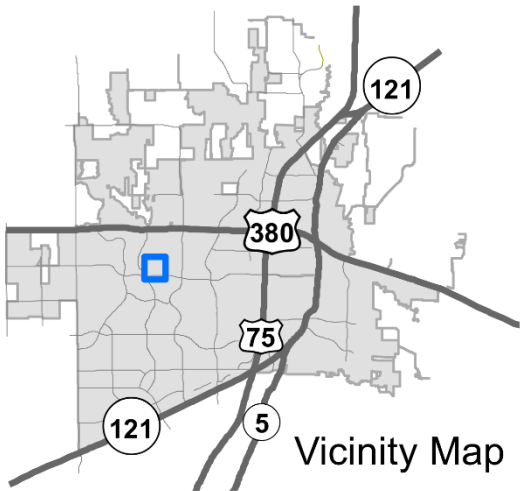
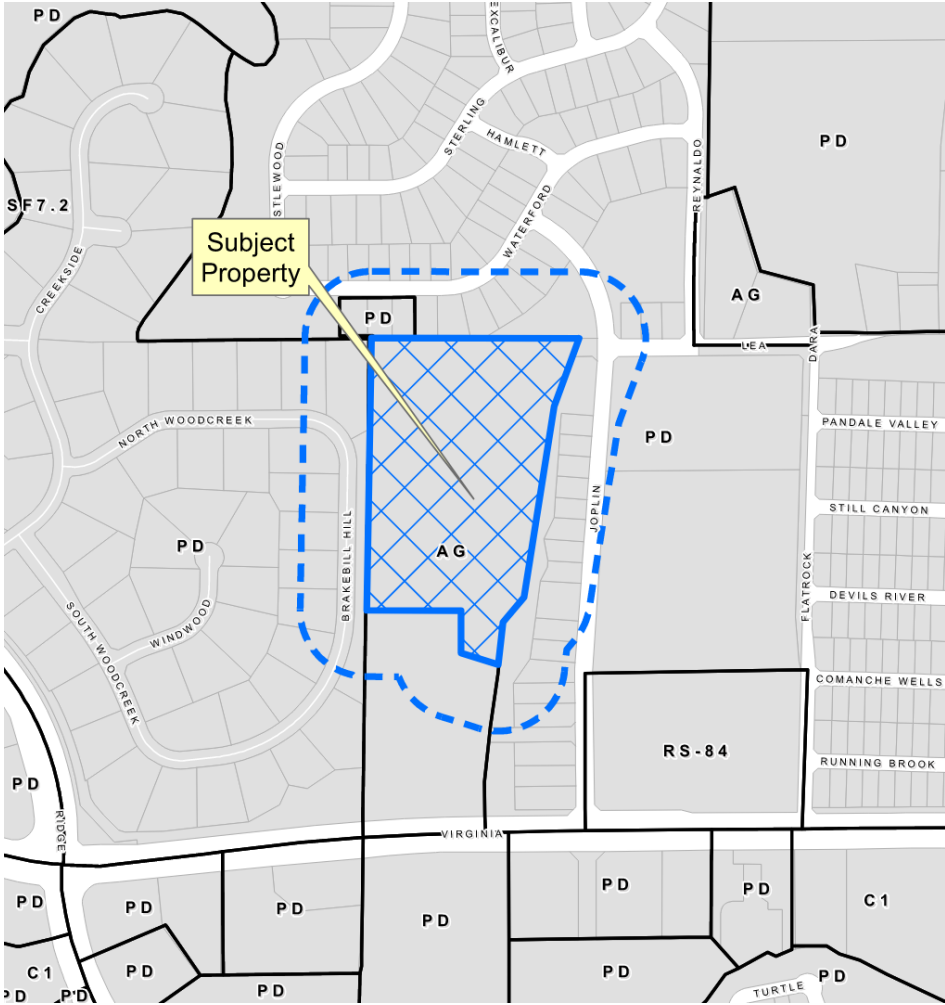


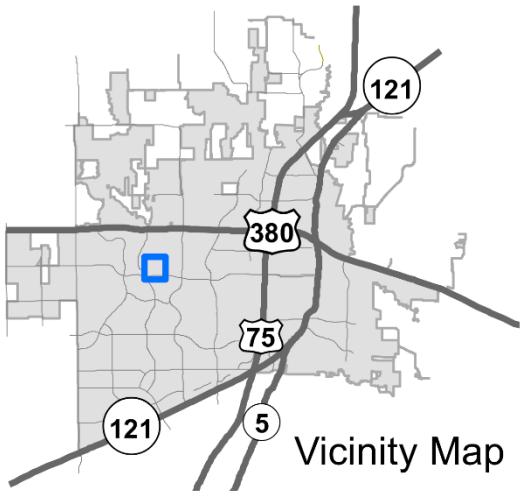
Winsome Living at Virginia Parkway Rezone

22-0112Z

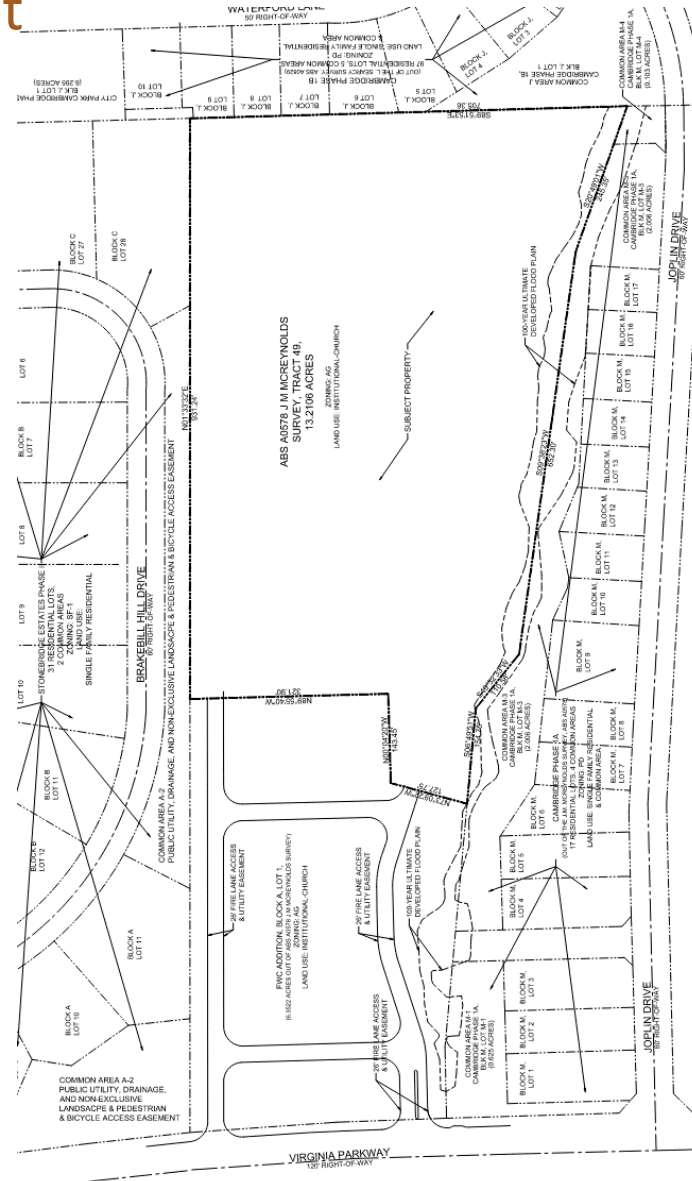
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



Age Restricted Residential Use Comparison

Multiple Family Dwelling, Senior (Senior Apartment)	Independent Living Facility (Retirement Community)	Applicant's Request
<p>Any building or portion thereof, which is designed, built, rented, leased or let to contain three or more age-restricted (55 or older) dwelling units or apartments on a single lot, or which is occupied as a home or place of residence by three or more age-restricted (55 or older) families living in independent dwelling units on a single lot. This use shall also be subject to the following requirements:</p> <ul style="list-style-type: none"> a. At least one person 55 years of age or older shall reside in at least 80 percent of the senior multi-family residential development's dwelling units; b. Prior to the issuance of a certificate of occupancy, each senior multi-family residential development shall adopt a series of deed restrictions and covenants, subject to review and approval by the city attorney, establishing the development's intent to operate as a senior multi-family residential development in accordance with the requirements established herein and any other applicable law or regulation. c. At least once every two years, each senior multi-family residential development shall provide to the development services division of the city a certified affidavit demonstrating that the requirements established herein as well as the requirements of the Fair Housing Act continue to be satisfied. d. Failure to completely adhere to the requirements herein shall be deemed a violation of this chapter and may result in the revocation of the development's certificate of occupancy or other penalties as detailed in section 146-194 of this chapter. 	<p>A private age-restricted facility that provides its residents community dining with on-site meal preparation and service and transportation services, and may also include light housekeeping and/or recreational/enrichment/socialization activities. These facilities do not provide any on-site health supervision or related care for its residents.</p>	<p>An age-restricted development (55 or older) with no transportation services, on-site meal services, or health supervision or related care. Amenities shall include a swimming pool, barbeque grills, dog park, fitness center, library, business center, movie theatre, community rooms with a kitchen or fireplace, card/game room, salon, laundry room, fire pits, and walking trail.</p>

Informational Only – Concept Plan



