

Zoning Text: Amended PCD/GDP/SIP
Project Name: BrightStar Assisted Living
Address: 6550 Schroeder Road

Legal Description: The lands subject to this Planned Unit Development shall include those described as Lot 1 on CSM NO. 10528 as shown on Exhibit A and the Site Survey as shown on Exhibit B, attached hereto.

A. Statement of Purpose: This zoning district is established to allow for the construction of a 30 unit Assisted Living Community.

B. Permitted Uses:

1. Thirty units of Assisted Living and Memory Care.
2. Uses accessory to the permitted uses listed above.

C. Lot Area: 40,997 square feet or .9412 acres.

D. Floor Area Ratio:

1. Maximum floor area ratio permitted shall be as shown on approved plans.
2. Maximum building height shall be as shown on approved plans.

E. Yard Requirements: Yard areas will be provided as shown on approved plans.

F. Landscaping: Site landscaping will be provided as shown on the approved plans.

G. Accessory Off-Street Parking & Loading: Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting: Site lighting will be provided as shown on approved plans.

I. Signage: Signage will be provided as shown on approved plans.

J. Family Definition: The family definition of this PCD-SIP shall be limited to a maximum of two residents per unit.

K. Alterations and Revisions: No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by The City Plan Commission.