



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

MCPB
Item #
December 7, 2006

MEMORANDUM

DATE: November 13, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*

FROM: *DJ* Dan Janousek, AICP (301-495-4564)

REVIEW TYPE: Development Plan Amendment

CASE NUMBER: DPA-07-01

PROJECT: Leisure World, Villa Cortese – 48 Additional Dwelling Units

APPLICANT: Rossmoor-IDI Villa Cortese, LP

LOCATION: Georgia Avenue

ZONE: PRC

MASTER PLAN: Aspen Hill

FILING DATE: July 28, 2006

PUBLIC HEARING: December 18, 2006

I. STAFF RECOMMENDATION:

APPROVAL of the Development Plan Amendment.

The staff makes note that there is no opposition to the Development Plan Amendment at this time and recommends that the amendment be placed on the first available District Council agenda without the necessity of a public hearing by the Hearing Examiner. The terms and conditions of all of the applicable prior regulatory approvals and agreements will remain in effect, except as affected by the conditions of this Development Plan Amendment.

II. SUMMARY

The applicant seeks to amend the subject Development Plan for the *Villa Cortese* portion of the *Leisure World* retirement community. The proposal will increase the density in the age-restricted section of the Leisure World development by 48 dwelling units, from 5,725 to 5,773 dwelling units. The total land area of the age-restricted section is 618.50 acres. This area is not increasing as a result of this proposal. The general shape and location of the site area is shown on the attached land use and development plan (Attachment 1). The applicant has also submitted an "Illustrative Site Plan" (Attachment 2) that will be evaluated.

III. DESCRIPTION

A. Description of Property and Site Area

The subject property is the age-restricted section of Leisure World, which consists of 618.5 acres of land located on the east side of Georgia Avenue in the Aspen Hill area. This large property contains a small 1.63-acre site (the subject site) that provides the location for the proposal. More precisely, the site is in the southeast quadrant of the intersection of Georgia Avenue and Rossmoor Boulevard. The site is on Part of Parcel 2. The site has an irregular shape. There is a sales office and a surface parking facility on the site, but most of the site is covered with trees and lawn. There are no wetlands, rare, threatened or endangered species on the site at this time. There are no known historic features on the site.

Figure 1. Property Location

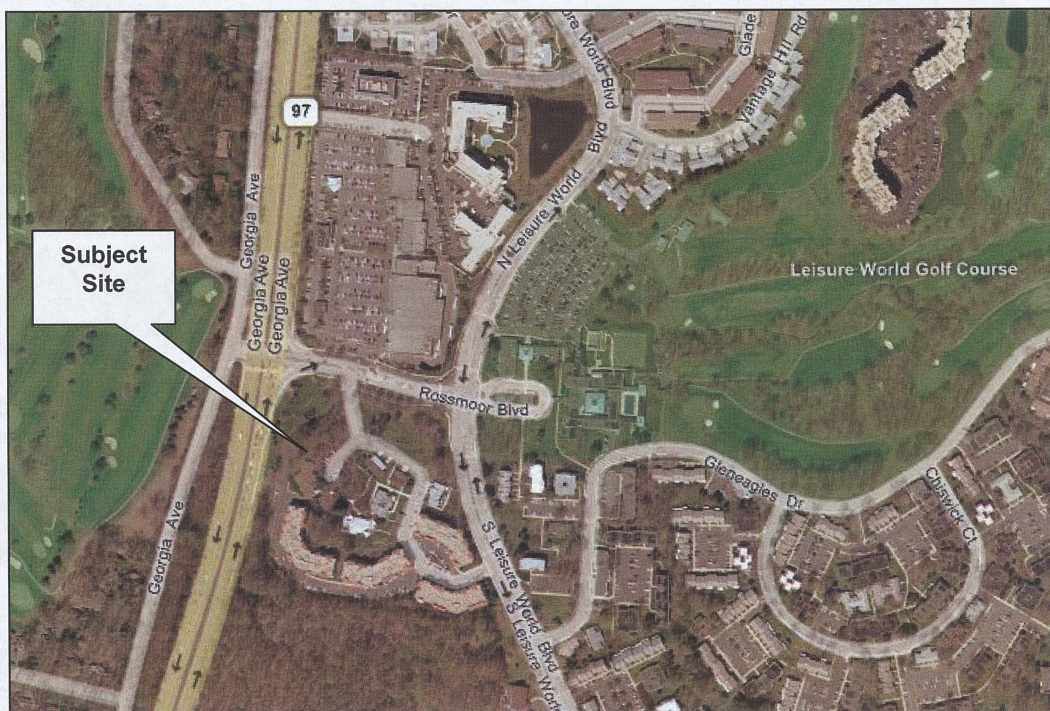
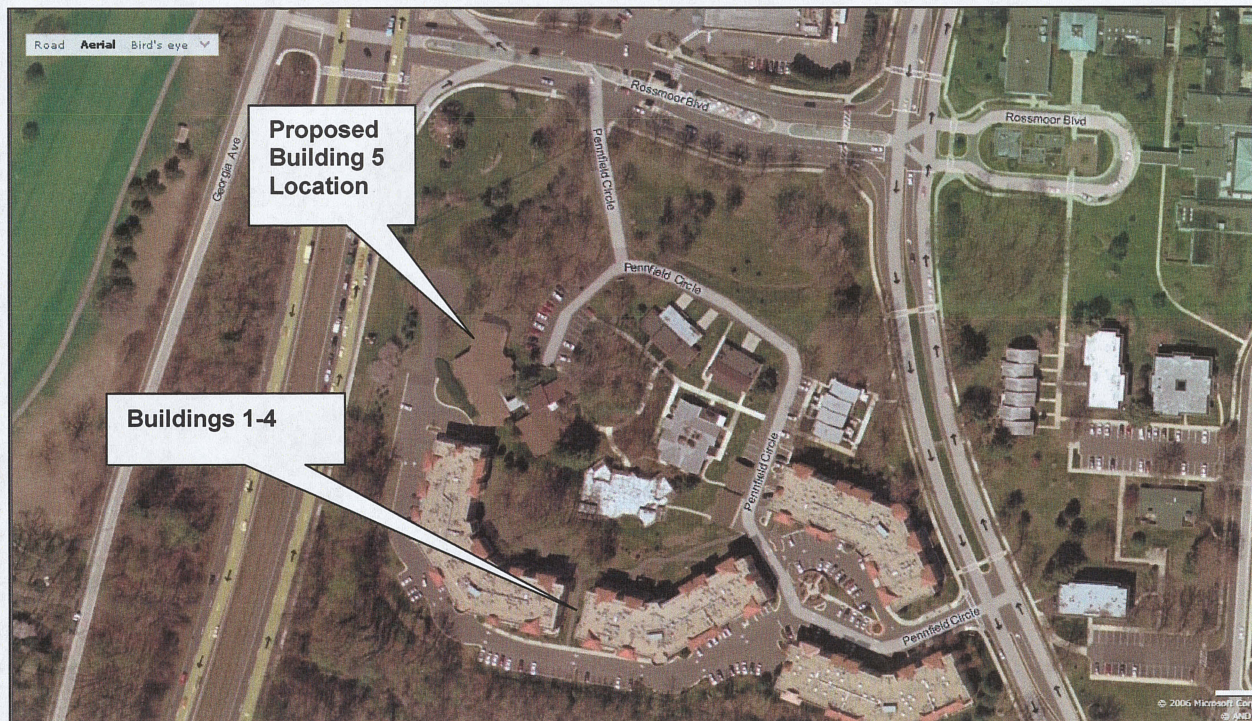


Figure 2. Location (Close Up)



The photographs above depict the current conditions of the subject site, which is in the *Villa Cortese* section of *Leisure World*. A Site Plan for 228 dwelling units in five buildings was approved for the *Villa Cortese* area in 1993. Four of the buildings were constructed and are depicted in the lower portion of the above photo. These four buildings contain 170 dwelling units. The remaining approved density was transferred to another location in *Leisure World* called *Creekside* in 1993 (Site Plan #8-93001). Other existing buildings currently on the site include a *sales-model area*, which is connected to a *sales-office building* located adjacent to the site (See Figure 3).

IV. INTENDED USE AND APPROVAL PROCEDURES

A. Land Use and Development Plan

The applicant needs approval of this amendment to construct the fifth building for the proposed 48 additional dwelling units because the density was previously transferred to the *Creekside* development. This DPA application, if approved, would increase the permitted density in the age-restricted section by 48 dwelling units, from 5,725 to 5,773 dwelling units. The requested overall density of 5,773 units for the age-restricted portion of *Leisure World* is consistent with the *Aspen Hill Master Plan*.

The sales model area will be demolished to make way for the proposed building that is shown on the attached *Illustrative Site Plan* (Attachment 3). The sales-office building will be renovated to include three dwelling units. The applicant will provide 6 MPDU's on site, or 12.5 percent of the proposed 48 dwellings. The entrance to the site is from *Rossmoor Boulevard*. This is an existing entrance that will be improved as part

of the proposal. The proposed green area is on the corner of Georgia Avenue and Rossmoor Boulevard. This is also the location of the Leisure World globe.

Figure 3. Building Locations



The physical descriptions provided in this report should be considered illustrative. The applicant's evidence and testimony established that if the amendment is granted, key elements such as density, setbacks, building coverage, green area, height of buildings, parking and internal road width will be determined during the Planning Board's site plan review process. These elements are shown in the table attached to the development plan (Attachment 2) and provided below. The development plan meets the minimum requirements of the PRC Zone. A site plan or site plans consistent with an approved development plan must be submitted and approved in accordance with the provisions of Section 59-D-3 pursuant to Section 59-D-1.8.

B. Development Plan Summary

Minimum Area of Tract:	618.5 age restricted acres (983.36 total PRC Zone acres)
Dwelling Units Per Area:	9.3 dwelling units per acre (48 + 5,725 d.u.'s/618.5 ac.)
Number of dwelling units:	48 dwelling units proposed on site for 5,773 total dwelling units for age the restricted area (42 Market Rate Units)

Development Plan Summary continued

MPDUs:	12.5% (6 Moderately Priced Dwelling Units)
Setbacks:	Not less than 100 feet from tract boundary
Building Coverage	12 percent (75.7 acres excluding building coverage per 8-04030 plus proposed 0.5 acres / 618.5 acres)
Green Area:	67 percent (416.2 acres excluding green area per 8-04030 less proposed 0.5 acres / 618.5 acres)
Building height:	Not greater than 39 feet (for the proposed building)
Parking	62 spaces (36 surface spaces and 26 garage spaces)
Interior Roads	22-foot minimum width

The following table summarizes the total residential development requested by the applicant and shown on the development plan.

Table 1. RESIDENTIAL DEVELOPMENT DU = "Dwelling Units"

	REQUESTED FOR APPROVAL In Bold Italics
Previously Approved Age Restricted Housing	5,491 DU
Previously Approved Extended Care Facility	234 DU
<i>Proposed Building 5</i>	<i>48 DU</i>
Proposed - Total Age Restricted Housing	5,773 DU
Total Previously Approved Non-Age Restricted Housing	2,106 DU
CaseG-782	85 DU
Total Dwelling Units in the PRC Zone	8,162 DU

With the additional 48-unit building, this proposal would represent about 9.3 DU/acre for the entire 618.5-acre area. The building would include at least the minimum number of moderately priced dwelling units ("MPDUs") required under county law (12.5 percent for 6 MPDU). The preliminary mix of units is not provided. The Applicant has not committed to constructing the MPDUs on site, but they have requested that the County apply a reduction in required parking for the provision of MPDUs. Right-of-way dedications will be provided. The proposed development would satisfy the zoning ordinance requirements by designating 67 percent of the total area to green space (approximately 416 acres).

The proposed building will hold 48 dwelling units on four (4) floors. The proposed building will be no more than 39 feet in height, the maximum allowed height in the PRC Zone within 500 feet of the boundary line. The building location efficiently utilizes the entirety of the site area, while respecting neighboring land uses. The four-story building will be situated on that portion of the Villa Cortese section of Leisure World facing Georgia Avenue. The new building will mimic the other four existing residential buildings there (see below)



The building will provide a total of 62 parking spaces, 36 of which will be surface parking with the remaining located below grade. Vehicular access to the parking garage will be located on the south end of the building. The proposed building will utilize similar materials as the surrounding buildings.

The applicant's Illustrative Site Plan (Attachment 3) shows wide sidewalks surrounding the building, green space and landscaped areas along Georgia Avenue. Several rows of trees are shown along Georgia Avenue, and additional planting beds along the front of the building are proposed. The general location and alignment of the building and surface parking is shown on the Illustrative Site Plan.

V. ADDITIONAL REVIEW REQUIREMENTS

If the District Council approves the amended development plan, the plan must be certified and filed as provided in section 59-D-1.64. The applicant will revise and submit a preliminary plan and a site plan to reflect the change in land use and density.

VI. COMMUNITY ISSUES

There are no community issues specifically affecting this application. Staff recommends that the Hearing Examiner place the subject amendment on the first available District Council agenda without the necessity of a public hearing.

VII. Pubic Facilities

1. Water and Sewer Service

Public water and sewer for the entire Leisure World development was approved in 1993, but the subject site is not currently served by water or sewer. The applicant has provided a Water and Sewer Extension exhibit and proposes to extend the main lines for these services to the proposed building. The proposal appears to be adequate. The Planning Board will ultimately assure that there is an adequate provision of sewer and water before approving the Site Plan.

2. Roads

Analysis provided by Transportation Technical Staff indicates that there are no serious transportation issues associated with this application that would warrant denial.

3. Environmental Issues and Stormwater Management (See Attached Environmental Planning Memorandum dated October 31, 2006)

The applicant is providing adequate stormwater concept plans. The applicant is exempt from Forest Conservation per exemption No. 40-06241E. The site is not located within a Special Protection Area or primary management area. There are no wetlands, floodplains, steep slopes, or other environmental features that affect this application.

ANALYSIS

A. Master Plan

The dwelling unit limitations on Age-Restricted Housing recommended by the Aspen Hill Master Plan will not be exceeded by this application. The area of the proposed 618.5 age restricted acres as described in the Master Plan is unchanged. With the additional 48-unit building, this proposal would represent about 9.3 DU/acre for the entire 618.5-acre area. The requested amendment to the development plan is in

B. Zoning

Development under the PRC Zone is permitted only in accordance with a Development Plan that is approved by the District Council when the property is reclassified to the PRC Zone.

Sec. 59-D-1.6. Approval by district council.

1. Adequacy of the Development Plan

(a) That the zone applied for is in substantial compliance with the use and density indicated by the master plan or sector plan, and that it does not conflict with the general plan, the county capital improvements program or other applicable county plans and policies...

The proposed development in the PRC Zone would be in substantial compliance with the use and density indicated by the Master Plan. The Aspen Hill Master Plan recommends a maximum residential density of 10 dwelling units per acre for the age-restricted portion of the PRC Zone (Leisure World). The proposal represents about 9.3 DU per acre and does not conflict with county plans.

(b) That the proposed development would comply with the purposes, standards, and regulations of the zone as set forth in article 59-C, would provide for the maximum safety, convenience, and amenity of the residents of the development and would be compatible with adjacent development.

The proposed development plan and application will comply with the purposes and standards of the PRC Zone as set forth in Section 59-C of the Zoning Ordinance to ensure compatibility with adjacent properties in the surrounding area. The development plan is not in conflict with the Master Plan. The scale of the development is in conformance with the limitations in the performance requirements of the PRC Zone, and it will be compatible with adjacent properties in the surrounding area.

(c) That the proposed internal vehicular and pedestrian circulation systems and points of external access are safe, adequate, and efficient.

The proposed internal vehicular and pedestrian circulation systems and points of external access appear to be safe, adequate, and efficient.

(d) That by its design, by minimizing grading and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource protection under Chapter 19 also must be satisfied. The district council may require more detailed findings on these matters by the planning board at the time of site plan approval as provided in division 59-D-3.

The applicant's Forest Conservation Plan exemption has been granted.

59-C-7.4 Planned Retirement Community Zone.

The land use and development plan meet the requirements of the PRC Zone and they are in conformance with the PRC Zone. A preliminary plan and site plan consistent with the approved development plan must be submitted and approved in accordance with the provisions of Section 59-D-3 pursuant to Section 59-D-1.8.

CONCLUSION

Upon review of the amendment, staff concludes that it conforms to the land use and zoning recommendations of the Master Plan, and it is consistent with the purpose clause for the PRC Zone. The proposed building is in an appropriate location, and the proposed changes will be compatible with the surrounding development. For these reasons, staff recommends approval the subject amendment.

Attachments:

1. Memorandum - Michael Zamore, Environmental Planning Division
2. Development Plan
3. Illustrative Site Plan
4. Stormwater Management Concept



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

MEMORANDUM

DATE: October 31, 2006
TO: Daniel Janousek, Development Review
VIA: Mary Dolan, Environmental Planning *MD*
FROM: Michael Zamore, Environmental Planning *MZ*
SUBJECT: Development Plan Amendment-07-1
Rossmoor – IDI Villa Cortese Building No.5, Leisure World

Recommendation

Environmental Planning staff recommends **approval** of this application.

Background

Development Plan Amendment (DPA 84-4) created a 618.5-acre age-restricted area in the Planned Retirement Community-zoned (PRC) Leisure World, in 1984. This Development Plan for the age-restricted section was subsequently amended but the density remained the same. The Planning Board later approved Site Plan No. 8-93001 for Villa Cortese for 228 dwelling units in 5 buildings in the age-restricted portion of the site. Of these only 170 dwelling units (in 4 buildings) were constructed. Although approved, Building 5 was not constructed. (A sales model building was built on part of the site approved for Building 5). Site Plan No.8-04030 transferred the density for Building 5 to another location (Creekside) in Leisure World.

This Development Plan Amendment now seeks to construct Building 5 with a density of 48 dwelling units, of which 6 units (12.5%) will be MPDU's, to complete the Villa Cortese community. The sales model building (to be demolished) and a small area of tree cover currently occupy the approved site for Building 5.

Forest Conservation

A Forest Conservation Plan exemption (No. 4-06241E) has been granted under Section 22A-5(l) of the Montgomery County Code because this is an activity within a planned unit development for which a development plan was approved by the District Council before January 1, 1992 and which was 75% or more complete on January 1, 1992.

Environmental Guidelines

This site is not located within a Special Protection Area or Primary Management Area. There are no wetlands, floodplains, steep slopes, or environmental buffers encumbering the site.

Water Quality

The site drains to the Bel Pre Creek tributary of the Northwest Branch Watershed. Northwest Branch is a Class IV stream. The Class IV designation refers to waters that are capable of holding or supporting adult trout for put and take fishing, and that are managed as a special fishery by periodic stocking and seasonal catching. The Countywide Stream Protection

Strategy (CSPS, 2003 Update) lists stream quality conditions in Bel Pre Creek as 'poor', and habitat stability as 'unstable'. Stream habitat status ranges from 'good' in the northern portion of the subwatershed, to 'fair' in the southern portion.

Stormwater Management

An approved Stormwater Management Concept for this plan will be required prior to Site Plan approval. An existing dry detention pond in the Leisure World Golf Course provides water quantity control for the wider age-restricted housing community. This pond was retrofitted in 1993 to accommodate stormwater quantity control for future development including Building 5. The applicant plans to use underground pipe storage and two underground filtration facilities with approved media, to filter the runoff from the proposed Building 5 and parking area, before discharging it to the existing stormdrain system. This stormwater management system will be located under the proposed parking area.

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LEGEND

- EXISTING CONTOUR LINE
- CONTOUR-FREE LINE
- PDC BOUNDARY
- AGE RESTRICTED BOUNDARY
- AMENDMENT AREA BOUNDARY (DPA 244 APPROVED BY COUNCIL RESOLUTION # 02-1194)
- EXISTING BUILDINGS (TYP)
- BUILDINGS UNDER CONSTRUCTION

LAN

1. ROAD
 2. DRIVE
 3. ALLEY
 4. PATH
 5. FENCE
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NON-AGE RESTRICTED AREA

AGE RESTRICTED AREA

MUTUAL 19
 MUTUAL 22
 MUTUAL 23C7



**AREA AFFECTED BY 2006
 LAND USE PLAN
 AMENDMENT**

**2006 LAND USE PLAN AMENDMENT
 TRACT AREA TABULATION**

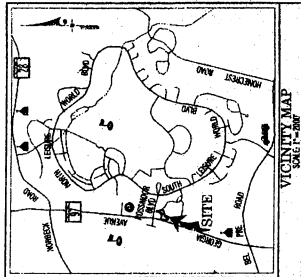
DEVELOPMENT STANDARDS - Age-Restricted Section

CITY	EXISTING	PROPOSED
1. Density (Units per Acre)	1.0 - 1.5	1.0 - 1.5
2. Minimum Lot Area (sq ft)	10,000 - 12,000	10,000 - 12,000
3. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5
4. Minimum Street Frontage (ft)	40	40
5. Minimum Lot Width (ft)	40	40
6. Minimum Lot Depth (ft)	40	40
7. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5
8. Minimum Lot Area (sq ft)	10,000 - 12,000	10,000 - 12,000
9. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5
10. Minimum Lot Area (sq ft)	10,000 - 12,000	10,000 - 12,000
11. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5
12. Minimum Lot Area (sq ft)	10,000 - 12,000	10,000 - 12,000
13. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5
14. Minimum Lot Area (sq ft)	10,000 - 12,000	10,000 - 12,000
15. Maximum Single-Family Dwelling Units per Acre	1.0 - 1.5	1.0 - 1.5

DWELLING UNIT TABULATION (Age-Restricted Section of the PDC Zone)

Tract No.	Existing	Proposed
1	12	12
2	15	15
3	18	18
4	21	21
5	24	24
6	27	27
7	30	30
8	33	33
9	36	36
10	39	39
11	42	42
12	45	45
13	48	48
14	51	51
15	54	54
16	57	57
17	60	60
18	63	63
19	66	66
20	69	69
21	72	72
22	75	75
23	78	78
24	81	81
25	84	84
26	87	87
27	90	90
28	93	93
29	96	96
30	99	99
31	102	102
32	105	105

6-MPDUS



LEGEND

	EXISTING 2' TOPOGRAPHY
	EXISTING TREE LINES
	EXISTING TREE
	PROPOSED ASPHALT
	PROPOSED SPOT ELEVATION
	PROPOSED BUILDING
	PROPOSED TREES

GENERAL NOTES

- Boundary information for subject property from a field survey by M. GREENHORNE & O'MARA, Inc. Approximate property information is from M. GREENHORNE & O'MARA, Inc. Survey No. 01-200-111.
- Topography from field survey by Greenhorne and O'Mara, Inc. One-foot contour interval and supplemented by existing GIS topography, five-foot contour interval.
- Water and Sewer, Category S-1 & S-1 respectively.
- Proposed land use is multi-family residential units.
- The site is within the Aspen Hill & Vicinity Planning Area (PA 27).
- This site is within the Aspen Hill Transportation Policy Area.
- This site is within the Northwest Branch Watershed (Class IV).
- The purpose of this illustrative plan is to support the proposed plan. The proposed building will replace the existing wood building currently used for sales purposes. This plan is not for construction purposes.

DEVELOPMENT STANDARDS

Area of Tract (S&C-2.44): 1.00 ac.
 Proposed additional S.U.'s: 46 multi-family S.U.'s
 Subsects (S&C-2.75): Proposed building setback 100 ft. min.
 Height of Buildings (S&C-2.67(D)): 39 Ft. Max.

PARKING REQUIREMENTS

- Multi-family building (S&C-2.7) (1) S.U.'s
 (2) 1.50 spaces
 (3) 1.50 spaces
 (4) 1.50 spaces
 (5) 1.50 spaces
 (6) 1.50 spaces
- (1) including 4 net accessible (ADA) spaces
 (2) including 1 net accessible (ADA) space.



GREENHORNE & O'MARA
 CONSULTING ENGINEERS
 2010 CENTURY BOULEVARD, SUITE 200 CRAWFORDTOWN, MARYLAND 20874
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 FLORIDA - GEORGIA - MARYLAND - NORTH CAROLINA - PENNSYLVANIA - VIRGINIA

LEISURE WORLD AKA ROSSMOOR DEVELOPMENT
 EXHIBIT NO. 17
 APPLICATION NO. 201-077

11th ELECTION DISTRICT
 MONTEGOMERY COUNTY, MARYLAND

ILLUSTRATIVE SITE PLAN

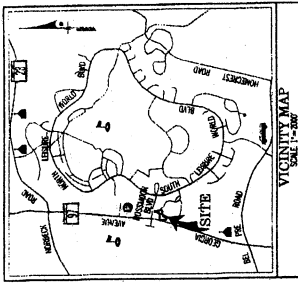
DATE: 07/23/06 BY: J. GREEN
 REVISION: No. 1

SCALE: 1" = 50'

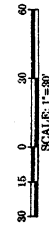
1 OF 1

DATE: 07/24/06 PROJ. NO.: 0124

No.	REVISION	DATE	BY



- LEGEND**
- EXISTING DRAINAGE DIVIDE
 - PROPOSED DRAINAGE DIVIDE
 - EXISTING FLOW PATH
 - DEVELOPED FLOW PATH
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - HYDROLOGIC SOIL GROUP
 - SOIL TYPE BOUNDARY
 - EXISTING POOL
 - STREAM VALLEY BUFFER
 - 100-YEAR FLOODPLAIN



BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
 AT
1-800-257-7777
 AT LEAST 48 HOURS
 PRIOR TO EXCAVATION

MD. RTE. #97

GEORGIA AVENUE
 RW VARIES (DOW-C)

ROSSMOOR BOULEVARD
 82' PUBLIC RW

BUILDING 5

ALL DIMENSIONS
 TO BE RECHECKED
 BY PREVIOUSLY APPROVED
 SURVEYING ENGINEER

MUTUAL 6-B
 COMM. OF ROSSMOOR
 PARCEL 54
 PLATS 2361-2-263

PARCEL 54
 MUTUAL 6-B
 P.B. 112 P. 13185

NO.	REVISION	DATE	BY

STORMWATER MANAGEMENT CONCEPT PLAN
LEISURE WORLD AKA ROSSMOOR DEVELOPMENT
 EXHIBIT NO. 16
 APPLICATION NO. DVA 07/24
 13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DESIGN: []
 DRAWN: []
 CHECKED: []
 DATE: 7/1/2008

SCALE: 1" = 30'
 SHEET 1 OF 1
 R-3823A

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