

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

From: Christian Campbell
Karen Morgan Mallo, AICP

Date: October 31, 2022

Project: Arden/4724 Burlington Mills Road

Subject: TA 22-01 -- Text Amendment [to the Land Development Ordinance (LDO)] Application
1st Review Comments

NOTE: This application is companion to MA 22-10, a Map Amendment (Rezoning) that seeks to change the property zoning and also provides Conditions of Approval and a Concept plan rendering of the intended project/development.

As the LDO is currently written, this type of facility is not permitted under the Residential Care facility use (LDO 5.1.2.J.), as it requires on-site medical care. Further, the additional amenities provided in the proposed facility exceed those utilized in a typical, high-density residential community. Proposed text amendment offers an alternative interpretation of the Independent Living form of Residential Care Facilities.

1. The clarification and definition of Independent Living seems appropriate.
2. A portion of Section J.1.b. reads, *"Facilities shall feature controlled access to the principal building, interior elevators in buildings greater than two stories, and conditioned corridors."*
 - Please provide full meaning/intention of "conditioned corridors"? Would "interior corridors" suffice?
 - Explain/confirm – are the detached smaller cottages 'controlled access'? Should all entrances be?
 - Explain/confirm – are elevators not provided for two- story facilities, just those 3+ stories? Does the provision of elevators need to be a requirement for this use, or can the elevator requirement be specific to this development and included as a portion of the conditional zoning?
3. The development standards table, Table 3.1.3. for the RH standards is proposed to be revised to allow a maximum building height of 55' for Residential Care Uses. A 55' building height is typical for a 4-story building which is not unreasonable for a high-density residential use. However, the typical height in Rolesville, in all districts is 35'. A 60' building height is permitted where sprinklers are installed in the highway commercial district as well as mixed-use districts where design standards are approved.

It is our recommendation that the typical building height remain at 35', as proposed. However, a new line be added to read, "Max: With the installation of sprinklers and with Conditional Zoning: 60'. The use of sixty feet rather than the applicant's proposed 55', would simply be for consistency with the other districts that exceed the 35'.

We would highly recommend that the emergency services review this request to ensure the building height can be handled by the equipment currently utilized by the Town.

4. The applicant may want to consider adding the definition to the Definitions section of the LDO, contained as Section 11.7.