

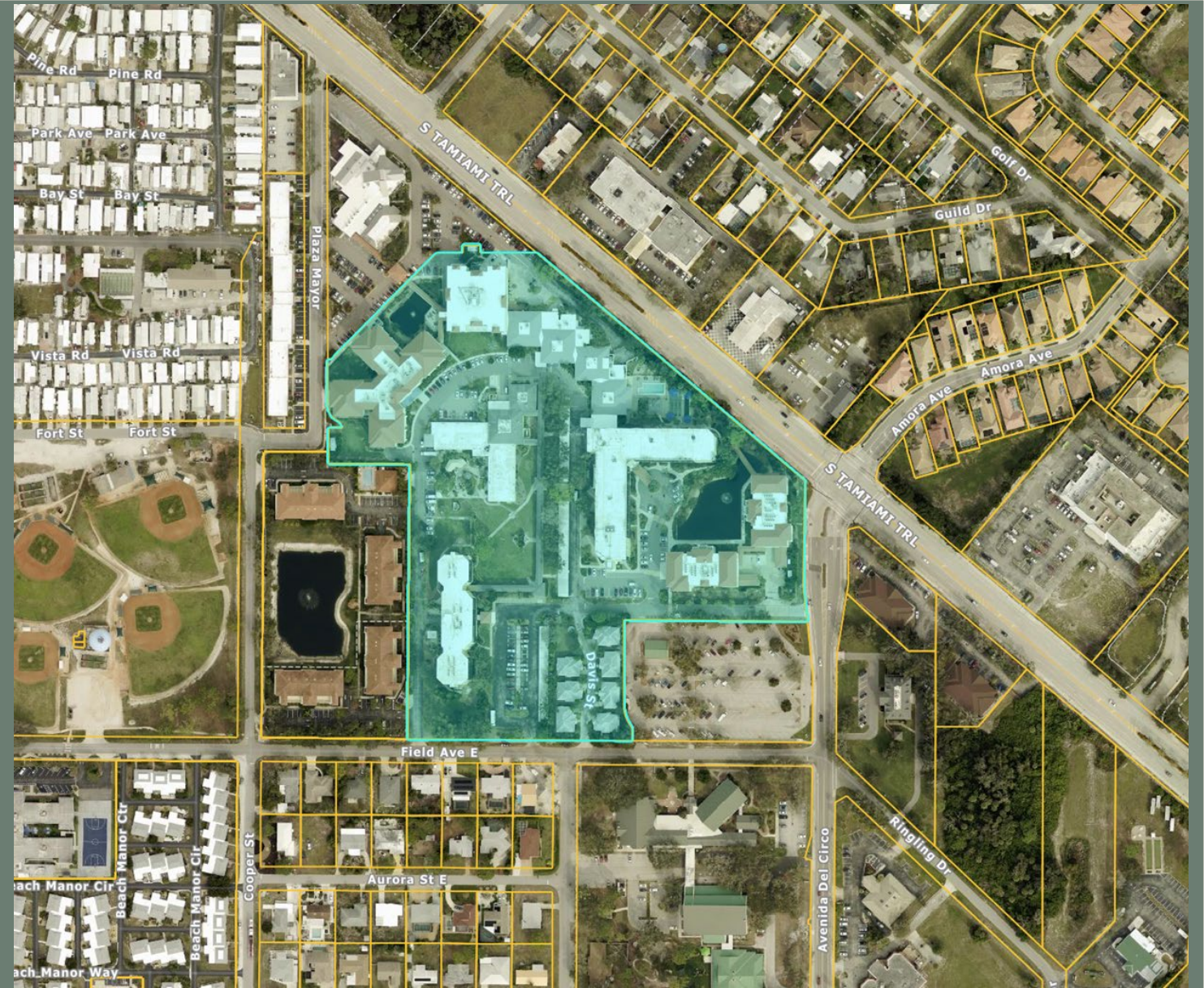
Text Amendment Petition No. 24-29AM

VILLAGE ON THE ISLE CAMPUS EXPANSION

VOTI Campus

Village on The Isle Campus Expansion

Text Amendment
Petition No. 24-29AM



Proposed Text Amendment

Village on The Isle Campus Expansion

Text Amendment Petition No. 24-29AM

LDR Table 2.3.5.2 sets for development standards for Subarea 2 of the South Trail zoning district.

Permitted density for the VOTI campus is one development standard addressed therein.

Current Table Density Standards:

Original Text Language of Table 2.3.5.2:

Development Standards	Areas of Unique Consideration
	Village on the Isle Campus
Density	<u>Assisted Living:</u> 30 Units Per Gross Acre with individual Kitchen Facilities
	55 Units Per Gross Acre without individual Kitchen Facilities
	<u>Independent Living:</u> 18 Units Per Gross Acre for Age Restricted

Proposed Text Amendment

Village on The Isle Campus Expansion

Text Amendment Petition No. 24-29AM

Proposed text amendment to LDR Table 2.3.5.2:

Proposed Text Language of Table 2.3.5.2 (Strikethrough-underline):

Development	Areas of Unique Consideration
Standards	Village on the Isle Campus
Density	<p><u>Assisted Living:</u> 30 Units Per Gross Acre with individual Kitchen Facilities</p> <p>55 Units Per Gross Acre without individual Kitchen Facilities</p> <p><u>Assisted living units may be converted to independent living units at the following ratios:</u></p> <ul style="list-style-type: none">• <u>1 independent living unit for 2 assisted living units with individual kitchen facilities</u>• <u>1 independent living unit for 3 assisted living units without individual kitchen facilities</u> <p><u>Independent Living:</u> 18 Units Per Gross Acre for Age Restricted</p>

Village on The Isle Campus Expansion

Text Amendment Petition No. 24-29AM

Proposed Text Amendment

The proposed text amendment to LDR Table 2.3.5.2:

- Provides a conversion factor for unused, permitted density.
 - *Specifically, the proposed conversion factor allows:*
 - *1 independent living unit for every 2 assisted living units without kitchens; and,*
 - *1 independent living unit for every 3 assisted living units with kitchens.*
- Limited application—applies only to the VOTI campus, per the South Trail, Subarea 2 development standards.
- Does not increase overall density permitted onsite;
 - *only allows for flexibility in applying the permitted density to meet needs and better service the community.*

Assisted living units may be converted to independent living units at the following ratios:

- 1 independent living unit for 2 assisted living units with individual kitchen facilities
- 1 independent living unit for 3 assisted living units without individual kitchen facilities

Village on The Isle Campus Expansion

Text Amendment Petition No. 24-29AM

Current Unit/Density Figures

Currently, VOTI's campus is significantly below the permitted density.

- 729 and 468 unused and available assisted living units without and with individual kitchen facilities, respectively, for a total of 1,197 unused units of density.

At present, 281 units is the maximum density for independent living units.

The approved S&D Plan expands the campus by a net of 52 independent living units (54 new less the removal of 2 existing).

- Without decommissioning any existing units, this would bring the independent living unit total to 287—6 more than the maximum.

The proposed text amendment would allow all 54 new units to be constructed without the need to decommission any existing units.

Village on the Isle Unit Breakdown

	Assisted Living without individual kitchen facilities			Assisted Living with individual kitchen facilities	Independent Living
	Assisted Living	Memory Care	Skilled Nursing		
Current # of units	48	16	64	0 total units	235 IL units
	<u>128 total</u> AL units w/out kitchens				
Permitted # of units	<u>857 total</u> AL units w/out kitchens			<u>468 total</u> AL units w/ kitchens	<u>281</u> IL units
Proposed # of units	-	-	-	-	52 net proposed units (54 new less the removal of 2 existing) for <u>287 total IL units</u>

Village on The Isle Campus Expansion

Text Amendment Petition No. 24-29AM

Satisfaction of Requirements for Approval

Based upon the testimony and evidence in the record, and as noted in the Staff Report, this proposed Text Amendment application is:

- Consistent with all relevant portions of the Comprehensive Plan, and
- Compliant with all relevant sections of the Land Development Regulations

Planning Commission voted unanimously for a recommendation of approval for this proposed Text Amendment.

The Applicant respectfully requests your vote of approval for this Text Amendment application.