

## LAND PLANNING COMMITTEE MEETINGS

FEBRUARY 6, 2017

Present: Susan Powell, Scott Galloway, Dean Helm, Bruce Clark

Mr. Clark called the meeting to order at 5:45 P.M.

### A. Review of Development Proposal – LCB Senior Living 1254 – 1258 W. Baltimore Pike

Rocco Imperatrice, for LCB Senior Living Facilities, explained the proposal to develop an area of 4.5 acres, located on Baltimore Pike, opposite Thomas Chevrolet. The proposal to build a Senior Assisted Living Facility consists of two land parcels. The 1<sup>st</sup> parcel is approximately 3.4 acres and zoned SU1; and the 2<sup>nd</sup> parcel is approximately 1 acre and zoned as R2. A reverse subdivision would be required to build the facility, as well as a variance for a smaller parking area. With a proposed access road dividing the parcel, the facility would need to be set to the rear of the property.

Lee Bloom, Director of Development for LCB, spoke more specifically about their facilities. Founded in 2011, they currently operate 23 communities, and are contracting for three new projects in this area. The proposal is for an 84 unit (maximum of 88 residents) five story assisted living facility. LCB provides daily care, activities and restaurant style dining. LCB provides transportation for their residents and would employ approximately 54 full-time equivalents, who would be scheduled to arrive at work during off-peak hours. Mr. Bloom stated the facility would have very little impact on the traffic in the area.

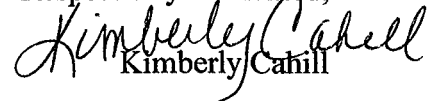
Robert Linn and Adam Powell, from Linn Architects, presented the proposed design ideas for the project. The front part of the property is proposed to be a green area with the back area housing the facility and parking area.

Ed SanClemente, Vice President of Development LCB, said the project would need zoning relief of approximately 60 feet for building height, would not need the required ratio of parking areas, and would agree to the necessary easements required for the water tower and pumping station on the surrounding properties. The project is still in the conceptual phase, but they plan to meet with neighboring residents before any formal presentations are made.

### Adjournment

There being no further business, the meeting was adjourned at 6:30 P.M.

Respectfully Submitted,

  
Kimberly Cahill