



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

MCPB No. 16-005  
Site Plan No. 81986096B  
Bedford Court Vestibule Renovation  
Hearing Date (Consent Item): January 28, 2016

**FEB 10 2016**

**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, by opinion dated February 19, 1987, the Planning Board approved Site Plan No. 819860960, for a congregate care facility with 230 dwelling units on 4.15 acres of PRC-zoned land, located on Georgia Avenue at its intersection with International Drive ("Subject Property"), in the Aspen Hill Master Plan area; and

WHEREAS, by opinion dated June 13, 1989, the Planning Board, approved an amendment to the Site Plan No. 81986096A for minor adjustments to the footprint of the building, reconfiguration of the multipurpose room and the walkways, and addition of parking spaces; and

WHEREAS, on November 18, 2015, Sunrise Senior Living ("Applicant"), filed an application for approval of an amendment to the previously approved site plan(s) for approval of the following modifications:

1. 165-square foot sun porch addition; and
2. Renovation of an existing 295-square-foot vestibule;

WHEREAS, the November 2015 application was designated Site Plan No. 81986096B<sup>1</sup>, Bedford Court Vestibule Renovation ("Site Plan," "Amendment," or "Application"); and

<sup>1</sup> The Site Plan was incorrectly assigned No.81989012A, which references the neighboring property south of the Site. Although noticing and review of this application were done under the incorrect number, this staff report, Planning Board agenda and this resolution contain the correct number for the record which is 81986096B.

Approved as to  
Legal Sufficiency

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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 January 15, 2016 setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on January 28, 2016 Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below;

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81986096B, subject to the following conditions:

1. The development must comply with the conditions of approval for Preliminary Plan No. 119861190, dated November 6, 1986.
2. The development must comply with the conditions of approval for Site Plan No. 819860960 dated February 19, 1987 and a subsequent Site Plan Amendment No. No. 81986096A, dated June 13, 1989, except as amended by this Application.
3. 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.

BE IT FURTHER RESOLVED that all other site plan 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 Bedford Court Vestibule Renovation 81986096B, 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

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as set forth 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 Unless specifically set forth herein, this Amendment:



1. Does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.
2. Only applies to the Subject Property and satisfies all previous approvals including Site Plan No. 819860960 and Site Plan Amendment No. 81986096A.
3. 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 Amendment 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.
4. Satisfies all development standards under Section 59.8.3.5.C as follows: no change in the tract area of the existing building; the addition does not violate any required setback for the Subject Property; the addition is within the maximum building coverage of 30% for the Subject Property; it meets the minimum 30% open space requirement for the Subject Property; and the addition does not require any new vehicle parking spaces.
5. Satisfies the applicable requirements of Chapter 19, Erosion, Sediment Control, and Stormwater Management. The Subject Property is exempt from Forest Conservation Plan requirements and does not require storm water management review.
6. 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.
7. Substantially conforms with the recommendations of the applicable master plan any guidelines approved by the Planning Board that implement the applicable plan. The Subject Property is part of the 618.5-acre site identified in the 1994 Aspen Hill Master Plan as Significant Parcel 19, PRC – Age-Restricted Areas (Leisure World

and the Surrounding Area) (page 72). The Master Plan does not have specific recommendations for the Subject Property, but has recommendations regarding density, roads, and water and sewer capacity for Leisure World and the surrounding area. The sun porch addition to an existing independent senior living facility and the renovation of the existing vestibule will be in conformance with the Master Plan in that the improvements will enhance the existing independent senior living facility recognized in the Plan.

8. Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, public roads, storm drainage, and other public facilities.
9. Will not impact the public facilities for the Subject Property.
10. Will not disturb the residential appearance of the building and does not disturb the residential character of the neighborhood. The Subject Property is surrounded by residential and commercial developments. The Amendment maintains the residential appearance and character of the existing development and therefore is compatible with the adjacent developments in the area.

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 the date of this written resolution is FEB 10 2016 (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

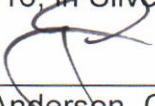


Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**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 motion of Commissioner Fani-González, seconded by Commissioner Dreyfuss, with Chair Anderson, and Commissioners Dreyfuss and Fani-González voting in favor, and Vice Chair Wells-Harley and Commissioner Presley absent, at its regular meeting held on Thursday, January 28, 2016, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board