



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

MCPB No. 15-147
Site Plan No. 81986028B
Leisure World Clubhouse II – fitness center addition
Date of Hearing: December 10, 2015

DEC 17 2015

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, on May 22, 1986, the Planning Board, by Opinion mailed on June 5, 1986, approved Site Plan No. 819860280, for a 49,500-square-foot Clubhouse II facility to be constructed in two phases (Phase I for 27,000 square feet, and Phase II for approximately 22,500 square feet) on 7.01 acres of Planned Retirement Community (PRC) zoned-land, located at the southwest quadrant of the North Leisure World Boulevard/Interlachen Drive intersection (“Subject Property”), in the Aspen Hill Policy Area and the Aspen Hill Master Plan (“Master Plan”) area; and

WHEREAS, on August 8, 2005, the Planning Director approved a minor Site Plan Amendment No. 81986028A to alter the parking lot layout to add handicap parking spaces and a vehicular drop-off area at the building’s main entrance, and reduce the previously approved Phase II square footage from 22,500 to 17,500 ; and

WHEREAS, on August 12, 2015, Leisure World of Maryland Corporation (“Applicant”) filed an application for approval of a limited site plan amendment to the previously approved site plan(s) to expand the existing 44,500-square-foot fitness center by up to 5,400 square feet including exterior landscape and hardscape improvements, interior upgrades, and Americans with Disabilities Act-compliant features; and

WHEREAS, the application was designated Site Plan No. 81986028B, Leisure World Clubhouse II Addition (“Site Plan,” “Amendment,” or “Application”); and

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 (“Staff Report”), dated November 30, 2015, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ; and

Approved as to
Legal Sufficiency

Christina Sont 12/2/15
M.NCPPC Legal Department

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WHEREAS, on December 10, 2015, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81986028B subject to the following conditions:¹

1. Zoning Map Amendment Conformance
The development must comply with the approval in Zoning Map Amendment No. C-1318.
2. Site Plan Conformance
The development must comply with the conditions of approval for all previous approvals including Site Plans 819860280 and 81986028A.
3. Transportation
The Applicant must install an inverted-U bike rack, or its equivalent, for two bicycles in a weather protected area near the main entrance.
4. The Applicant must provide one bike storage space (a bike locker or a storage area in the building) near the Clubhouse II main entrance, in a weather-protected area.
5. Stormwater Management
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept acceptance letter dated October 14, 2015, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping with the Stormwater Management easements and facilities.
6. Building Height
The maximum height for the Clubhouse II Fitness Center addition is 19 feet.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.