

Brookstone Senior Living

Petition for Approval of

CONDITIONAL USE APPLICATION NO. CU 23-12
Dino Drive, Burtonsville, Maryland 20866

DESCRIPTION OF OPERATIONAL FEATURES

The Applicant seeks approval of a conditional use to construct and operate a Senior Care Community for up to 212 persons at Dino Drive, Burtonsville, Maryland, in the R-200 Zone.

The facility will have approximately 44 full-time and part-time employees, with a maximum of 22 employees being present on the property at any one time. The Care staff will work in three shifts around the clock, seven days a week, with typical shift hours as shown in the Table below. The Food and Beverage Staff will work three shifts as shown below. All other employees (e.g., administrative, housekeeping and maintenance teams) will work during normal business hours from 8:00 a.m. to 5:00 p.m.

TABLE 1
SHIFT SCHEDULE

Staff	Hours
Care Staff:	
Morning Shift	7:00 a.m. to 3:00 p.m.
Evening Shift	3:00 p.m. to 11:00 p.m.
Night Shift	11:00 p.m. to 7:00 a.m.
Food/Beverage Staff:	
Morning Shift	6:00 a.m. to 2:00 p.m.
Afternoon Shift	10:00 a.m. to 2:00 p.m.
Evening Shift	2:00 p.m. to 8:00 p.m.
Other	
Administrative, housekeeping, maintenance	8:00 a.m. to 5:00 p.m.

The maximum number of employees present on the property (up to 22) occurs during the morning shift, between 10:00 a.m. and 2:00 p.m., and during the beginning and end of the shifts. The typical number of employees on the weekends, between the hours of 7:00 a.m. and 11:00 p.m., will be approximately fourteen.

The facility's management staff will be on the property seven days a week overseeing the facility's day-to-day operations including general administration, and the operation of food and beverage, the residential care services, housekeeping, and grounds keeping. The overnight

shift (11:00 p.m.–7:00 a.m.) is staffed with approximately nine employees assisting the residents of the Assisted Living and memory care units. On-site staff training and organizational meetings will typically be held during regular business hours. Any evening events, including employee training, will not extend past 9:00 p.m.

The proposed community will have a variety of unique amenities and services provided to its residents, including interior and exterior courtyards, an indoor pool, fitness gym, beauty salon, music room, pub, a restaurant-style dining room, and transportation services. These amenities are intended to address the special needs of the residents and provides everything residents need on-site. There will be a fitness center and an enclosed pool in the rear, which would be staffed and open from 10:00 a.m. to 6:00 p.m., depending upon the needs of the residents.