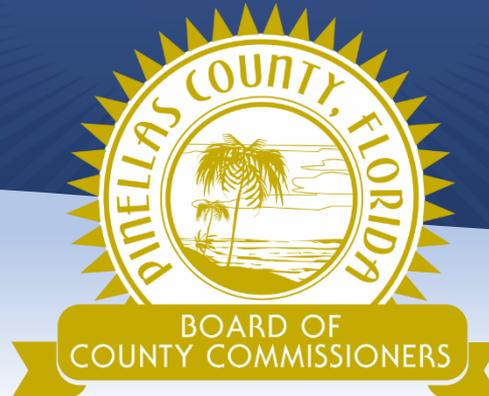


# Board of County Commissioners

Case #LU-16-09-19

October 22, 2019



**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Request

## Subject Area

**Approximately 1.79 acre parcel**

## Future Land Use Amendment

**From: Residential Urban (RU)**

**To: Residential Medium (RM)**

## Zoning

**RM, Residential, Multiple Family (no change)**

## Proposed Use

**Assisted Living Facility (ALF) – Increase in beds from 54 to 80**



# Location



Surrounding property owners within 500 feet were notified by mail.

# Zoning/Future Land Use





# Site Photos



Looking southwest at subject site



# Site Photos



Looking south at subject site

# Site Photos



# Site Photos



# Additional Information

## Background on the ALF through Board of Adjustment

**Approved with 30 beds in 1992**

**Approved with an increase to 54 beds in 1995**

**Approved building expansion in 2003**

**As of January 1, 2019, Code allows ALFs as a permitted use in the RM zoning district**



# Staff Recommendation

## **Proposed amendments are appropriate**

**Compatible with the surrounding area**

**Impacts to services and traffic are minor**

**Consistent with the Comprehensive Plan & Countywide Plan**

**Consistent with the Scenic Noncommercial Corridor Policies**

## **Staff recommends approval of the Future Land Use Map Amendment**

**Local Planning Agency – Recommended Approval, 5-0 vote**

