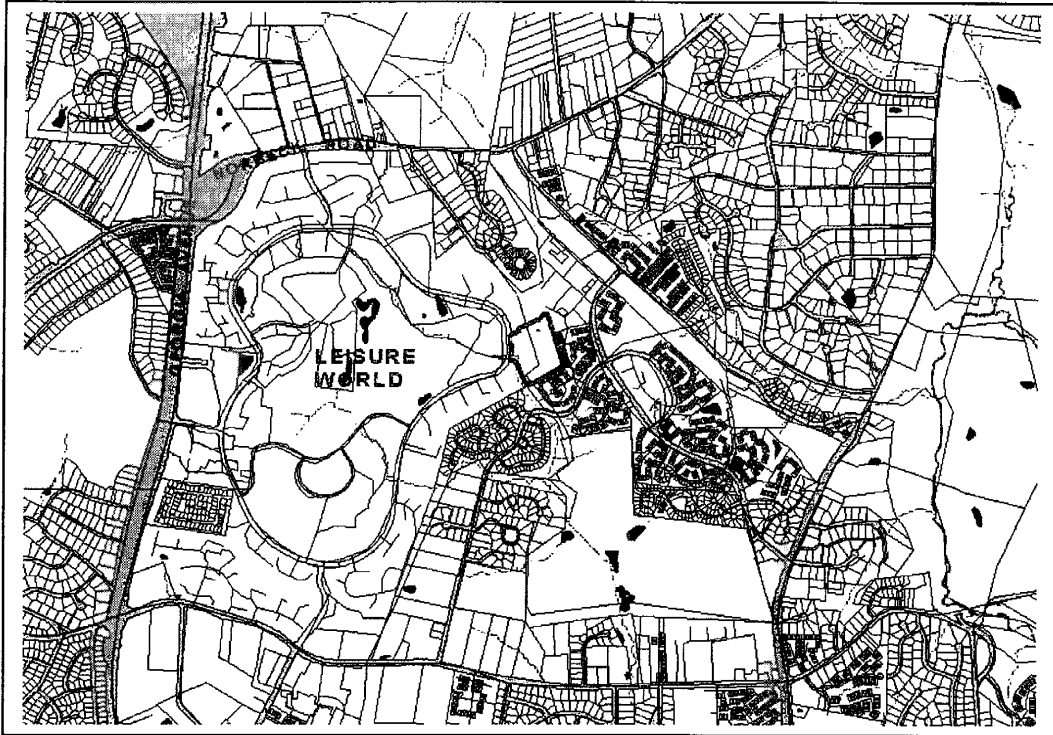
1. Stormwater Management
Conditions of MCDPS stormwater management concept approval dated April 14, 2004.
2. Conditions of Transportation Planning Division memo dated July 20, 2004, including:
 - a. Limit the site plan to 189 high-rise apartments for residents 50 years and older;
 - b. Continue the previously required private shuttle bus program which now serves the Leisure World Community to include bus service to the subject site;
 - c. Restrict any additional housing units within Leisure World to further Adequate Public Facilities review.
3. Environmental Planning, communication dated July 23, 2004:
 - a. Submit the Final Forest Conservation Plan (including Tree Save Plan) and an Invasive Species Management Plan for staff approval prior to signature set;
 - b. Provide standard split rail fence for all forest conservation easement boundaries.
4. Signature Set
Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided, subject to staff review and approval:
 - a. Site Plan
 - i. Show Forest Conservation easements on all drawings sheets;

- ii. Label **building heights**, building and parking **setbacks** at all property lines and parcel boundaries;
 - iii. Denote methods and locations of **tree protection**;
 - iv. Attach note stating the M-NCPPC staff must **inspect** tree-save areas and protection devices prior to clearing and grading;
 - v. Provide the **development program** inspection schedule;
 - vi. Delete parking spaces labeled “future possible parking” from plan;
 - vii. Verify that five feet clear sidewalk width is provided for all sidewalks; verify that sidewalks adjacent to head-in parking are minimum 7 feet in width;
 - viii. Show bus or transit stops on plan;
 - ix. Show LODs, all easements, road dedications, crosswalks; show square footage for all parcels of green space;
- b. Landscape Plan
- i. Show details and materials for all retaining walls and terraces; all retaining walls must be constructed of masonry materials; show top and bottom elevations;
 - ii. Provide details for exterior recreation amenities, including dimensions of such areas, paving materials, furnishings and fixtures;
- c. Architectural Plan(s):
- i. Provide building ground floor architectural plans showing access to the outdoor public terraces and natural areas; show finished floor levels; show outdoor sitting areas and details for fixtures, furnishings, and lighting.
 - ii. Provide floor plans showing all indoor recreational amenities, such as community rooms, library, indoor exercise facility; verify that recreational amenities meet spatial and qualitative requirements of *MNCPPC Recreational Guidelines (2002)*;
 - iii. Provide architectural floor plan(s) of the garage showing HC parking spaces;
- d. Lighting
- i. Provide photometric lighting plan: Lighting Calculations Summary showing average/maximum and average/minimum ratios;
 - ii. Provide details, specifications, and locations for exterior lighting fixtures.
5. Site Plan Enforcement Agreement
 Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
- a. Development Program to include a phasing schedule as follows:
 - i. **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;
 - ii. **Landscaping** associated with each parking lot and building shall be completed as construction of each facility is completed;
 - iii. **Pedestrian pathways** associated with each facility shall be completed as construction of each facility is completed;
 - iv. **Clearing and grading** to correspond to the construction phasing, to minimize soil erosion;
 - v. **Coordination** of each section of the development and roads;
 - vi. **Phasing** of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features;
6. Forest Conservation Plan
 Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
7. Clearing and Grading
 No clearing or grading prior to M-NCPPC approval of signature set of plans.

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

Site plan review addressed site design as related to tree save and reduction in impervious area; the site and landscape plans have been modified to include additional sidewalk connections to the street and increased landscape areas to accommodate shade trees within the parking lots

Staff has received two letters from members of the community concerned about traffic congestion and tree loss on the subject land parcel. The applicant proposes providing the full number of parking spaces required.



The site as shown on the eastern edge of the age-restricted portion of Leisure World. The site represents the only remaining undeveloped land parcel included in the 1984 development plan.

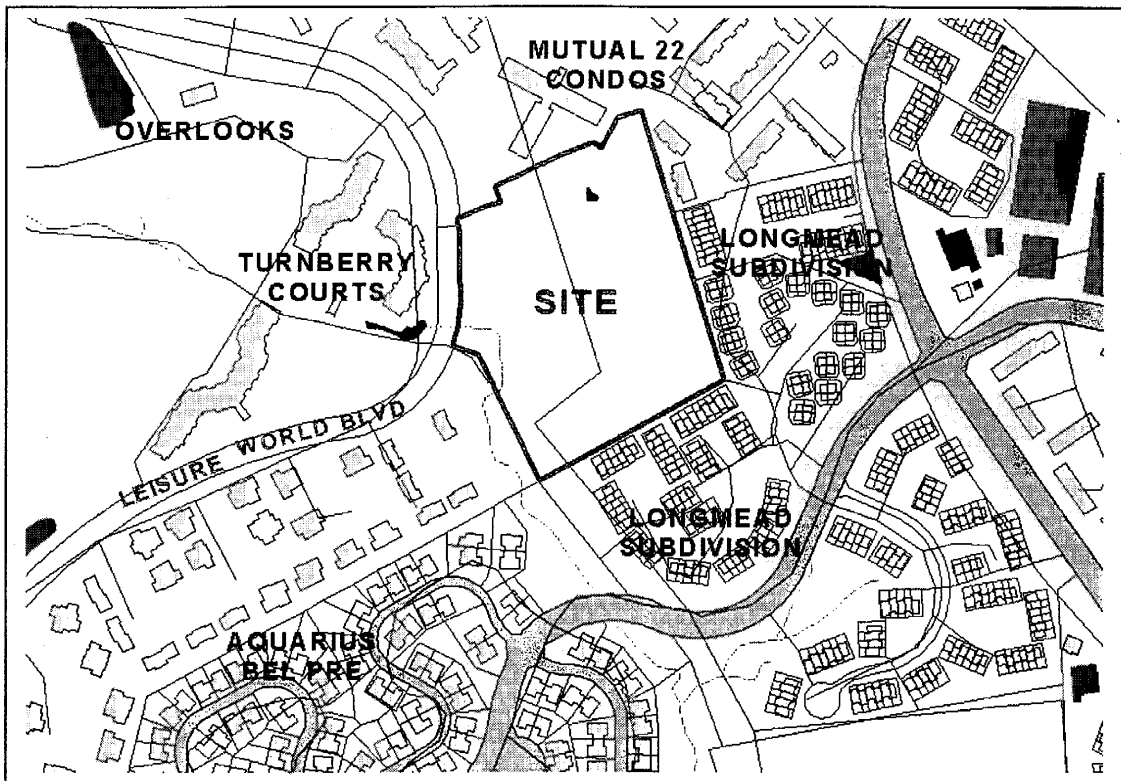


PROJECT DESCRIPTION: Surrounding Vicinity

The site, known as Creekside, is located in the eastern portion of the Leisure World development, within Mutual 26. The site plan implements the Amended Development Plan approved in April 1984. It is part of the Leisure World Planned Retirement Community (PRC), which was begun in 1964, over thirty-five years ago. The site's location, on South Leisure World Boulevard, lies less than 1,000 feet from the juncture of North Leisure World Boulevard and South Leisure World Boulevard, making the new development accessible from both roads.

The site is bounded by the Longmead neighborhood, composed of townhouses and duplex residential units, on the east and south; the Condominiums of Rossmoor (Mutual 22) lies to the subject site's north; Turnberry Courts, a Leisure World mid-rise structure is located to the west across Leisure World Boulevard.

The subject parcel represents the single land area remaining undeveloped within the 1984 Development Plan. The proposed project and all surrounding areas are within the age restricted areas of Rossmoor Leisure World.



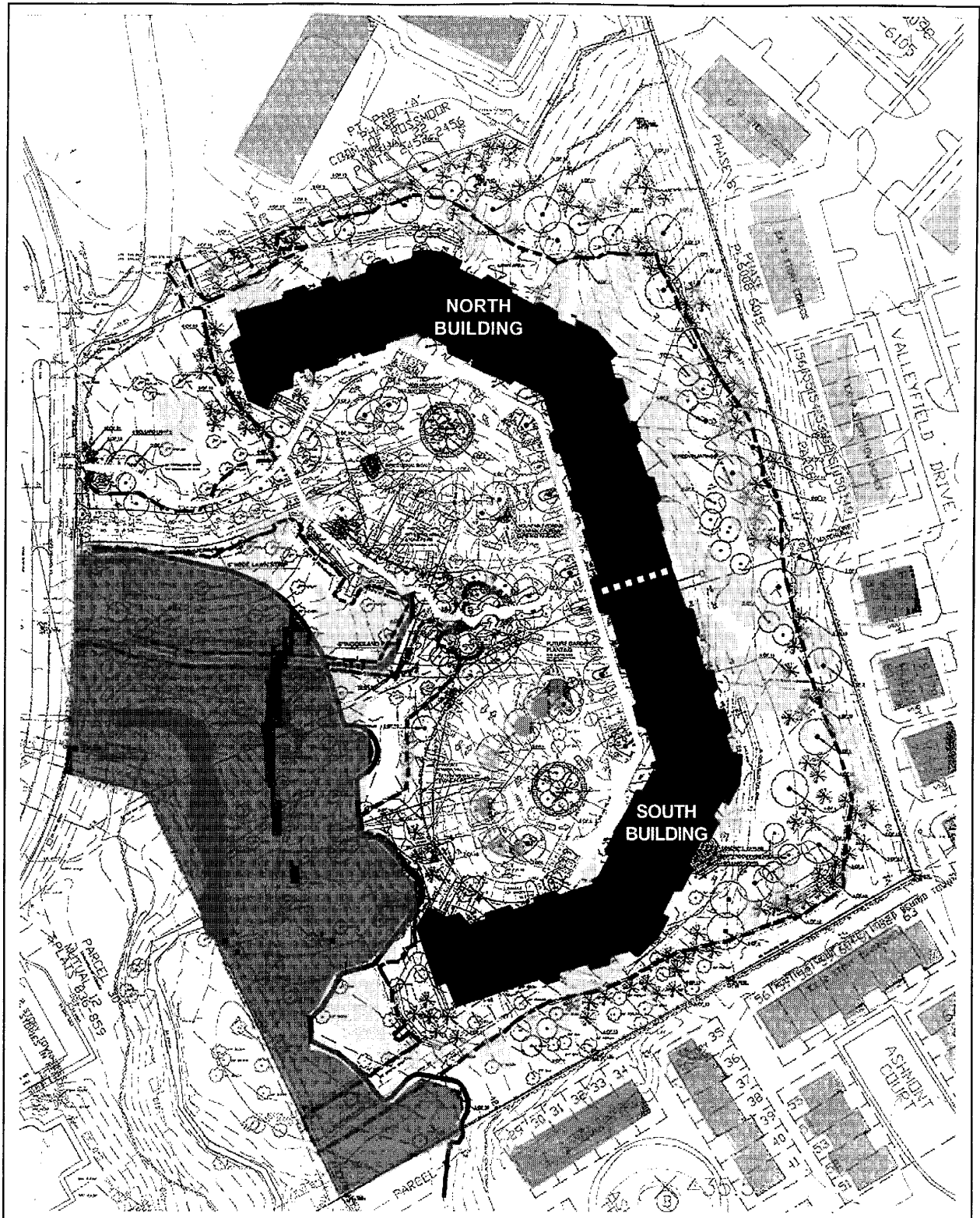
PROJECT DESCRIPTION: Site Description

The 12.15-acre site is a roughly rectangular vacant parcel oriented along a northwest-southeast axis, and characterized by evenly wooded areas across the site. Street frontage of the lot measures about 375 feet; the rear lot line, adjacent to the Longmead neighborhood measures about 800 feet. The site's natural topography features consistent slopes of approximately 8% that rise from the street upward from the street frontage; the topography flattens somewhat at the unforested area near the site's center, a distance of 150 feet from the rear lot line. A stream buffer occupies about ½ of the southwest quadrant of the site, with wetland buffers indicated as well near the 100-year floodplain.

The existing site supports high quality forest of 11/50 acres, based on a maturing composition of red oak, white oak, beech, and hickory species. Forestation within the stream buffer measures 1.80 acres, with 0.26 acres of wetlands. Specimen trees are common throughout the property. Mature size, class 18-24 caliper are dominant. The understory vegetation features Crane-fly Orchid.



PROJECT DESCRIPTION: Proposal



Landscape Plan for Creekside showing the stream valley buffer (red line), forest conservation (dark green), wetlands (blue), the sidewalks (yellow), the nature trail (orange), the limits of disturbance (black dotted line).

The site plan proposal addresses a one-phase project within Mutual 26. The project footprint wraps the rear and sides of this small 12.15-acre Mutual parcel. The proposal consists of 189 dwelling units within a 5-story tall structure, constructed as two adjoined buildings. The building features a wide U-shaped footprint, the concave portion of the building facing the street. Surface parking, set back from the street at least 200 feet, is accommodated as two semi-circular forms oriented to each building "arm." The building is designed to accommodate underground parking, with the living units on the upper floors.

The front doors are centrally located within each building. Vehicular entries to the buildings placed at two points, at each end wing, equi-distant from the pedestrian entrance of the building; for the lower level garage, the entry is placed at the end of the building. Sidewalks are located at the head-in parking spaces along the building façade and connect to the front doors and to Leisure World Boulevard beyond.

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

Recreation for the site is provided by the pedestrian system on and off site, the community plaza area on site behind the building, and the community room within each building. Other community-wide facilities include the swimming pool, pedestrian systems, exercise facilities, sitting areas etc. Additionally, the site provides the many recreational features that are required within the PRC Zone such as the golf course.

Final floodplain study approval and delineation by DPS shall occur prior to issuance of sediment control permit. Storm water management consists of water quality control via onsite bioretention facilities, and water quantity control downstream in an existing golf course facility.

PROJECT DESCRIPTION: Leisure World Development

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

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

PROJECT DESCRIPTION: Prior Approvals

The 1984 Development Plan Amendment:

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

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

The original Development Plan designated the subject area as Parcel A and a portion of Parcel 59. The site plan area is within a recorded lot.

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

ANALYSIS: Conformance to Master Plan

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

ANALYSIS: Conformance to Development Standards - PRC Zone

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>Proposed</u>
Lot Area (ac.):	-----	12.15 acres
<u>Number of Buildings</u>	-----	2 buildings <i>see note</i> ¹
<u>Density</u> Leisure World	10 units/acre max	9.1 units/acre
<u>Number of Dwelling Units</u>	240 (per Dev Plan)	189
One Bedroom		110
Two Bedroom		79
<u>Building Height</u>	100 feet	+/- 65 feet
<u>Building Coverage - (%) Max.</u>		
Buildings	15% GTA I	13.9%
Impervious Area	-----	30% (3.65 acres)
<u>Green Space (%)Max.</u>		
Site Plan	65%	72% (7,928 sf)
<u>Parking:</u> The parking provided is adequate for the site.		
Requirement: (110 1-BR @ 1.25 per = 138 spaces) + (79 2-BR @ 1.5 per = 119 spaces) = 256 spaces		
Provided		
Standard Surface Parking		142
Standard Garage		114
		256
Including H/C		10
Bicycle		13
Motorcycle/Golf Cart		9

footnotes:

¹ The two adjoining buildings will be constructed as one structure over an underground garage.

RECREATION CALCULATIONS

<u>DEMAND POINTS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	<u>TOTALS</u>
<i>per 100 units</i>	D1	D2	D3	D4	D5	
Building Type: High-rise	4	4	4	77	46	135
PROJECT DEMAND	7.56	7.56	7.56	145.33	86.94	255.15

<u>SUPPLY POINTS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>	
	D1	D2	D3	D4	D5	
On Site Facilities						
Sitting (8)	8.00	8.00	12.00	40.00	16.00	84.00
Community Rm	0.76	1.13	2.27	43.66	34.78	82.59
Pedestrian System	0.76	1.51	1.51	65.49	39.12	108.39
Natural Area	0.00	0.38	0.76	14.55	4.35	20.38
On Site Total	9.51	11.02	16.54	163.70	94.25	295.02
Within Leisure World						
Tennis	0.00	1.50	10.50	24.00	1.00	37.00
Multi-Age Play	9.00	11.00	3.00	7.00	1.00	31.00
MP Court	2.00	5.00	7.00	8.00	1.00	23.00
Swimming Pool	0.52	0.52	0.52	10.01	5.98	17.55
Off Site Total	11.00	16.00	10.00	15.00	2.00	54.00

<u>SUPPLY/DEMAND RATIOS</u>	<u>Tots</u>	<u>Children</u>	<u>Teens</u>	<u>Adults</u>	<u>Seniors</u>
	D1	D2	D3	D4	D5
On Site Ratio	126%	146%	219%	108%	115%
Off Site Ratio ¹	406%	552%	991%	368%	407%

¹ Maximum off-site recreation credit is limited to 35% per the MNCPPC Recreation Guidelines

FINDINGS for Site Plan Review

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

- a. Location of Buildings

The two joined buildings are sited to provide acceptable access from the street while preserving significant forestation along the street frontage, and accommodating challenging topographical grading. The placement of the U-shaped building allows reasonable area to the rear of the buildings to plant additional trees for screening and shade.

The centralized entry located in-between the two buildings allows for a centralized ingress/egress to the street for each building and allows for the benefits and efficiencies of combining parking and vehicular access. The building locations allow for easy orientation on site, allow for the avoidance of the underground utility lines and, with modifications, the preservation of a portion of the site's significant forestation.

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

- b. Open Spaces

The stream buffers per the Environmental Management Guidelines for this site extend 125' from the channelized stream on the property. The applicant proposes to protect the stream buffer, however, while grading for the installation of building foundations and the parking garage at in areas touching the buffer.

Given the long standing land use/ density expectations, the on-site limitations, and the location of this development within a developed area in need of many unfunded stream valley improvements, staff believes that offsetting improvements, including the stream restoration at the Overlook, are uniquely appropriate on this site.

The stormwater management concept for the proposed development was approved with conditions by the Montgomery County Department of Permitting Services (DPS) on April 14, 2004. Stormwater management consists of water quality control via onsite bioretention facilities, and water quantity control downstream in a golf course facility. DPS approval of the final floodplain study and delineation shall occur prior to issuance of sediment control permit.

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

There are 8.72 acres of green space provided within the site's boundaries, around the buildings and within the forestation areas at the streetfront. Sitting areas will be provided beyond the buildings, paths have been provided in natural areas, and as lead walks. The indoor community room and the exterior terrace provide on site recreation for the facility, in addition to the outdoor terraces for resident use.

c. Landscaping and Lighting

Landscaping on the site consists of a well-landscaped site that represents the maximum of attractiveness for a multifamily residential proposal. The base of the building will include detailed plantings that will create an attractive transition between the parking lot and the structure. The street frontage forestation will screen the parking and provide natural areas of visual interest that contrast with the formal shade trees and accent ground cover plantings that define the building entrances with its surface parking.

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

d. Recreation

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

e. Vehicular and Pedestrian Circulation

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

A sidewalk has been provided to adjoin the existing sidewalks along the South Leisure World Boulevard and will extend that system. The path connections and connect the building to the street will improve pedestrian safety by more closely defining the pedestrian zones within the parking lot and entry drive.

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

The buildings are located to preserve a significant portion of the site's forestation adjacent to Leisure World Boulevard. The height of the building (5 stories), its materials and massing will foster a more compatible relationship with the surrounding existing development of town homes and duplexes within the Longmead neighborhood than would the high rise typology employed elsewhere in Leisure World. The smaller scale, along with architectural features, such as a mansard roof, will relate well to the streetfront "forest" as well as to the surrounding one-family homes and achieve suitable compatibility in size, scale, and materials.

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

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

5. The site plan is exempt from all applicable requirements of Chapter 22A regarding forest conservation due to its classification as a Planned Unit Development approved prior to January 1, 1992.