Leisure World Administration Building and Clubhouse I
Site Plan No. 820170120
(Continuation of Public Hearing on 11/30/17)
Site Vicinity

• Location: East side of intersection of Rossmoor Boulevard and North Leisure World Boulevard.

• Zoning: PRC – Planned Retirement Community.

• Size: LW – approximately 630 acres, Property – approximately 11.62 acres.
November 30, 2017, Public Hearing

At its regularly scheduled public hearing on November 30, 2017, the Planning Board deferred action on this Site Plan Amendment, and directed the Applicant to:

• Improve the pedestrian access and entryway to the proposed administration building.

• Improve the proposed pedestrian access through the parking lot and reconfigure the proposed parking lot to improve pedestrian access to the proposed administration building and clubhouse.

• Provide documentation of outreach efforts related to the submitted plans that occurred prior to the public hearing on November 30, 2017.

• Conduct additional outreach on the submitted plans with each of the Leisure World Mutuals.
Revisions to the Entryway

- Removal of the stairway.
- More prominent/visible entryway.
Ped Connection Through Parking Lot

Previous Layout – 11/30/17

Proposed Layout
Proposed Parking Lot

Previous Layout – 11/30/17

Proposed Layout
Community Outreach by the Applicant

Planning Board questions outreach efforts at the November 30, 2017, public hearing.

- Requested documentation of outreach performed prior to the November 30, 2017, public hearing.
- Requested additional outreach to occur after the November 30, 2017, public hearing.
Community Correspondence

Two primary concerns related to the project, after the November 30, 2017, public hearing are:

• If the Applicant has legal standing to file the Site Plan Amendment on behalf of all Leisure World Mutuals, and pending litigation on this matter.

• That the Applicant has not gained “consensus” from the community to support the project, as previously directed at the November 30, 2017, public hearing.
Required Findings

Per Section 7.3.4.E.2., to approve a site plan, the Planning Board must find that the proposed development:

- Satisfies any previous approval that applies to the site;

- 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;

- Satisfies applicable use standards, development standards, and general requirements under this chapter;

- Satisfies the applicable requirements of:
  - Chapter 19, Erosion, Sediment Control, and Stormwater Management; and
  - Chapter 22A, Forest Conservation.

- Provides safe, well integrated parking, circulation patterns, building massing and, where required, open space and amenities;

- Substantially conforms with the recommendation of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

- Will be served by adequate public facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required, the Planning Board must find that the proposed development will be served by adequate services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage; and

- On a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood.
Recommendation

Staff recommends approval of the Site Plan with the drawings, findings and conditions, as revised, by this addendum.