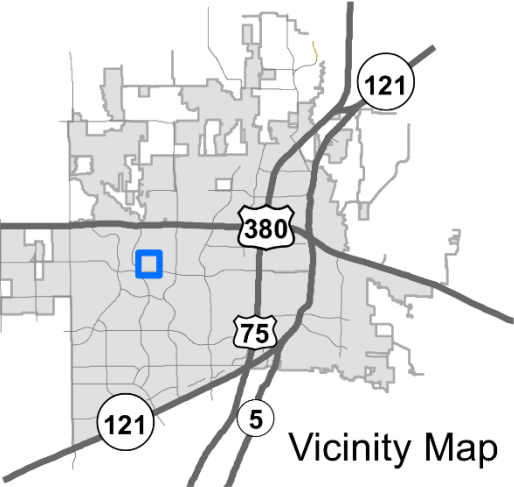
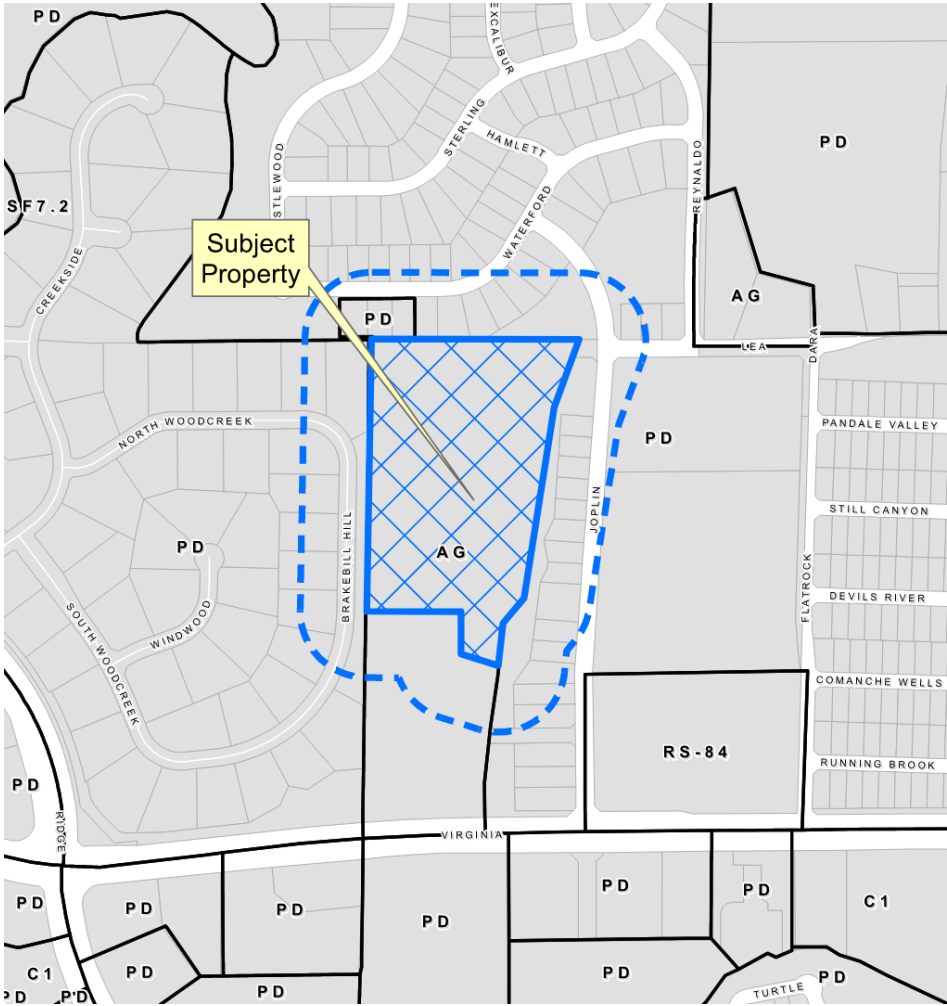


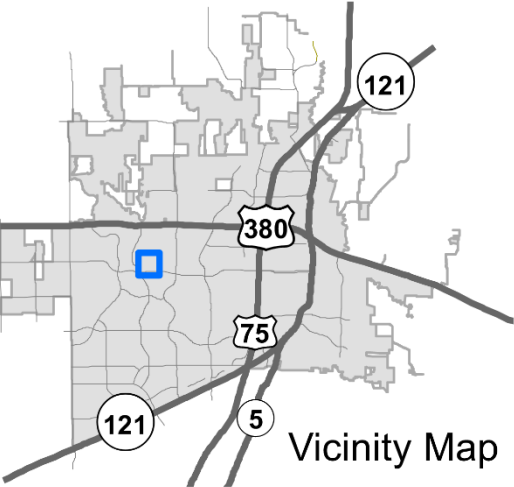
Winsome Living at Virginia Parkway Rezone

22-0112Z

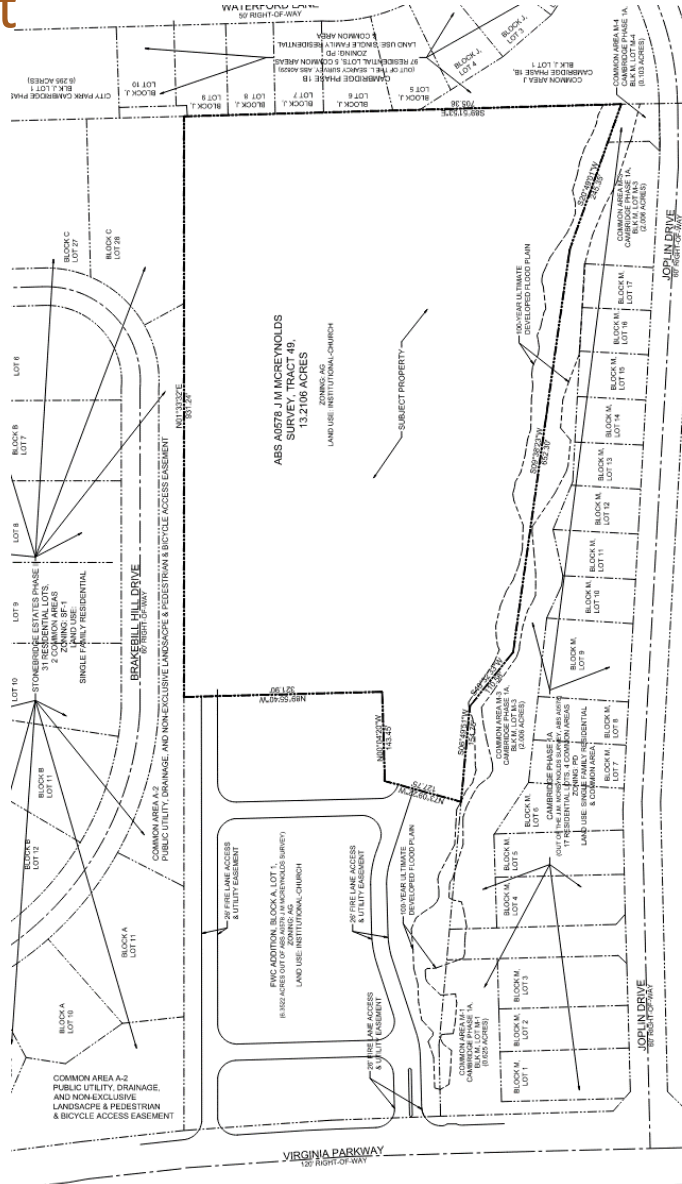
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



Progression of Senior Housing

	Shelter	Activities/ Recreation	Socialization	Transport/ Laundry	Meals	Activities of Daily Living	Specialized Memory Care	Short- Term Post- acute Care	Long-term Chronic Care
Conventional MF	X								
Active Adult	X	X	X						
Independent Living	X	X	X	X	X				
Assisted Living	X	X	X	X	X	X	X		
Memory Care	X	X	X	X	X	X	X		
Skilled Nursing	X	X	X	X	X	X	X	X	X



Source: National Investment Center

Zoning Definitions: Age Restricted Residential

Senior Multi-Family Dwelling	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. a. At least one person 55 years of age or older shall reside in at least 80% of the dwelling units; b. Each development shall adopt a series of deed restrictions and covenants, 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 a certified affidavit demonstrating that the requirements established herein as well as the requirements of the Fair Housing Act continue to be satisfied.
Independent Living Facility	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.
Applicant's Request	<i>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.</i>

Informational Only – Concept Plan

