



Planning Department

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**MEMORANDUM**

**To:** Planning Board **Date:** September 13, 2013  
**From:** Roland Bartl, AICP, Planning Director *R.B.*  
**Subject:** **Request for Special Permit Modification – Senior Residence Special Permit Woodlands at Laurel Hill**

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Steven Gorning submitted a request to amend the Senior Residence Special Permit for the Woodlands at Laurel Hill on behalf of Avalon Bay Communities Inc. (Please see attached request.)

In concept, the Planning Department is in agreement with the request to amend Section O.4 to be consistent with age restrictions in the Quail Ridge Senior Residence Special Permit and the request to remove the limitation on maximum occupancy in Section O.6.

We do not recommend removing the section on visitor restrictions, Section O.7; rather we suggest replacing Section O.7 with consistent language to that of Exhibit D Section 12 of the Quail Ridge Senior Residence Master Deed as noted below.

**Exhibit D Section 12:**

*“Overnight guests who are under 55 years of age shall be allowed for reasonable visitation periods not to exceed four (4) weeks in duration and not to exceed two (2) months per year.”*

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