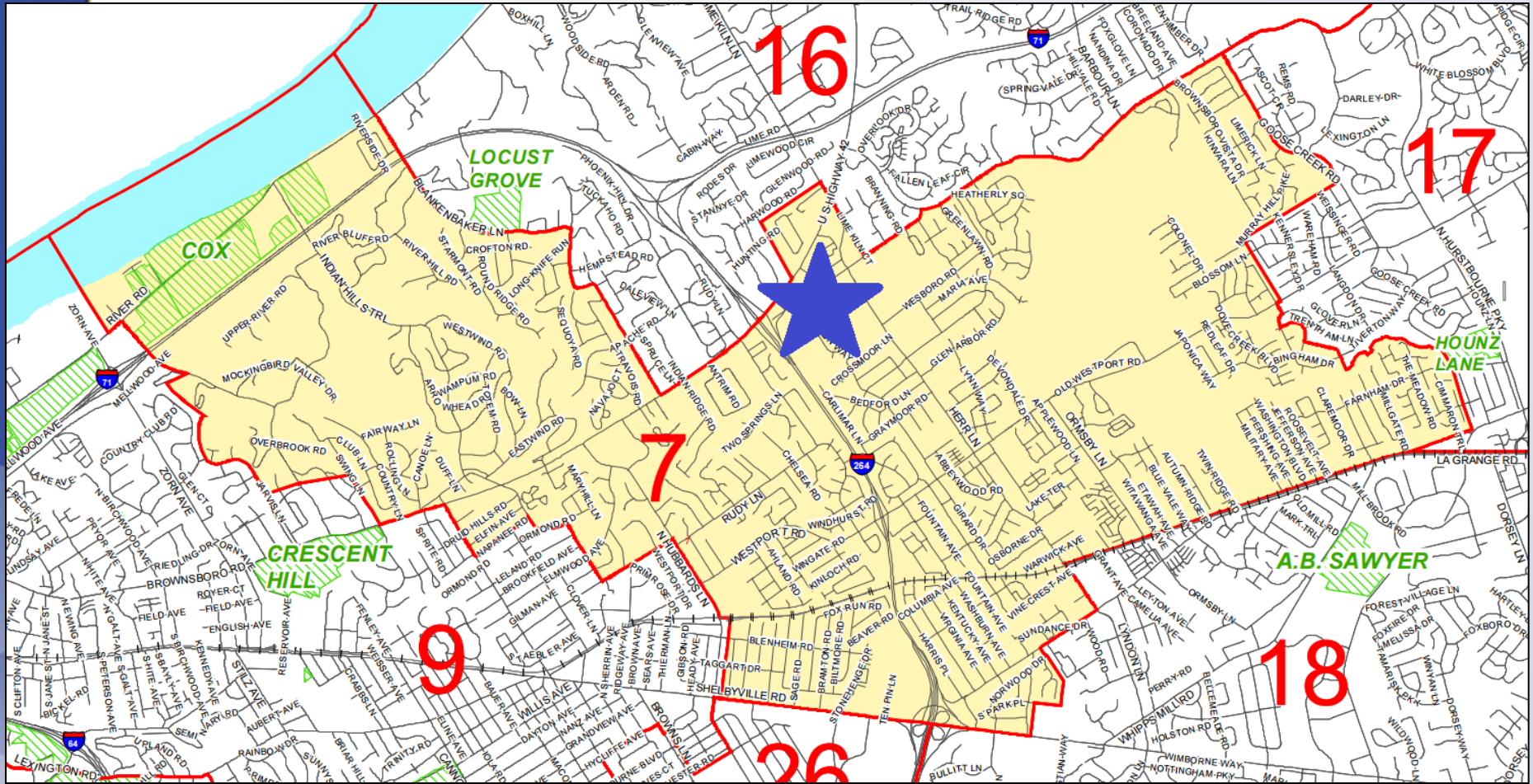


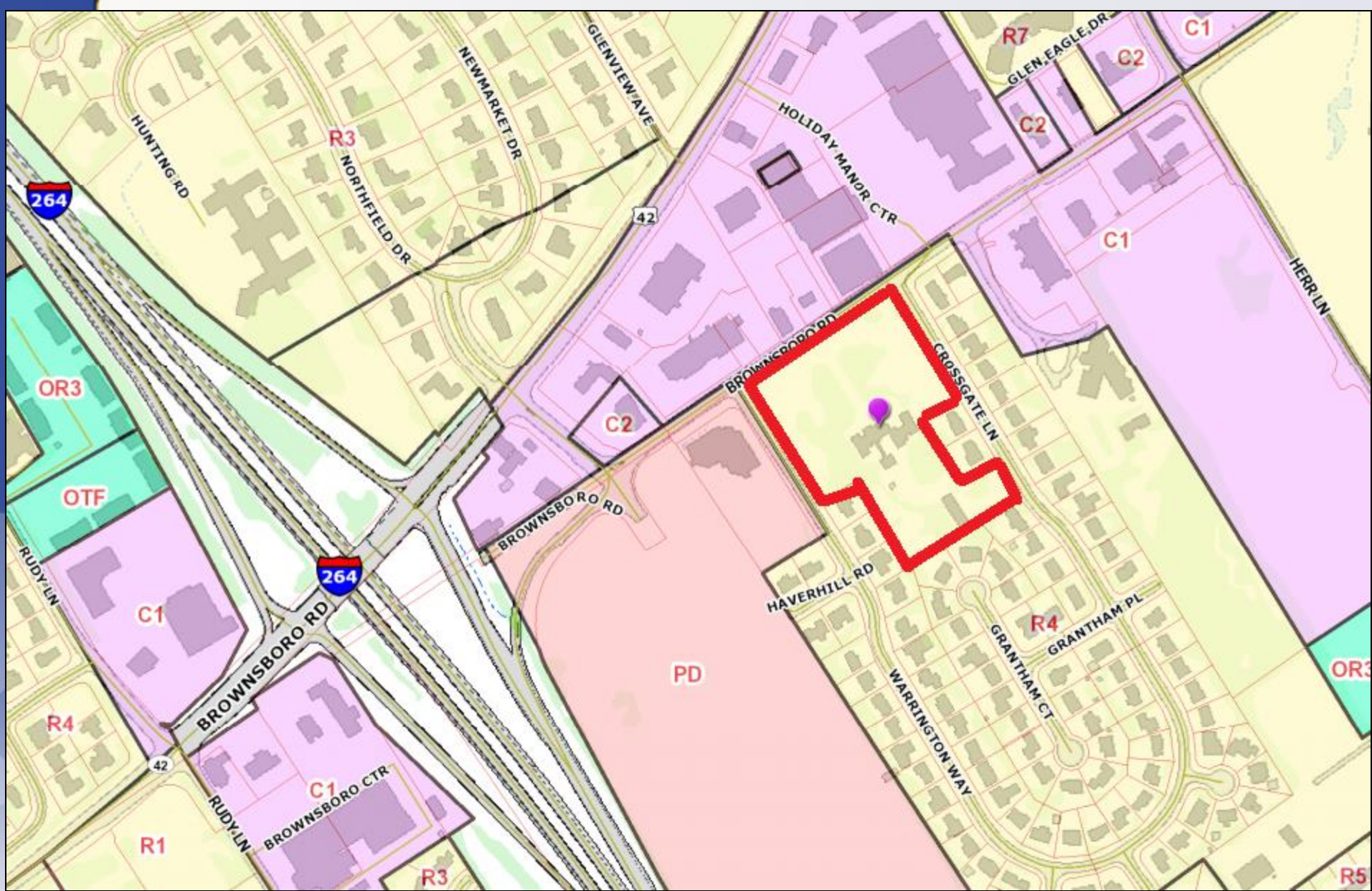
17ZONE1025

Artis Senior Living



Planning/Zoning, Land Design & Development
December 5, 2017





Existing Zoning: R-4
Proposed Zoning: C-N



Requests

- **Change in Zoning** from R-4, Single Family Residential to C-N, Commercial Neighborhood on 1.2 acres
- **Conditional Use Permit** for Senior Living Facility on 3.4 acres
- **Variance from Table 5.3.2 within Section 5.3.1** to allow the maximum front setback to be exceeded for the proposed buildings on Tracts 1 & 2
- **Detailed District Development Plan** with proposed binding elements

Case Summary

- Site area total is 6.3 acres located on Brownsboro Road in northeastern Jefferson Co
- Currently single family, structures to be demolished
- Proposed 34,369 square foot senior living facility (72 rooms, 43 parking spaces)
- 5200 square foot bank (24 parking spaces)
- Lot will be subdivided into two lots
- Two access points with Warrington Way access to be gated

Site Photos



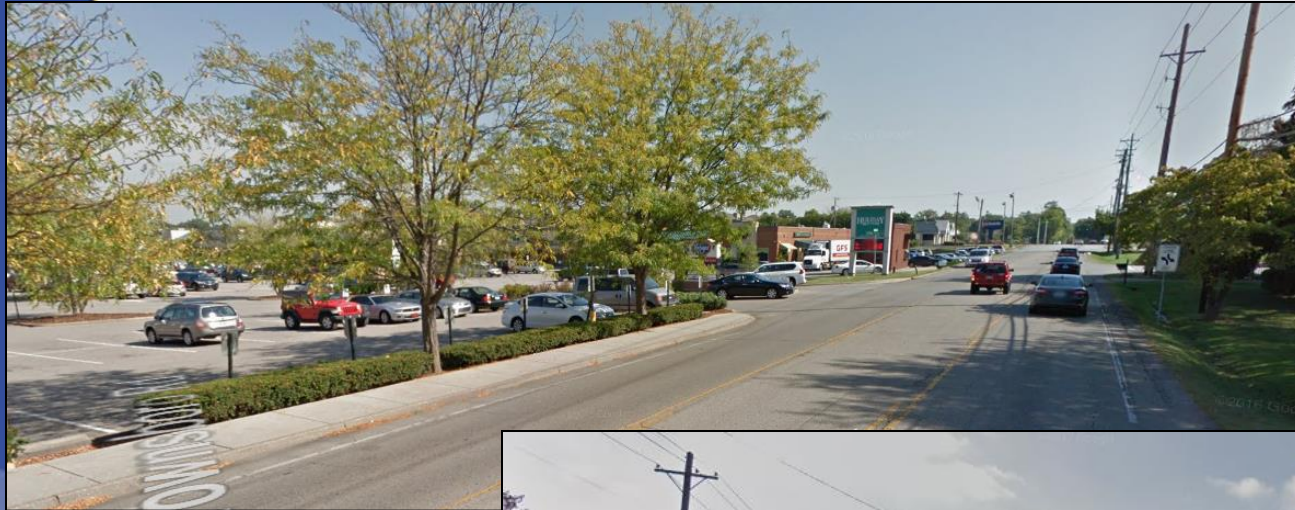
Site Photos

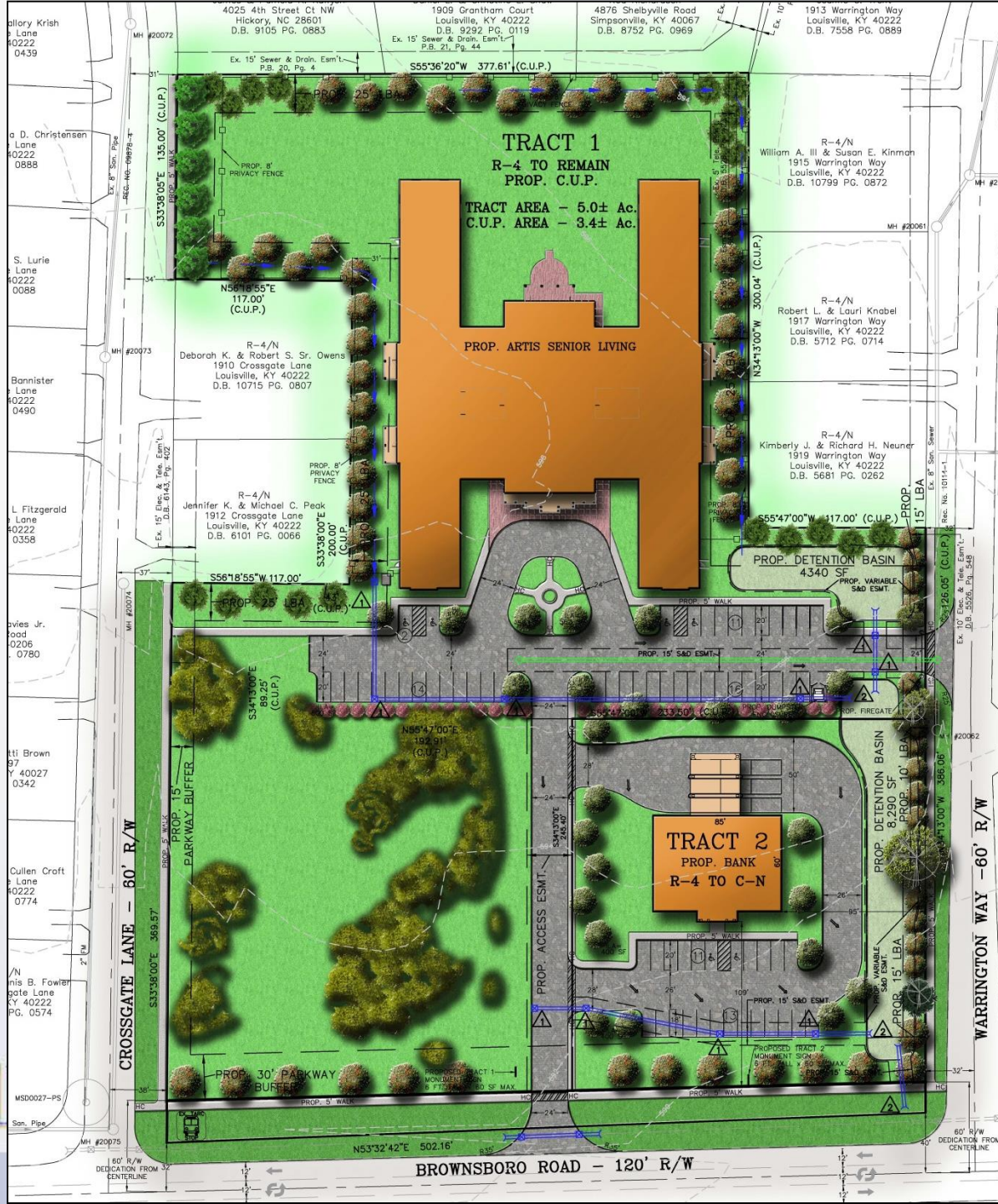


Site Photos - Surrounding



Site Photos - Surrounding





PC Recommendation

- The Planning Commission conducted a public hearing on 11/6/2017
- One person spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the change from R-4 to C-1 by a vote of 6-0 (6 members voted)