


# TA 22-01 – Text Amendment -4724 Burlington Mills/ARDEN – 1st Submittal review cycle

START DATE: <b>OCTOBER 10/5/22</b>	DUE DATE: <u>11-02-22</u>	TRC/STAFF Comments issued on: <u>11/07/2022</u>
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Review Group	Staff	RCVD:	Comments	Cleared Comments
Planning Dept. - Meredith Gruber, Planning Director and Michael Elabarger, Senior Planner		---	<p>Town Planning staff have reviewed the submittal, and the Comments provided by Planning consultant WithersRavenel. Town Staff's overall thoughts:</p> <ol style="list-style-type: none"> <li>Maximum height is better stated to be 60' and consistent with other LDO Districts. <u>Applicant Response:</u> Thank you. We have revised the proposed draft LDO language to 60'.</li> <li>LDO Section 11.7, Definitions – please draft/devise definitions for all the sub-category uses that are falling under Sec. 5.1.2.J., Residential Care. In order for all to understand the proposed “Independent living facility”, the other forms of Residential Care must be understood (by a clear definition of such). Each use must be demonstratively different from one another via definition so as to compare/contrast and differentiate one from another. 5.1.2.J. does not necessary have to include the definitions, but rather speak to the fact that there are sub-categories and they are different yet alike enough to be under the header of ‘residential care’. <u>Applicant Response:</u> Thank you. We have revised the proposed LDO language to clearly identify the three sub-categories of Residential Care.</li> <li>Staff discussed the pro/con of this use compared to traditional multi-family, and how either density or building height between the two compare and if/where conflicts or conundrums either currently or per this proposal exist. Staff wishes to not create unintended consequences with other zoning uses by this TA, and to take advantage of this TA to solve any such found conflicts, etc. <u>Applicant Response:</u> We agree. We have reviewed the LDO to ensure we are not creating unintentional conflicts between code provisions.</li> </ol>	
Planning & Zoning (WithersRavenel) - Karen Mallo / Liza Monroe		10/31/22	See PDF written Memo dated 10-31-22	

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Wake County Environmental Janet Boyer		10/21/22	No comments.	
Wake County Fire / EMS	Brittany Hocutt	10/10/22	No comments or issues	