

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.

[Applicant Response:](#) Thank you.

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?

[Applicant Response:](#) We have revised the proposed LDO language to read "interior corridors."

- Explain/confirm – are the detached smaller cottages 'controlled access'? Should all entrances be?

[Applicant Response:](#) The main building will have controlled access but the detached cottages will not. The cottages are meant to provide an independent living option for residents who desire greater independence than offered by the main building units but still want to be a part of the community and have access to amenities.

- 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?

[Applicant Response:](#) Elevators will be provided in the main building but not in the cottages which will be one-story buildings. Generally, age-restricted buildings taller than two stories should provide elevators to safely serve handicap residents.

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.

Applicant Response: The proposed LDO language has been revised as recommended to allow maximum building height of 60 feet with the installation of sprinklers and with Conditional Zoning. Wake County Fire/EMS has reviewed the application and there are no issues noted.

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

Applicant Response: LDO Section 11.7 does not include use definitions but states that “principal uses, which correspond with the Permitted Principal Use Table, are defined in Section 5: Uses, of this LDO.” Accordingly, the revised definition of Residential Care is located in Section 5.

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