



December 2, 2013

Ms. Amy Wolff
 City of Durham, Planning
 101 City Hall Plaza
 Durham, North Carolina 27701

Re: **Bethpage Village Revisions – Summary of Changes**
Case Number: Z1300030
RAP-12000

The following is a summary of the requested changes to the Bethpage Village zoning that was first approved by the Board of County Commissioners on October 7, 2007. Subsequent to that zoning case, the Durham City Council approved the removal of one of the text commitment on February 10, 2012. This text commitment set the minimum lot size at 6,500 square feet.

The residential portion of Bethpage Village is now moving forward with a home builder who will be constructing an age restricted community consisting of approximately 658 homes. A site plan was submitted to the Durham Planning Department on November 12, 2013 and is currently under review. In order to accommodate the specific needs of this type of community, we are requesting a few additional modifications to the text commitments as follows:

Summary of Changes

1. The project will continue to offer voluntary school impact fees of \$1,000 per single-family lot and \$300 per townhouse and multi-family unit. However, we are requesting a modification to this text commitment that would exempt any housing units governed by the Federal Housing for Older Persons Act (HOPA) of 1995 from this impact fee as they do not contribute any students to the Durham school system. This is consistent with other age restricted developments in the City of Durham.
2. We are requesting a modification to text commitment #13 to add a number of additional recreational activities that are more suitable to age restricted communities such as tennis courts, bocce courts and/or a social room.
3. Similar to the modification to text commitment #13, we are requesting to modify text commitment #14 to add a number additional recreational activities that are more suitable to age restricted communities such as tennis courts and bocce courts.

**The John R. McAdams
 Company, Inc.**

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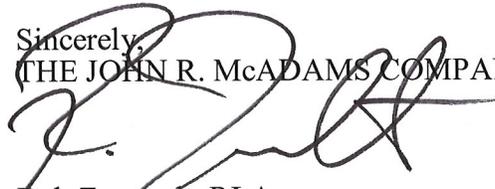


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4. During the original zoning the applicant offered to preserve an existing cemetery in the northwest quadrant of the site (text commitment #15). After further investigation this cemetery contains only one grave site in poor condition. Furthermore, we believe the presence of a single grave site in an age restricted community could be troublesome to residents of the neighborhood. As such we have removed this text commitment which would allow the option to relocate this cemetery to a more appropriate location in accordance with State Statutes and City Ordinances if desired.
5. Finally, we have added a text commitment allowing portions of the community consisting of “Age Restricted” units in accordance with the Federal Housing for Older Persons Act (HOPA) of 1995 to utilize vehicle trip generation counts associated with such a community.

Thank you for your consideration of these changes. We look forward to your support of our revised zoning case.

Sincerely,
THE JOHN R. McADAMS COMPANY, INC.



Bob Zumwalt, RLA
Director, Planning + Design