



Potomac Yard Landbay H West Silverstone

Master Plan Amendment #2020-0001

Zoning Text Amendment #2020-0004

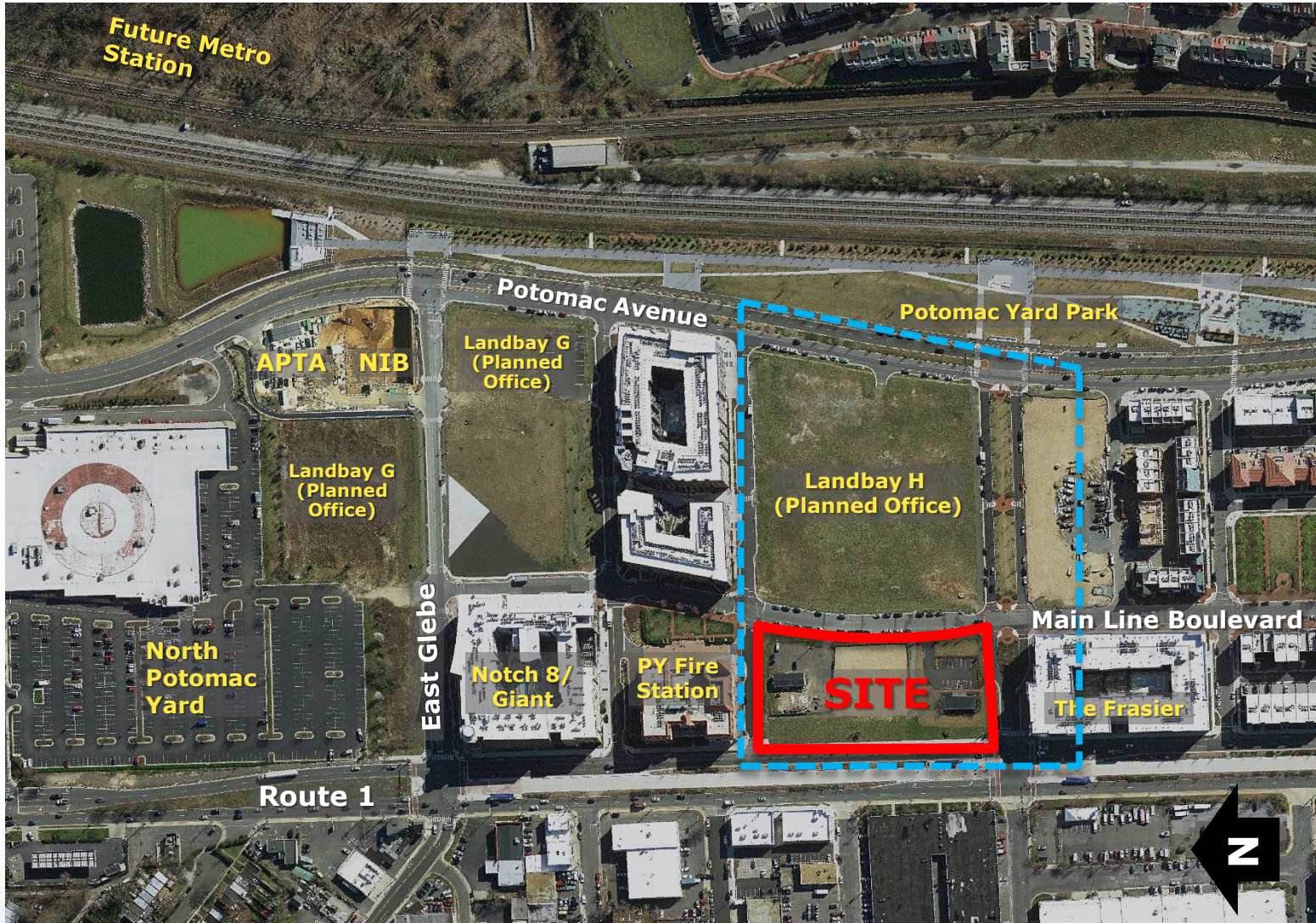
CDD Concept Plan #2020-0001

Development Special Use Permit #2020-0003

Planning Commission

June 2, 2020

Project Location



Previous Approval (DSUP#2018-0002)



- Two (2) Home for the Elderly buildings
- 325,000 square feet of Home for the Elderly use (including up to 150 independent living units)
- 12,086 square feet of ground floor retail
- Two (2) levels of below grade parking

Purpose of this Request

- **To increase Independent Living Units:**
 - To increase the maximum number of independent living units in a Continuum of Care Facility from 150 units to 190 units.
 - Interior unit mix change only.
- **To update to Continuum of Care use:**
 - Replace all references for Home for the Elderly with Continuum of Care Facility in the Zoning Ordinance.



Land Use Request Breakdown

- **Master Plan Amendment** to update the CDD Guidelines in the Potomac Yard/Potomac Greens Small Area Plan.
- **CDD Concept Plan Amendment** to update the CDD #10 conditions and CDD #10 concept plan.
- **Zoning Text Amendment** to update the requirements for CDD #10 in the Zoning Ordinance (Section 5-602)
- **DSUP Amendment, including:**
 - Modification height-to-setback ratio
 - Special use requests for bonus height per Section 7-700, penthouse height greater than 15 ft, and increase in parking.

Community Outreach

Outreach for previous approval:

| | |
|----------------|-----------------------------|
| January 2018 | Potomac Yard HOA Meeting |
| April 2018 | Commission on Aging Meeting |
| June 2018 | PYDAC Meeting |
| August 2018 | PYCA Meeting |
| September 2018 | PYDAC Meeting |
| October 2018 | AHAAC Meeting |

Outreach for current request:

| | |
|------------|------------------------------|
| March 2020 | PYCA Notified |
| April 2020 | PYDAC Notified |
| May 2020 | Commission on Aging Notified |



Recommendation

- Staff recommends **approval** of the request subject to the conditions contained in the staff report.

