



Potomac Yard Landbay H West Silverstone

Master Plan Amendment #2020-0001

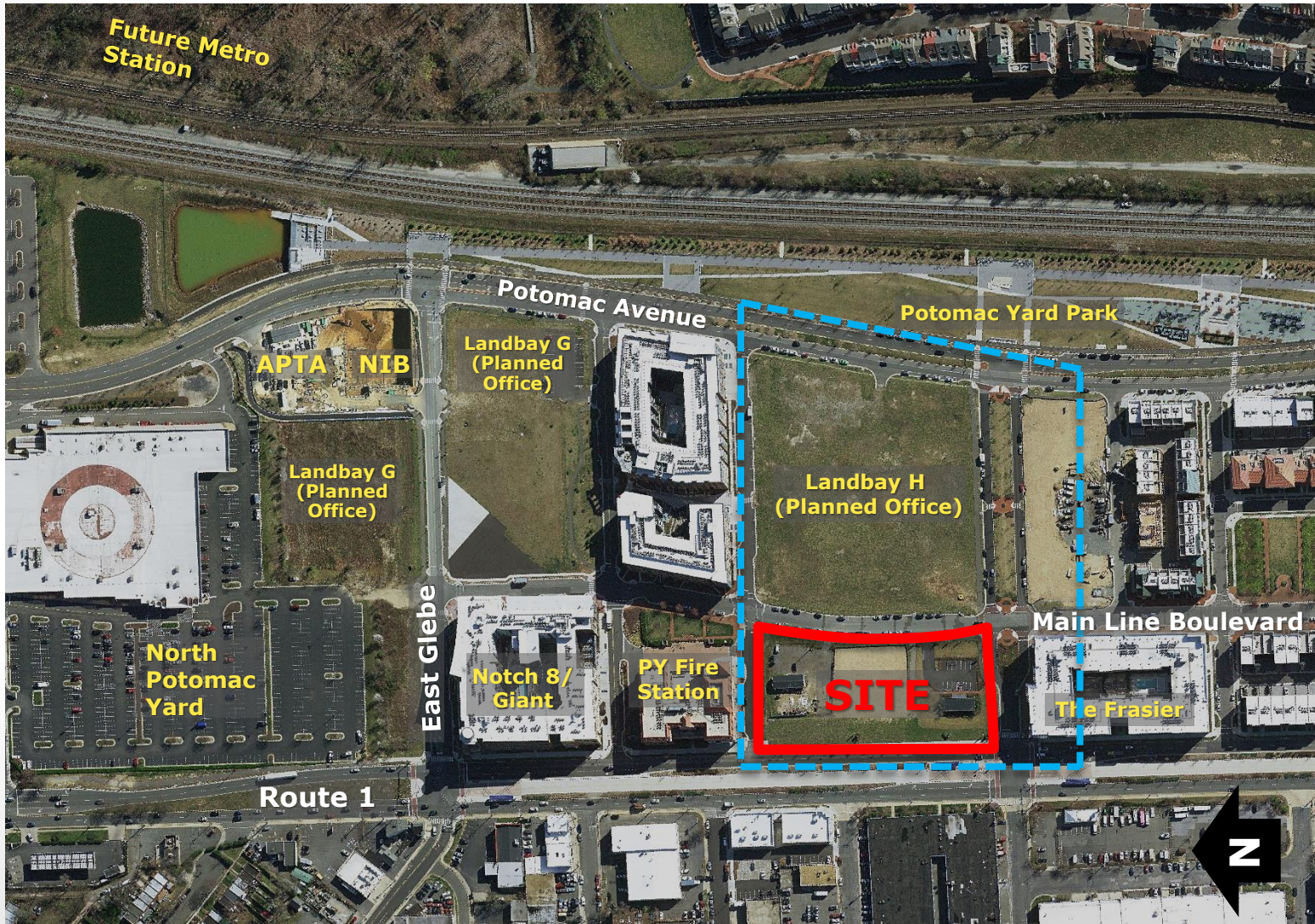
Zoning Text Amendment #2020-0004

CDD Concept Plan #2020-0001

Development Special Use Permit #2020-0003

**City Council Public Hearing
June 20, 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

- Planning Commission and City Staff recommend **approval** of the request subject to the conditions contained in the staff report.

