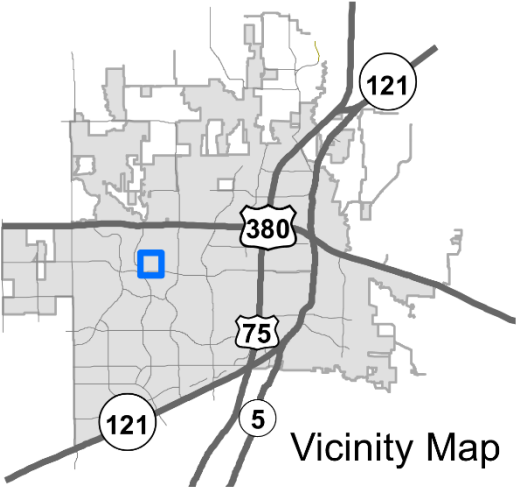
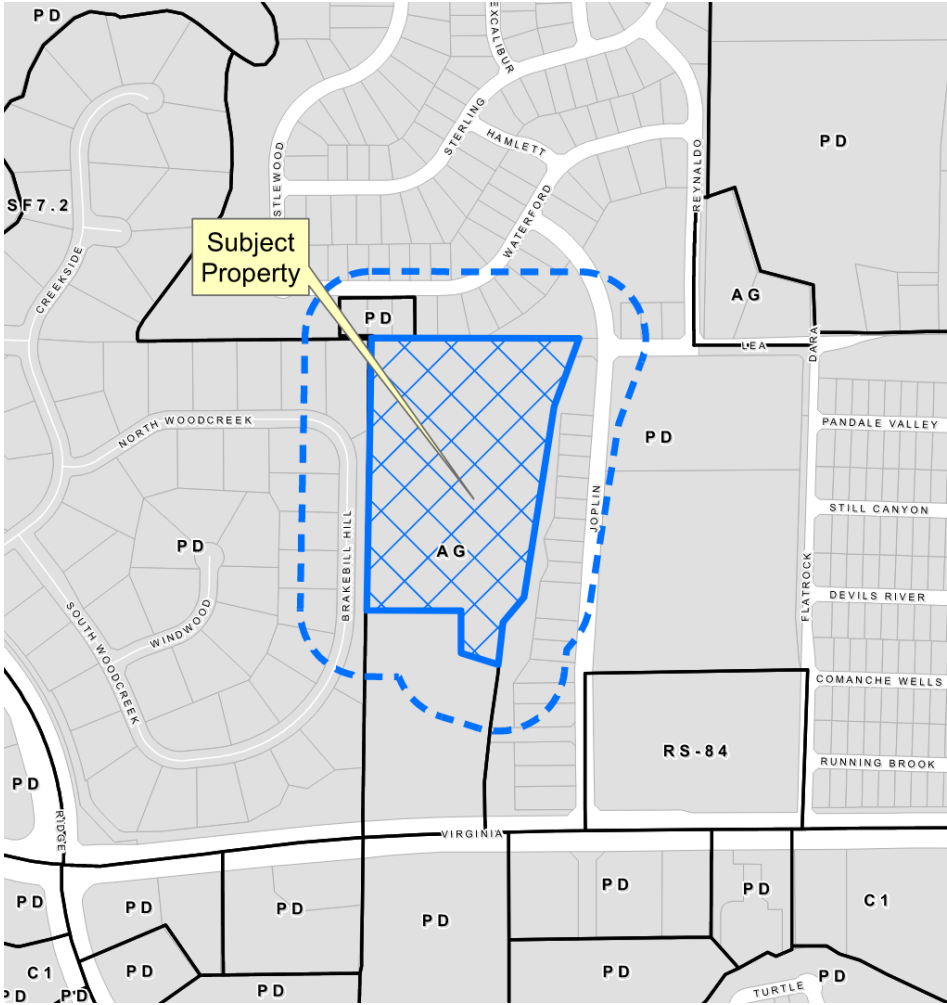


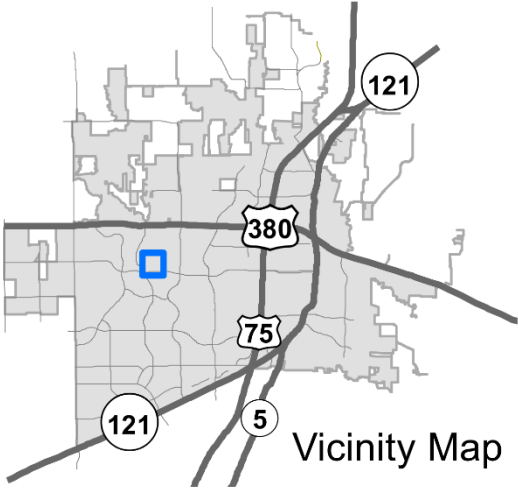
# Winsome Living at Virginia Parkway Rezone

22-0112Z

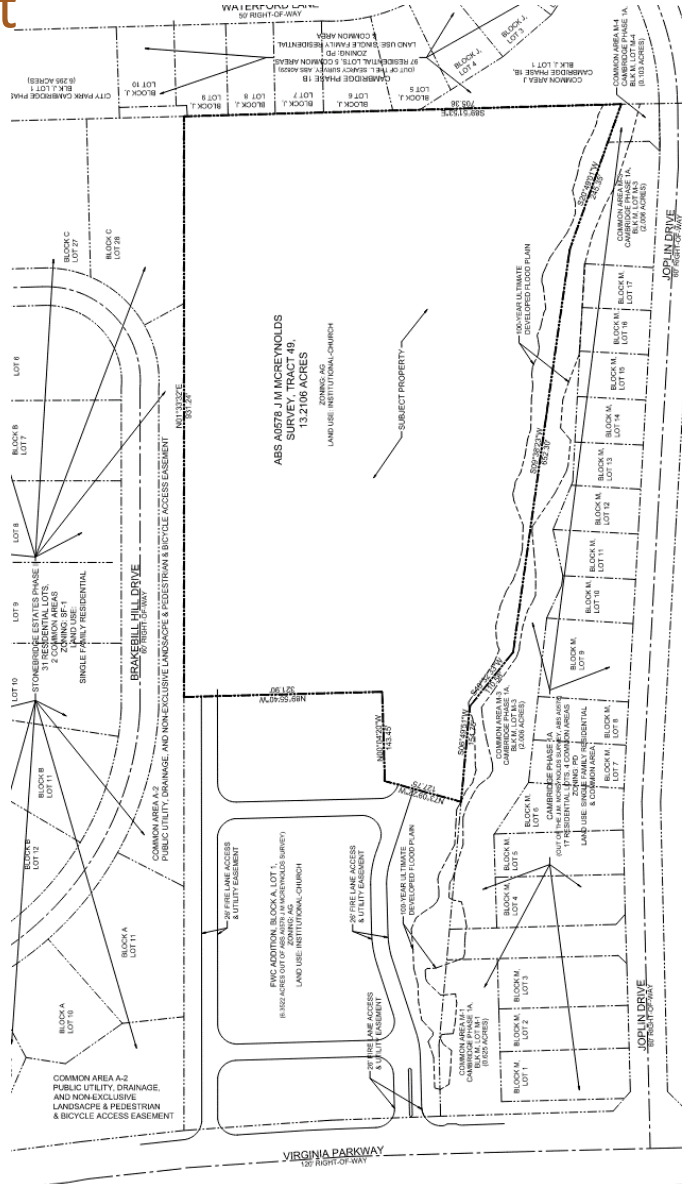
# Location Map



# Aerial Exhibit



# Proposed Zoning Exhibit



# Progression of Senior Housing

|                    | Shelter | Activities/<br>Recreation | Socialization | Transport/<br>Laundry | Meals | Activities<br>of Daily<br>Living | Specialized<br>Memory Care | Short-<br>Term Post-<br>acute Care | Long-term<br>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 | <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.</p> <ul style="list-style-type: none"><li>a. At least one person 55 years of age or older shall reside in at least 80% of the dwelling units;</li><li>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.</li><li>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.</li></ul> |
| Independent Living Facility  | <p>A private age-restricted facility that provides its residents community dining with <b>on-site meal preparation and service</b> and <b>transportation services</b>, 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Applicant's Request          | <p><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></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



# Informational Only – Concept Plan

