



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

Staff Report: Limited Site Plan Amendment, 81994001A, Normandy Farms

ITEM #: _____

MCPB HEARING DATE: July 17, 2008

REPORT DATE: July 7, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
 Robert Kronenberg, Supervisor *RAB*
 Development Review Division

FROM: Joshua Sloan, Coordinator *JS*
 Development Review Division
 301.495.4597
 Joshua.Sloan@mncppc.org



APPLICATION DESCRIPTION:

Addition of 3,810 square feet of building area (2.9% building coverage) and seven parking spaces to the existing nursing center on 9 acres in the RE-2/TDR Zone; located on Potomac Tennis Lane, approximately 300 feet north of the intersection with Falls Road. Part of the Potomac Subregion Master Plan

APPLICANT: Manor Healthcare Corporation

FILING DATE: April 28, 2008

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY:

The proposed additions will expand the Nursing Home by 2,310 square feet, the Assisted Living Center by 1,200 square feet, and the Nursing Home dining room by 300 square feet; modification of the parking lot islands and periphery will increase the number of parking spaces by seven. The net increase in building coverage is less than 3% and the net increase in parking spaces is less than 6%. Due to the modified parking layout, the green area of the parking lot will actually increase by 0.4% to 7.6%. To accomplish these changes large retaining walls will have to be demolished and replaced and several trees will be lost. It is a condition of approval that a specific number of trees be replaced on site in addition to those specified on the proposed landscape plan.

Vicinity

The subject site is located on Potomac Tennis Lane approximately 300 feet north of the intersection with Falls Road (Rt. 189). There is a large sports and recreation facility north and east of the site, one-family detached residences to the north and west, and a restaurant to the south. All of these sites are zoned RE-2.



Vicinity Map

Site Analysis & Background

The subject site is currently occupied by a 52-bed Assisted Living Facility and a 172-bed Nursing Home as an approved special exception use (Resolution S-1289). The Board of Appeals has approved special exception modifications for the current expansion request. There is an existing 117-space parking lot and stormwater retention pond; the rest of the site is landscaped and wooded. This amendment does not change the stormwater management facility or the vehicular or pedestrian circulation (even with the modified parking layout) and affects only a relatively small amount of landscaped area.



Aerial Photo (looking south)

There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.

PROJECT DESCRIPTION

Previous Approvals

The original use of 75,055 square feet for a Nursing Home and 23,088 square feet for an Assisted Living Facility was approved by site plan 819940010 on October 22, 1993. The special exception use was approved by the Board of Appeals by Resolution S-1289 in 1986 for a 125-bed Assisted Living Facility and a 128-bed Nursing Home. This special exception was modified by the following amendments:

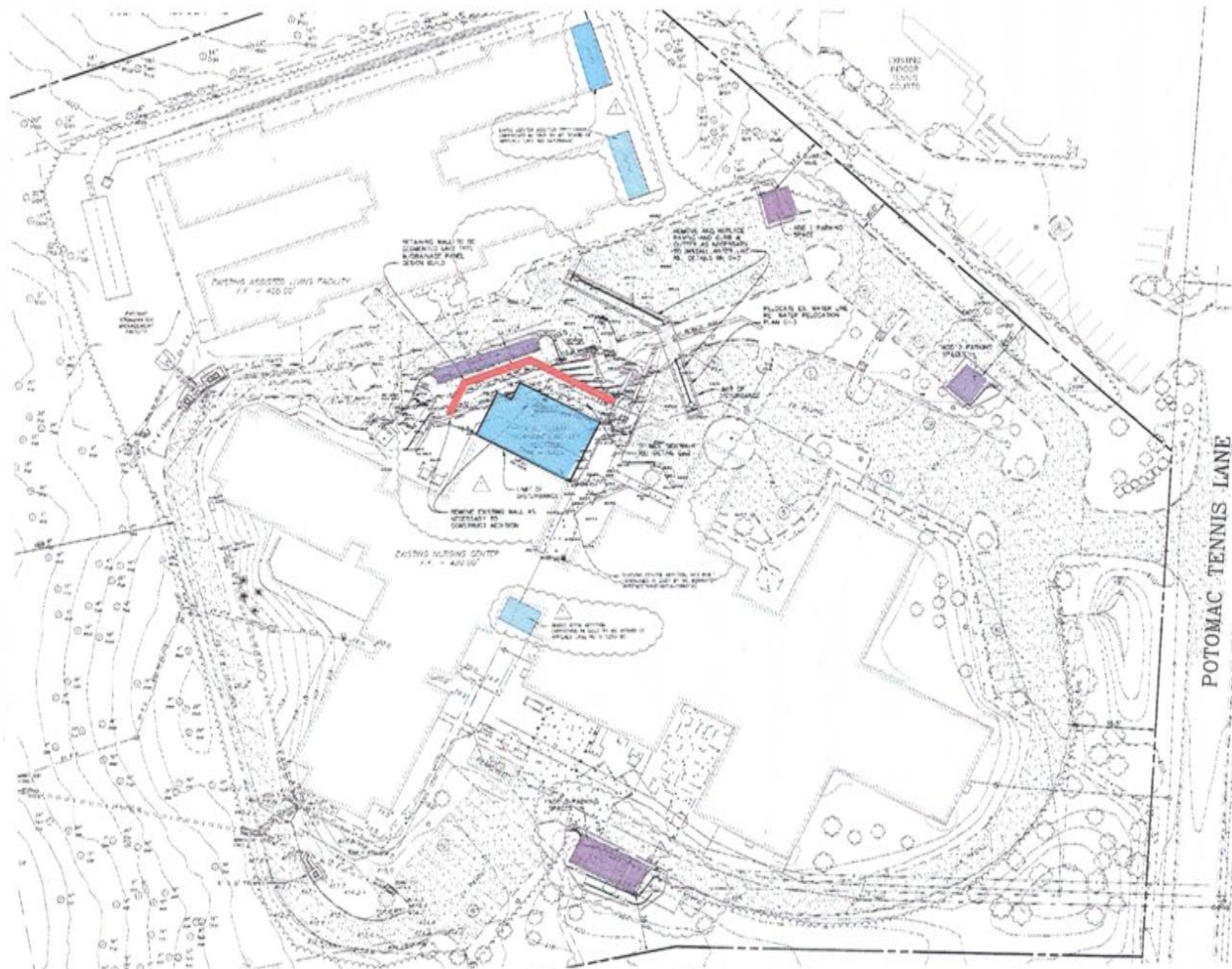
- S-1289-A (1993) – reduced Assisted Living Facility to 52 beds and increased Nursing Home to 172 beds,

- S-1289-A (1998) – added 1,200 square foot addition and increased Assisted Living Facility to 54 beds,
- S-1289-B (2002) – added enclosure of patio as extension of Nursing Home dining facility, and
- S-1289-B (2008) – added one story above the earlier Nursing Home addition.

Proposal

The proposed amendment will:

- Partially remove and relocate a large retaining wall to accommodate the 2,310 square foot expansion of the Nursing Home,
- Enclose the Nursing Home patio area to expand the dining area by 300 square feet,
- Add 1,200 square feet to the eastern wings of the Assisted Living Facility, and
- Add seven (7) parking spaces.



Illustrative Plan

- Building Addition
- Parking Addition/Modification
- New Retaining Wall Location

PROJECT ANALYSIS

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval. The previously approved and constructed buildings will not be significantly changed in their visual impact by these additions. The additional and modified parking spaces do not negatively impact traffic flow or pedestrian accessibility to the buildings. Because a number of trees are being removed for the proposed construction of the retaining wall, additions, and parking expansion, eight new trees will be planted on site to maintain the environmental and aesthetic integrity of the site.

The following data table indicates the proposed development's compliance with the Zoning Ordinance for the modified development standards. All other standards remain unchanged.

Project Data Table for the RE-2/TDR Zone

Development Standard	Permitted/Required	Proposed for Approval
Building Setbacks (feet)		
Side (east property line)	17 min (35 total)	21 (previously 35) ¹
Parking Green Area (% of parking lot)	5	7.6 (previously 7.2)
Building Coverage (% of net lot)	25	19.7 (previously 16.8)
Parking Spaces	103	124 (previously 117)

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has received no correspondence on this amendment.

FINDINGS

The modifications do not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, or landscape and lighting. Further, these modifications do not affect the compatibility of the development to its surrounding neighborhood. This amendment is in compliance with the approved special exception.

¹ The sum of the two sides also remains above the required 35-foot side setback.

RECOMMENDATION AND CONDITIONS

Staff recommends approval of site plan 81994001A, Normandy Farms, for the addition of 2,310 square feet to the Nursing Center, 1,200 square feet to the Assisted Living Facility, enclosure of 300 square feet of the patio area for the Nursing Center dining area, replacement of the retaining walls, and modification and expansion of the parking for seven additional spaces. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on April 28, 2008 are required except as modified by the following conditions.

1. Certified Site Plan to show locations for planting of eight replacement trees including four hollies, two maples, and two additional evergreens.