Brightview Grosvenor
Preliminary Plan No. 120170270 &
Site Plan No. 820170090

September 28, 2017
OVERVIEW

• This application seeks to create one lot for a Residential Care Facility with 98 assisted living units (104 beds).

• This application meets all requirements of the Subdivision Regulations, the Zoning Ordinance, the Master Plan, and Staff recommends approval.
SITE VICINITY

The Property is located at 5510 Grosvenor Lane, Bethesda, Maryland.
SITE DETAILS

- 2.75 acres in the R-90 zone
- 0.98 acres of existing forest
- Significant drop in grade (6-8’) between Fleming Avenue and the Property
- Contained 2-story, 3,488 sf detached house and driveway
- Vehicle access from Grosvenor Lane
- Ride on bus stop (weekday service only) on Grosvenor directly in front of Property
- Grosvenor Metro within 1 mile
Conditional Use Application No. CU 16-14 was approved on December 21, 2016 to permit a Residential Care Facility for up to 98 assisted living units (up to 104 beds) on the Property. The Conditional Use was granted subject to various conditions including:

- No more than 104 residents may reside at the proposed facility;
- The units must not have full kitchens;
- Fewer than 30 employee vehicular trips may occur during either of the weekday peak periods of 6:30 to 9:30 a.m. and 4:00 to 7:00 p.m.;
- No more than 30 employees may work on-site at any one time;
- The architecture of the building must be consistent with the architectural renderings submitted with the conditional use application; and
- The Applicant must address improvements to Fleming Avenue.
THE PROPOSAL

- Residential Care Facility consisting of 98 assisted living units (104 beds), including 29 memory care units
- Personalized services for residents
- 15 passenger bus shuttle
- 0.32 acres of existing forested area
- Outdoor amenity
- 51 parking spaces (37 below grade & 14 surface)
- 65 full time employees divided into three shifts
- 10 feet wide shared-use path & required ROW improvements & widening of Fleming Av
- Improved sidewalk along Grosvenor Ln
THE PROPOSAL

• The grade difference (6-8’) and building setback (38’) reduce the perceived height of the building along Fleming Ave.

• Building set back 38 feet along Fleming Ave and 133 feet along Grosvenor Lane assisting in screening the building from adjacent properties; and

• Craftsman style design of the building helps it to achieve a residential feel and is consistent with the EYA townhomes to the south of the property. Consistent with condition of approval for the conditional use.
THE PROPOSAL
COMMUNITY CORRESPONDENCE

At the conditional use stage, Staff received several objections. During the process, Staff and the Hearing Examiner felt the Applicant addressed these concerns as part of the conditions and modification of building elevation along Fleming Ave.

For this application, a neighbor has expressed concern about the “Moon Tree” on the adjacent historic Wild Acres property.

Staff shares the community concern and has recommended a condition of approval seeking tree protection measures for the “Moon Tree” during construction.
ANALYSIS AND FINDINGS

Section 50.4.2.D. Preliminary Plan Findings
The proposed lot meets all of the requirements of Section 50.4.2.D, including subdivision of lots, the master plan, adequate public facilities, forest conservation and stormwater management requirements.

Section 59-7.3.4.E.2 Site Plan Findings
The proposed development meets all of the requirements of this Section 59-7.3.4.E.2 including use and development standards, site access, parking, open space and recreation, landscaping and outdoor lighting; screening, stormwater management and forest conservation; massing, compatibility with the character of the residential neighborhood.
RECOMMENDATION

Staff recommends approval of this Preliminary Plan No. 120170270 and Site Plan No. 820170090 with the findings and conditions.