



SPECIAL USE PERMIT EXPLANATION

In addition to the special use permit criteria, special conditions relate to the operation of certain uses. From Article 6 of the UDO, list the special conditions that relate to the requested use. Explain **IN DETAIL** how this application meets each of the special conditions. **Failure to complete each will result in an incomplete application.**

Proposed project will consist of a 190 unit Continuing Care Retirement Community

(CCRC). It will contain an Independent Living, Assisted Living and a social model

Skilled Nursing Facility. The ILF and ALF neighborhoods will be two stories with

underground parking. There will be an 8,200 sq.ft. "Village Center" common area

that will be shared by all three levels of care. This area will have a beauty/barber

shop, movie theatre, chapel, community room, administrative offices, laundry and

housekeeping. In addition, the ILF and ALF neighborhoods will have gathering

areas, and separate dining rooms and serving kitchens. The project will maintain a

residential feel throughout. The Skilled Nursing Facility will have a modified

neighborhood design. This is our own concept based on study and visits to some

newly developed neighborhood projects. Based on our observations, we felt that

smaller neighborhoods actually hampered socialization due to the varying acuity

levels. Because of this, we are proposing a 40 bed neighborhood with two distinct

"sub" neighborhoods of 18 units (20 beds) with separate living rooms and gathering

areas but with a common dining area that is centrally located so that all the

residents can easily gather for meals. By using this design, the overall

neighborhood will be large enough to provide adequate social interaction but still be

small enough to provide personalized care in a non-obtrusive home-like

atmosphere.



SPECIAL USE PERMIT CHECKLIST

Submittal Requirements	Yes	No*
Completed special use permit application form with signatures	✓	
Ownership Affidavit form	✓	
Legal description	✓	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .	✓	
Special use permit plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	✓	
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP	✓	
Comprehensive narrative description of the use, both as to the function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to the use sought.	✓	
Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	✓	
Completed "Special Use Permit – Explanation" sheet describing how requested use relates to conditions listed in UDO Article 10, Div. II – Specified special uses.	✓	
Completed preliminary development plan application form with necessary plans, fee, checklist, etc. as required for that application	✓	

* **Applications missing any required item above will be deemed incomplete.**

Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared	✓		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	✓		
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved by the Director.	✓		
B.4. Plan Size	Plan size maximum of 24" x 36" with one inch border	✓		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	✓		



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Table 1. General Application Requirements Plan Submission Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	✓		

Table 1.A. Special Use Permit Plan Submission Requirements				
UDO Article 6, Sec. 6.630.	Ordinance Requirement	Met	Not Met	N/A
B. Prel. Dev. Plan	A preliminary development plan, accompanied by the number of copies required (see Submittal Copies Chart), containing all information set forth in Article 2, except when the SUP is for use of an existing building and where no substantial changes are proposed per Article 2.	✓		
C. Narrative Description	A comprehensive narrative description of the use sought, both as to function and operation, and as to structures, installations, equipment or surface improvements, changes or other requirements incidental to such use.	✓		
D. Length of Term	The length of term of the use after the date of issuance of the permit, if applicable.	✓		
E. Special Description	Special conditions relating to the operation of the proposed use(s), site development and other pertinent descriptive factors.	✓		
F. Photographs	Color photographs of surrounding structures within 185 feet and elevation drawings of the proposed special use in sufficient detail to determine compliance with the zoning district regulations in which the special use is to be located.	✓		
G. Special Use Conditions	See Article 6, Division II, for conditions related to "Specified Special Uses."	✓		