

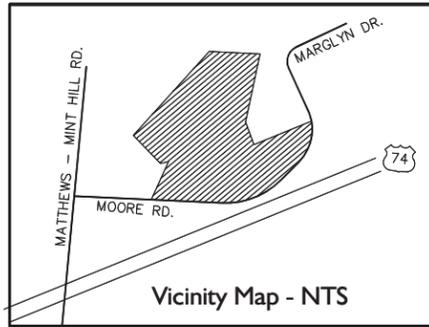
MEMO

To: Mayor and Town Board of Commissioners
From: Bill Sherrill
Re: Zoning Petition 2010-554, Royal Park
Date: August 5, 2010

A revised site plan was received on July 30, 2010 that incorporated the following changes:

- 1.) At the request of Planning Staff the petitioner replaced all references to signs with a note that all signs shall comply with the sign ordinance in place at the time the first building permit on site is issued. The previously proposed signs and sign locations were in conflict with the current ordinance.
- 2.) For Road improvements the petitioner has committed to construct a full three-lane section on a portion of Moore Road with modifications to include a protected left into the Taco Bell/Marriott Drive across from the site as recommended by Town Public Works.
- 3.) The Petitioner has provided notes that site plan and building elevations approval by the Town Board of Commissioners is required prior to any development on Tract B.
- 4.) For Greenway development the petitioner has removed the reference to a gravel trail and has provide a note revision that the section to be built by Liberty shall be ADA compliant.
- 5.) The Petitioner has revised the note regarding the relocation of the farmhouse to read that the farmhouse may not be relocated to the Farmstead Site until the petitioner has entered into a contact with Charlotte-Mecklenburg Utilities for the installation of a regional pump station and obtained a grading permit for Phase 1 of the project to be developed on the site.
- 6.) The Post Construction Concept Plan has been approved by Mecklenburg County LUESA and has been included as part of the petition.

Site plan revisions prior to the Planning Board meeting on July 27, 2010 included a commitment to provide sidewalk and drainage improvements along the entire project road frontage.



CURRENT

2010-554
7/30/2010

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Seal:
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CONSTRUCTION**

Long Term Care Management Services
Caring with Excellence

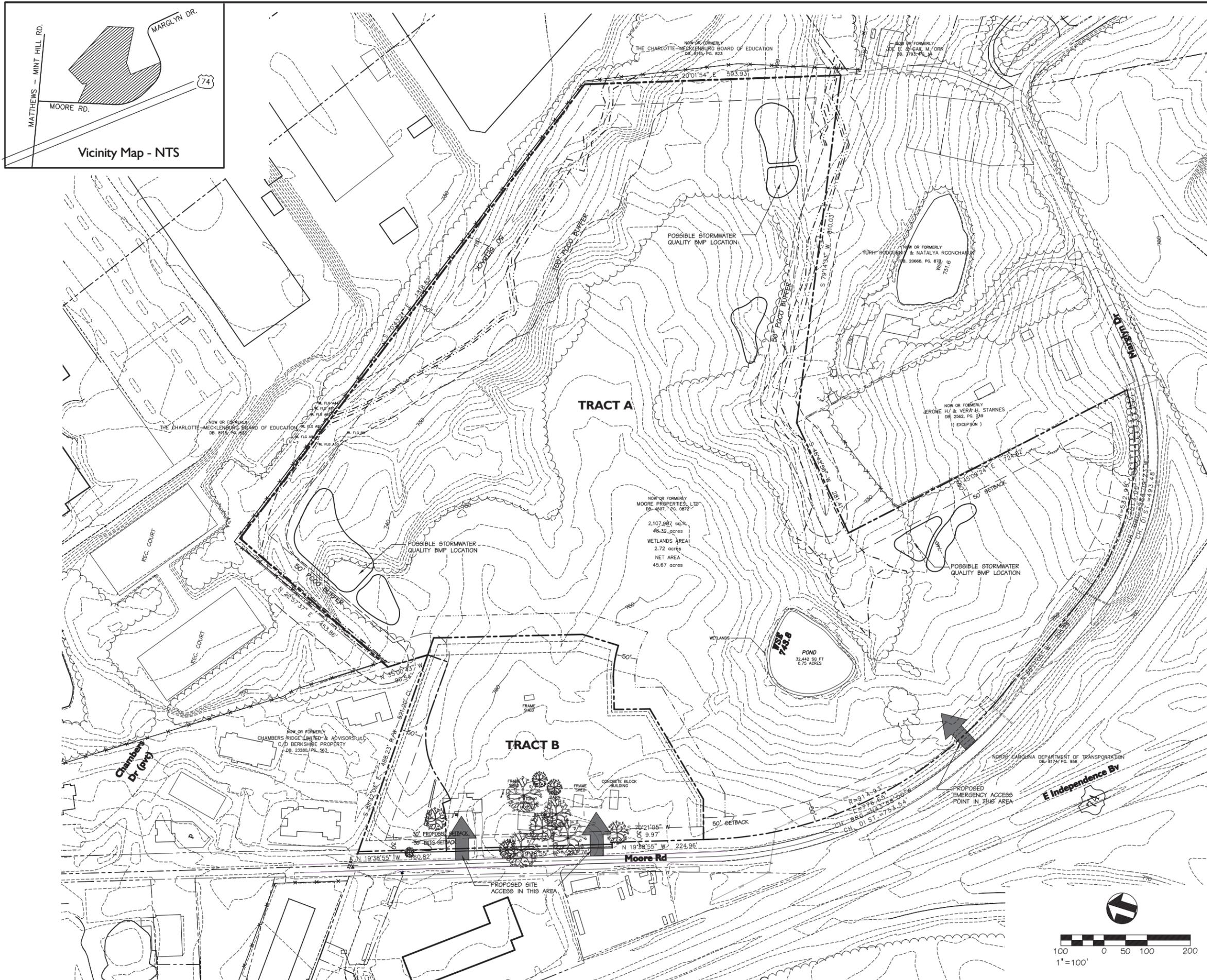
Royal Park Rehabilitation & Nursing Center
2001 Moore Road
Matthews, NC

Project No: 3003
Drawn By: SS
Designed By: P.Hobbs
Checked By: P.Hobbs
Date: 6.2.2010

Revisions:
△ Revised Per Staff Comments 6.29.10
△ Revised Per Staff Comments 7.19.10
△ Revised Per Staff Comments 7.30.10

Sheet Title:
Technical Data Sheet

Sheet No:
RZ-1



NOW OR FORMERLY
THE CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
DB 8116, PG. 823

NOW OR FORMERLY
THE E. B. CULL V. ORR
DB 3783, PG. 14

NOW OR FORMERLY
YURY PODGURAY & NATALYA RYONCHARUK
DB 20668, PG. 878

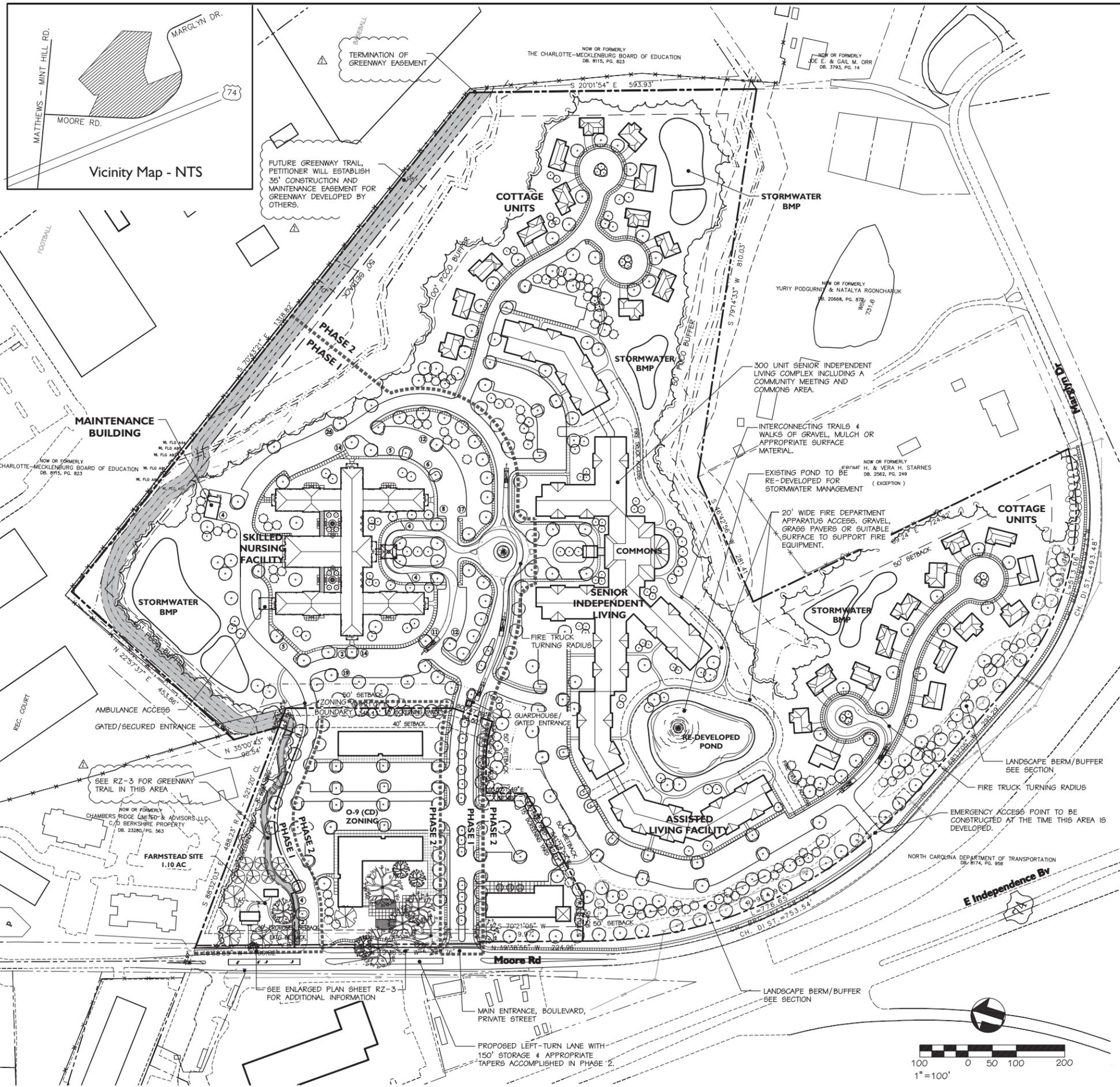
NOW OR FORMERLY
EROME H/ & VERA-LI STARNES
DB 2562, PG. 349
(EXCEPTION)

NOW OR FORMERLY
MOORE PROPERTIES, LTD.
DB 4607, PG. 0872

2,107,082 sq. ft.
48.39 acres
WETLANDS AREA
2.72 acres
NET AREA
45.67 acres

NOW OR FORMERLY
CHAMBERS RIDGE LIMITED & ADVISORS LLC
C/O BERKSHIRE PROPERTY
L.P. 22280, P/L 562

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DB 8174, PG. 958



SITE DATA:

PARCEL NUMBER: 21510206
 JURISDICTION: MATTHEWS, NC
 TOTAL SITE: 48.39 AC
 EXISTING ZONING: R-12
 PROPOSED ZONING: R/I (CD), O-9 (CD)
 RESIDENTIAL/INSTITUTIONAL, CONDITIONAL DISTRICT W/ CCRC USE
 OFFICE DISTRICT, CONDITIONAL DISTRICT

CURRENT
 2010-554
 7/30/2010

PROPOSED USES:

R/I (CD) CCRC DISTRICT	
TOTAL R/I (CD) SITE AREA:	41.60 AC
SKILLED NURSING/ REHAB UNITS:	169 BEDS
SKILLED NURSING BUILDING AREA:	112,000 SF
ASSISTED LIVING UNITS:	75 BEDS
ASSISTED LIVING BUILDING AREA:	80,000 SF
SENIOR INDEPENDENT LIVING UNITS:	300 UNITS
SENIOR INDEPENDENT LIVING BUILDING AREA:	480,000 SF (APPROX.)
MAX. HEIGHT, INDEPENDENT LIVING UNITS:	60'
MAX. DENSITY, INDEPENDENT LIVING:	20 UNITS/AC 841 UNITS
PROPOSED DENSITY, INDEPENDENT LIVING:	300 UNITS/ 41.60 AC 7.21 UNITS/AC
MAX. DENSITY, ASSISTED LIVING/SKILLED NURSING:	25 UNITS/AC 1051 UNITS
PROPOSED DENSITY, ASSISTED LIVING/SKILLED NURSING:	244 UNITS/ 41.60 AC 5.87 UNITS/ AC
MIN. UNOBSTRUCTED OPEN SPACE:	65% OF 41.60 AC 27.04 AC
PROPOSED UNOBSTRUCTED OPEN SPACE:	36.36 AC 87.4%

O-9 (CD) DISTRICT

TOTAL O-9 SITE AREA:	6.79 AC (INCLUDING 1.1 AC FARMSTEAD)
BUILDING AREA:	60,000 SF (INCLUDING FARMHOUSE)
MAX. BUILDING HEIGHT:	40'

PARKING SUMMARY:

R/I (CD) DISTRICT:	
1.1 PARKING SPACES PER INDEPENDENT LIVING UNIT PLUS ONE SPACE FOR EACH EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT.	
INDEPENDENT LIVING: 1.1/UNIT + 1/2 EMPLOYEES	330 REQUIRED 330 PROVIDED
SKILLED NURSING: 1/4 BEDS + 1/2 EMPLOYEES 169 BEDS + 80 EMPLOYEES	82 REQUIRED 163 PROVIDED
ASSISTED LIVING: 1/4 BEDS + 1/2 EMPLOYEES 75 BEDS + 20 EMPLOYEES	39 REQUIRED 39 PROVIDED

O-9 (CD) DISTRICT:

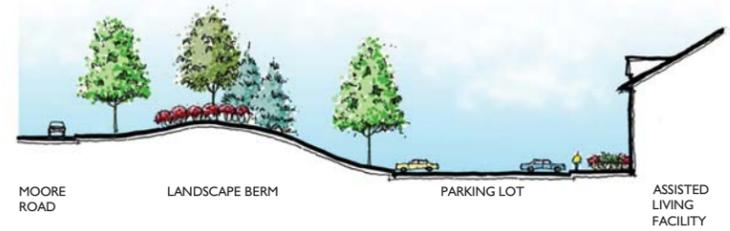
OFFICE USE:	1 SPACE PER 300 SF
MEDICAL USE:	1 SPACE PER 200 SF

BICYCLE PARKING:

OFFICE USE:	2 or 1/40,000 SF
MEDICAL USE:	5% OF AUTO

POST CONSTRUCTION CONTROLS ORDINANCE DATA:

RIVER BASIN:	YADKIN-PEE DEE
UNDISTURBED OPEN SPACE REQUIRED:	17.5% OF 48.39=8.47 AC
UNDISTURBED OPEN SPACE PROVIDED:	9.50 AC
AREA OF STORMWATER MANAGEMENT BMP'S:	1.75 AC (APPROX)



Landscape Berm Section

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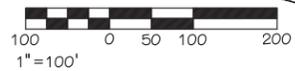
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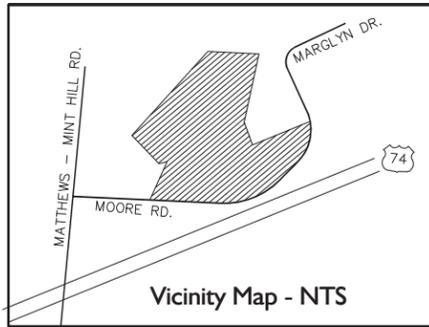
Royal Park Rehabilitation & Nursing Center
 2001 Moore Road
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Project No:	3003
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Revisions:	
△ Revised Per Staff Comments	6.29.10
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Sheet Title:
Schematic Plan

Sheet No:
RZ-2





CURRENT

2010-554

7/30/2010

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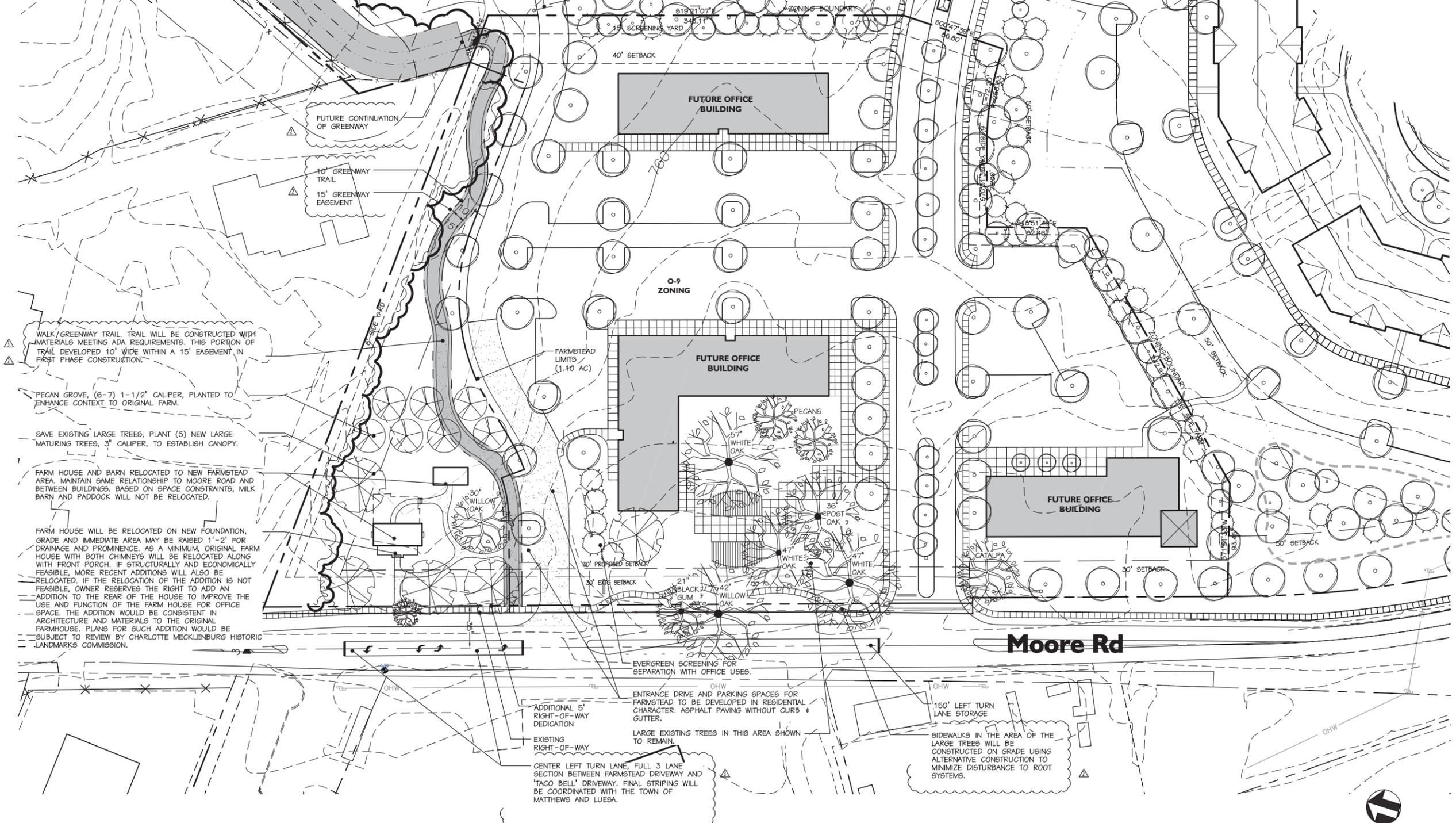
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Sheet Title:
**Office
 Development/
 Farmstead Site**

Sheet No:
RZ-3



WALK/GREENWAY TRAIL. TRAIL WILL BE CONSTRUCTED WITH MATERIALS MEETING ADA REQUIREMENTS. THIS PORTION OF TRAIL DEVELOPED 10' WIDE WITHIN A 15' EASEMENT IN FIRST PHASE CONSTRUCTION.

PECAN GROVE, (6-7) 1-1/2" CALIPER, PLANTED TO ENHANCE CONTEXT TO ORIGINAL FARM.

SAVE EXISTING LARGE TREES, PLANT (5) NEW LARGE MATURING TREES, 3" CALIPER, TO ESTABLISH CANOPY.

FARM HOUSE AND BARN RELOCATED TO NEW FARMSTEAD AREA. MAINTAIN SAME RELATIONSHIP TO MOORE ROAD AND BETWEEN BUILDINGS. BASED ON SPACE CONSTRAINTS, MILK BARN AND PADDOCK WILL NOT BE RELOCATED.

FARM HOUSE WILL BE RELOCATED ON NEW FOUNDATION, GRADE AND IMMEDIATE AREA MAY BE RAISED 1'-2" FOR DRAINAGE AND PROMINENCE. AS A MINIMUM, ORIGINAL FARM HOUSE WITH BOTH CHIMNEYS WILL BE RELOCATED ALONG WITH FRONT PORCH. IF STRUCTURALLY AND ECONOMICALLY FEASIBLE, MORE RECENT ADDITIONS WILL ALSO BE RELOCATED. IF THE RELOCATION OF THE ADDITION IS NOT FEASIBLE, OWNER RESERVES THE RIGHT TO ADD AN ADDITION TO THE REAR OF THE HOUSE TO IMPROVE THE USE AND FUNCTION OF THE HOUSE FOR OFFICE SPACE. THE ADDITION WOULD BE CONSISTENT IN ARCHITECTURE AND MATERIALS TO THE ORIGINAL FARMHOUSE. PLANS FOR SUCH ADDITION WOULD BE SUBJECT TO REVIEW BY CHARLOTTE MECKLENBURG HISTORIC LANDMARKS COMMISSION.

ADDITIONAL 5' RIGHT-OF-WAY DEDICATION
 EXISTING RIGHT-OF-WAY
 CENTER LEFT TURN LANE, FULL 3 LANE SECTION BETWEEN FARMSTEAD DRIVEWAY AND 'TACO BELL' DRIVEWAY. FINAL STRIPING WILL BE COORDINATED WITH THE TOWN OF MATTHEWS AND LUESA.

SIDEWALKS IN THE AREA OF THE LARGE TREES WILL BE CONSTRUCTED ON GRADE USING ALTERNATIVE CONSTRUCTION TO MINIMIZE DISTURBANCE TO ROOT SYSTEMS.

ENTRANCE DRIVE AND PARKING SPACES FOR FARMSTEAD TO BE DEVELOPED IN RESIDENTIAL CHARACTER. ASPHALT PAVING WITHOUT CURB & GUTTER.
 LARGE EXISTING TREES IN THIS AREA SHOWN TO REMAIN.

EVERGREEN SCREENING FOR SEPARATION WITH OFFICE USES.



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**Royal Park Rehabilitation
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Sheet Title:
**Development
Standards**

Sheet No:
RZ-4

DEVELOPMENT STANDARDS

General Provisions

A. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition dated April 30, 2010 filed by Liberty Healthcare Properties of North Carolina, LLC (the "Petitioner") to accommodate the development of that approximately 48.39 acre site located on the eastern side of Moore Road south of its intersection with Matthews-Mint Hill Road (the "Site"). More specifically, pursuant to the Rezoning Petition and the Rezoning Plan, the Petitioner seeks to rezone that approximately 41.60 acre portion of the Site designated as "Tract A" on Sheet RZ-1 of the Rezoning Plan to the Residential/Institutional ("RI") (CD) zoning district to accommodate the development of a continuing care retirement community on Tract A, and to rezone that approximately 6.79 acre portion of the Site designated as "Tract B" on Sheet RZ-1 of the Rezoning Plan to the O-9 (CD) zoning district to accommodate certain uses permitted in the O-9 zoning district that are set out below.

B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Matthews Zoning Ordinance (the "Ordinance").

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RI zoning district shall govern all development taking place on Tract A.

D. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-9 zoning district shall govern all development taking place on Tract B.

E. The exact alignments of internal streets and driveways have not been determined and are subject to final design and engineering plans. Accordingly, minor modifications or alterations of these alignments may take place during design development and construction phases.

F. The exact locations of buildings and parking areas have not been determined. The Petitioner therefore reserves the flexibility to make adjustments to the precise building sizes and locations shown on the Rezoning Plan during the design development phases. However, the placements of buildings shall be generally consistent with the locations depicted on the Rezoning Plan and they shall satisfy all other Ordinance standards.

G. Parking areas may be located within building envelopes depicted on the Rezoning Plan.

H. The Site will be developed in two separate phases. Phase 1 will consist of those improvements located within that portion of the Site designated as "Phase 1" on Sheet RZ-2 of the Rezoning Plan, and Phase 2 will consist of those improvements located within that portion of the Site designated as "Phase 2" on Sheet RZ-2 of the Rezoning Plan.

Permitted Uses

Tract A
A. That portion of the Site designated as Tract A may be devoted to a continuing care retirement community as defined under Section 153.007 of the Ordinance and as permitted under Section 153.056(B)(22) of the Ordinance.
B. Those accessory uses set out in Section 153.195(A)(6) of the Ordinance shall be permitted in any structure located on Tract A so long as such uses are ancillary to the continuing care retirement community's use (i.e. meaning they may be used by the residents, employees, business invitees and guests of the facility but shall not be open to or marketed for use by those outside the community). The total floor area devoted to accessory uses shall not exceed 20% of the total floor area on Tract A.

Tract B
A. That portion of the Site designated as Tract B may be devoted only to the uses set out below and to any accessory uses that are clearly incidental and related thereto:

- (1) Beauty shops;
- (2) Barber shops;
- (3) Business and professional offices, provided that retail sales and deliveries of merchandise are not made from the premises and that merchandise displayed is visible only from within the building;
- (4) Civic organizations;
- (5) Clinics, medical, dental, and doctor's offices;
- (6) Laboratory, dental, medical, and optical; and
- (7) Offices.

Maximum Density/Maximum Gross Floor Area

Tract A
A. A maximum of 300 independent living units may be located on Tract A.

The maximum total gross floor area of the buildings containing the apartment style independent living units shall be 480,000 square feet. The independent living units may be comprised of a mixture of apartment style units and single family cottage style units as more particularly depicted on Sheet RZ-2 of the Rezoning Plan, with the ultimate unit mix being determined by the Petitioner. Notwithstanding the foregoing, a maximum of 50 of the independent living units may be single family cottage style units.

B. A maximum of 75 assisted living units may be located on Tract A. The maximum gross floor area of the building containing the assisted living units shall be 80,000 square feet.

C. A skilled nursing facility containing a maximum of 169 beds may be located on Tract A. The maximum gross floor area of the building containing the skilled nursing facility shall be 112,000 square feet.

D. A maintenance building may be located on Tract A.

Tract B
The total maximum gross floor area of the buildings to be located on Tract B, including those buildings located on that portion of Tract B designated as the "Farmstead Site" on Sheet RZ-2 of the Rezoning Plan, shall be 60,000 square feet.

Maximum Impervious Surface Coverage
Total impervious surface coverage shall not exceed 50% of the total acreage of the Site.

Open Space/Tree Preservation
A. A minimum of 50% of the Site shall be unobstructed open space.
B. Those trees located on Tract B that are specifically designated on Sheet RZ-3 of the Rezoning Plan shall be preserved by the Petitioner.

Setbacks and Yards
A. All buildings located on Tract A shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the RI zoning district.
B. All buildings located on Tract B shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the O-9 zoning district.

Access/Emergency Access
A. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.

B. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.

C. An emergency access shall be provided from Moore Road into the Site as more particularly depicted on Sheet RZ-2 of the Rezoning Plan. The emergency access shall be intended for emergency access upon the occurrence of a catastrophic event that would prevent emergency vehicles from entering the main or secondary entrance into the Site. The emergency access shall be gated and the gate shall be equipped with a "click to enter device" approved by the Town of Matthews to ensure access for emergency vehicles.

Signs
All signs installed on the Site shall comply with the sign ordinance in place at the time that the building permit for the first building to be located on the Site is issued.

Parking and Loading
A. Off-street vehicular parking will be provided on Tract A as set out in the Site Data Table on Sheet RZ-2 of the Rezoning Plan. Bicycle parking shall be provided on Tract A in accordance with the requirements of Section 153.117 of the Ordinance.
B. Off-street vehicular parking and bicycle parking shall be provided on Tract B in accordance with the requirements of Section 153.117 of the Ordinance. Prior to the issuance of a building permit for any new building to be located on Tract B, a site plan for Tract B must be approved by the Matthews Board of Commissioners that demonstrates that Tract B meets the parking requirements of Section 153.117 of the Ordinance.
C. Off-street loading spaces will be provided on the Site in accordance with the requirements of Section 153.129 of the Ordinance.

Transportation Improvements
Prior to the issuance of the first certificate of occupancy for any building to be located on the Site, the Petitioner will construct and install, at its sole cost and expense, a full three lane section on a portion of Moore Road as more particularly depicted on Sheet RZ-3 of the Rezoning Plan.

Right of Way Dedication
Prior to the issuance of the first certificate of occupancy for a building located within Phase 1 of the development to be located on the Site, the Petitioner shall dedicate and convey to the Town of Matthews by quitclaim deed and subject to a reservation for any necessary utility easements those portions of the Site immediately adjacent to Moore Road that are identified on the Rezoning Plan as required to provide right of way measuring 35 feet from the existing centerline of Moore Road.

Landscaping/Screening/Sidewalks
A. The Site shall comply with the landscaping and screening requirements of Section 153.075 of the Ordinance.

B. Any dumpsters and recycling areas located on the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by solid-enclosures with gates.

C. All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.

D. Internal sidewalks shall be constructed on the Site as more particularly depicted on the Rezoning Plan.

E. Pursuant to Section 150.50 of the Matthews Building Regulations, the Petitioner shall install a 5 foot sidewalk, a 5 foot planting strip and drainage facilities along the Site's frontage on Moore Road and Marglyn Drive as generally depicted on Sheet RZ-2 of the Rezoning Plan. The sidewalk, planting strip and drainage facilities shall be installed in two phases, with the first phase of the sidewalk, planting strip and drainage facilities (as depicted on Sheet RZ-2 of the Rezoning Plan) being installed prior to the issuance of the first certificate of occupancy for a building located within Phase 1 of the development to be located on the Site. The second phase of the sidewalk, planting strip and drainage facilities (as depicted on Sheet RZ-2 of the Rezoning Plan) shall be installed prior to the issuance of the first certificate of occupancy for a building located within Phase 2 of the development to be located on Site.

F. The sidewalks to be installed along the Site's frontage on Moore Road and Marglyn Drive may meander to preserve existing trees and may be located within a sidewalk easement.

Architectural Commitments

Tract A
A. Attached hereto are schematic architectural renderings of the building containing the skilled nursing facility, and these schematic architectural renderings are intended to depict the general conceptual architectural style and character of the building containing the skilled nursing facility. Accordingly, each facade of the building containing the skilled nursing facility shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

B. Attached hereto is a schematic architectural rendering of the buildings that will contain the apartment style independent living units, and this schematic architectural rendering is intended to depict the general conceptual architectural style and character of the buildings containing the apartment style independent living units. Accordingly, each facade of a building containing apartment style independent living units shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural rendering. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

C. Attached hereto is a schematic architectural rendering of the single family cottage style independent living units, and this schematic architectural rendering is intended to depict the general conceptual architectural style and character of the single family cottage style independent living units. Accordingly, each single family cottage style independent living unit shall be designed and constructed so that it is substantially similar in appearance to the attached schematic architectural rendering. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

D. Pursuant to Section 153.195(A)(5) of the Ordinance, all buildings located on Tract A shall be compatible in appearance and quality through the use of similar building materials, colors, architectural features and styles.

E. The maximum height of the buildings containing the apartment style independent living units shall be 60 feet.

F. The maximum height of the building containing the assisted living units shall be 60 feet.

G. The maximum height of the building containing the skilled nursing facility shall be two stories.

H. The maximum height of the single family cottage style independent living units shall be two stories.

I. The maximum height of the maintenance building shall be 40 feet.

Tract B
A. At least 50% of each building elevation below the roofline shall be composed of brick, stone, pre-cast concrete or similar masonry products, or a combination thereof. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material required.

B. The remaining portions of each building elevation below the roofline shall be composed of hardi-plank or the equivalent, wood lap siding, composite lap siding, cedar shake siding painted or stained or a combination thereof.

C. The farmhouse structure and the outbuilding located on that portion of Tract B designated as the Farmstead Site are existing structures and they shall remain substantially similar in appearance to their existing conditions.

D. The maximum height of any building located on Tract B shall be 40 feet.

E. Prior to the issuance of a building permit for any new building to be located on Tract B, building elevations for the new buildings to be located on Tract B must be approved by the Matthews Board of Commissioners.

Site Plan Approval for Tract B
Prior to the issuance of a building permit for any new building to be located on Tract B, a site plan for Tract B must be approved by the Matthews Board of Commissioners.

Greenway
A. Prior to the issuance of the first certificate of occupancy for any building to be located on the Site, the Petitioner shall convey and grant to the Town of Matthews (the "Town") an easement having a width of 35 feet on that portion of the Site designated as Tract A and a width of 15 feet on that portion of the Site designated as Tract B, such easement being more particularly depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan (the "Greenway Easement"). The Greenway Easement shall be conveyed and granted to the Town to facilitate the installation, construction, maintenance, repair and replacement (as may be needed from time to time) of a greenway trail to be located within the Greenway Easement and the use thereof.

B. The greenway trail to be located within the Greenway Easement (the "Greenway Trail") shall have a minimum width of 10 feet. The Petitioner, at its sole cost and expense, shall design, install and construct that portion of the Greenway Trail that is generally located within Tract B and is depicted on Sheets RZ-2 and RZ-3 of the Rezoning Plan. This portion of the Greenway Trail shall be ADA compliant, and the Petitioner shall complete the installation and construction of this portion of the Greenway Trail prior to the issuance of the first certificate of occupancy for any building to be located on the Site. See Sheet RZ-3 of the Rezoning Plan for more detail on the portion of the Greenway Trail to be constructed by the Petitioner.

C. The remaining portions of the Greenway Trail to be located within the Greenway Easement (more specifically, those portions located generally on Tract A) shall be designed, installed and constructed by the Town at the Town's sole cost and expense.

D. The Town, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement (as may be needed from time to time) of the entire Greenway Trail.

E. The Greenway Easement shall contain a self-help provision that will enable the Petitioner to maintain and repair that portion of the Greenway Trail located on Tract B in the event that the Town fails to meet its obligation to maintain and repair this portion of the Greenway Trail.

Historic Landmark
A. On August 10, 2009, the Matthews Board of Commissioners adopted an ordinance designating a 2.4 acre portion of the Site (the "Historic Site") and a

farmhouse and certain outbuildings located thereon an historic landmark. Development of the continuing care retirement community and the office buildings depicted on the Rezoning Plan are dependent upon the relocation of the farmhouse structure and the cotton house or corn crib structure from the Historic Site to the Farmstead Site and the demolition of the remaining structures on the Historic Site. To accomplish the foregoing, the Petitioner must obtain a Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Landmarks Commission (the "Commission").

B. In connection with this Rezoning Petition and the proposed development, the Petitioner filed an Application for a Certificate of Appropriateness with the Commission to relocate the farmhouse structure to the Farmstead Site, to relocate the cotton house or corn crib to the Farmstead Site and to demolish the remaining structures located on the Historic Site, including the milk barn.

On May 14, 2010, the Commission issued the requested Certificate of Appropriateness on the following conditions:
1. The Rezoning Petition is approved.
2. The Petitioner enter into a Preservation Agreement pursuant to which restrictions would be placed on the Farmstead Site and the farmhouse to ensure the preservation of the farmhouse and cotton house.
If these conditions are not met, the Certificate of Appropriateness is invalid.

C. On May 11, 2010, the Petitioner filed an application with the Commission to have the Farmstead Site designated as an historic site and to remove the existing historic designation from the Historic Site.

D. In the event that this Rezoning Petition is approved and the other contingencies relating to the relocation of the farmhouse structure and the cotton house or corn crib are satisfied, the farmhouse and the cotton house or corn crib may not be relocated to the Farmstead Site until the Petitioner has entered into a contract with Charlotte-Mecklenburg Utilities for the installation of a regional pump station, which contract is more particularly described below, and obtained a grading permit for Phase 1 of the project to be developed on the Site. The Petitioner must provide the Town with a copy of the executed contract to show compliance with this requirement.

Lighting
All exterior pole lights installed on the Site shall be capped and fully shielded.

Storm Water
Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

Fire
Fire hydrants and fire department connections will be located on the Site pursuant to the requirements of the applicable authorities.

Public Utilities
A. With respect to sewer service, the Petitioner will enter into a contract with Charlotte-Mecklenburg Utilities to install a regional pump station to provide sewer to the Site and to the basin in which the Site is located. The regional pump station shall be completed in connection with the development of Phase 1 of the project to be located on the Site.
B. Water service is available for Phase 1 of the development to be located on the Site. Upgrades may be required to provide water service to Phase 2 of the development to be located on the Site if the existing supply is insufficient.

Amendments to Rezoning Plan
Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application
1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" is deemed to include the successors in interest and assigns of the Petitioner who, from time to time, may be involved in the development of any portion of the Site.



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**Royal Park Rehabilitation
& Nursing Center**
2001 Moore Road
Matthews, NC

Project No.: 3003
Drawn By: SS
Designed By: P.Hobbs
Checked By: P.Hobbs
Date: 6.2.2010

Revisions:
△ Revised Per Staff Comments 6.25.10
△ Revised Per Staff Comments 7.19.10
△ Revised Per Staff Comments 7.30.10

Sheet Title:

Exterior Images

Sheet No:
RZ-5



Independent Living Perspective



Cottage Perspective

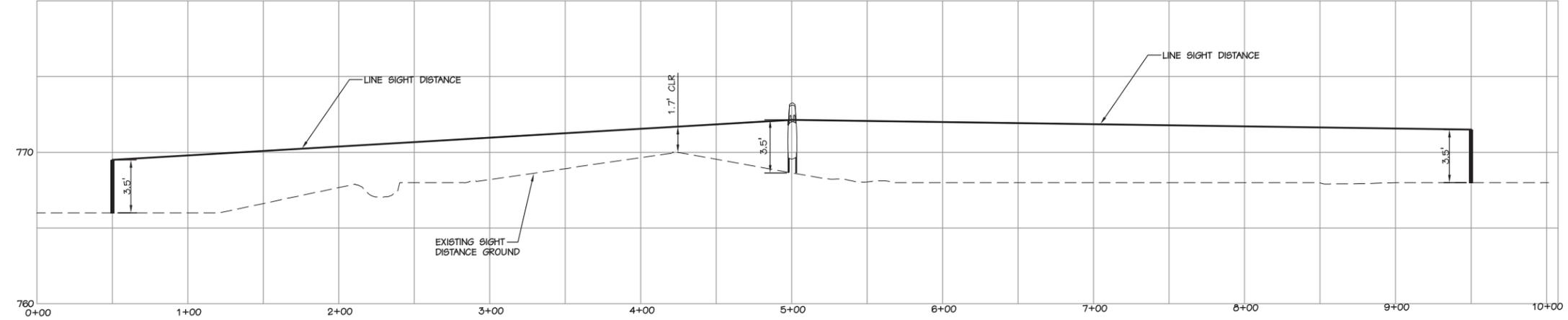
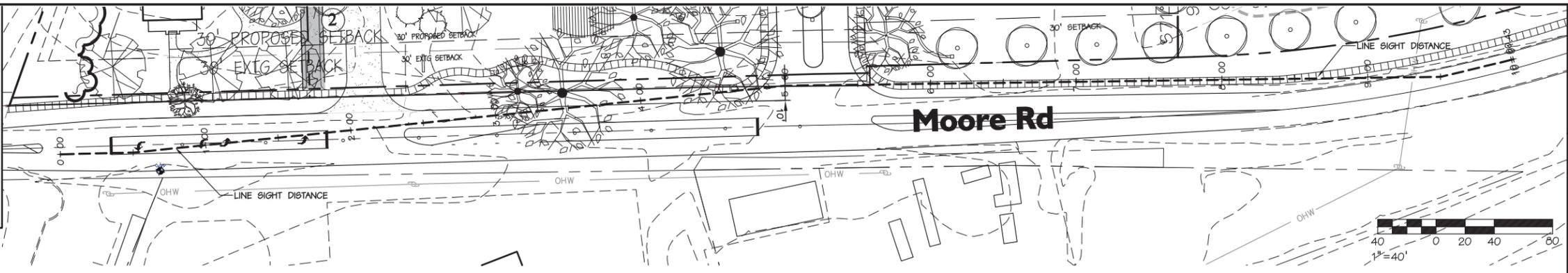
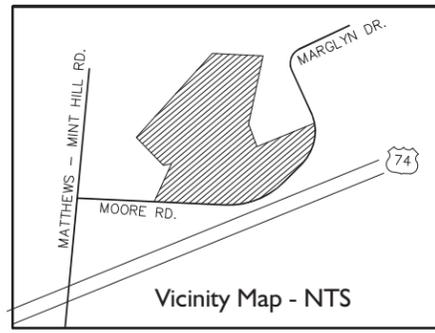


FRONT ELEVATION - ENTRANCE

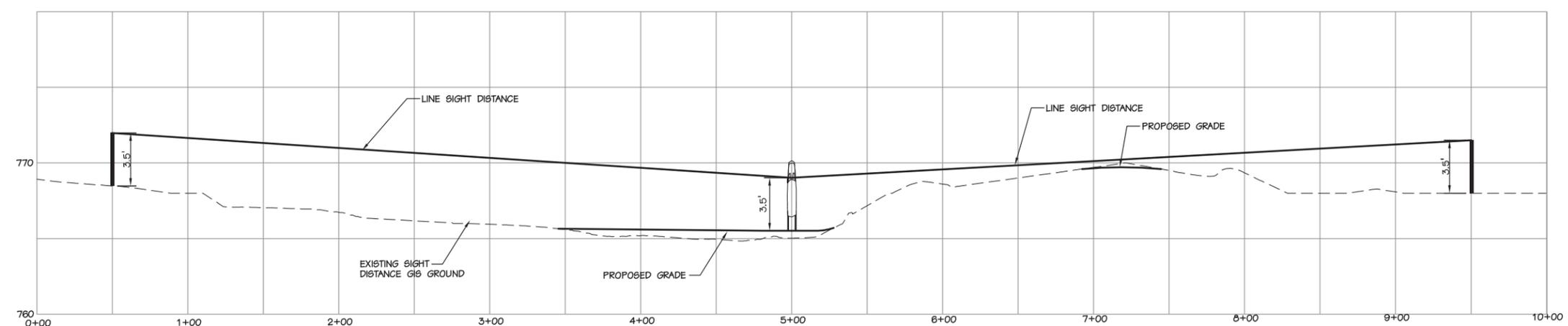
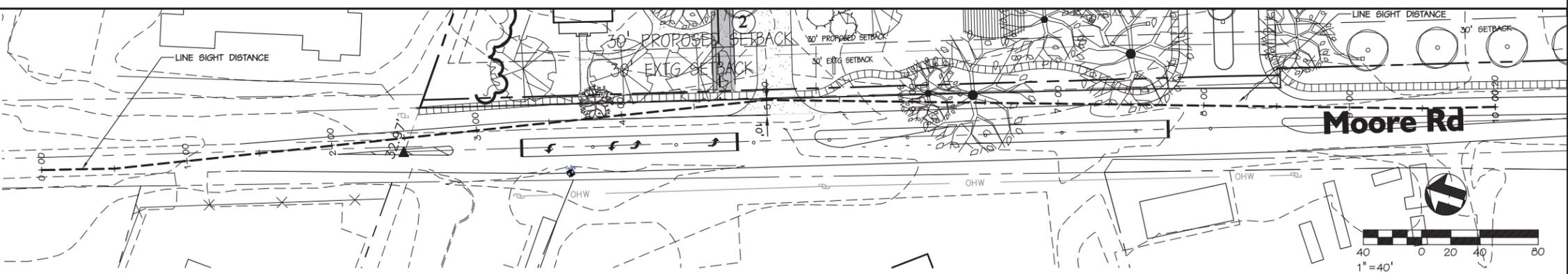


FRONT ELEVATION

Skilled Nursing Elevations
by David R. Polston



Roadway ISD - Main Entrance



Roadway ISD - Secondary Entrance

SITE SOLUTIONS

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Revisions:
 ▲ Revised Per Staff Comments 6.29.10
 ▲ Revised Per Staff Comments 7.19.10
 ▲ Revised Per Staff Comments 7.30.10

Sheet Title:
Roadway ISD Plan

Sheet No:
RZ-6

SITE DATA:

PARCEL NUMBER: 21510206
 JURISDICTION: MATTHEWS, NC
 TOTAL SITE: 48.39 AC
 EXISTING ZONING: R-12
 PROPOSED ZONING: R/I (CD), O-9 (CD)
 RESIDENTIAL/INSTITUTIONAL, CONDITIONAL DISTRICT W/ CCRC USE
 OFFICE DISTRICT, CONDITIONAL DISTRICT

2010-554

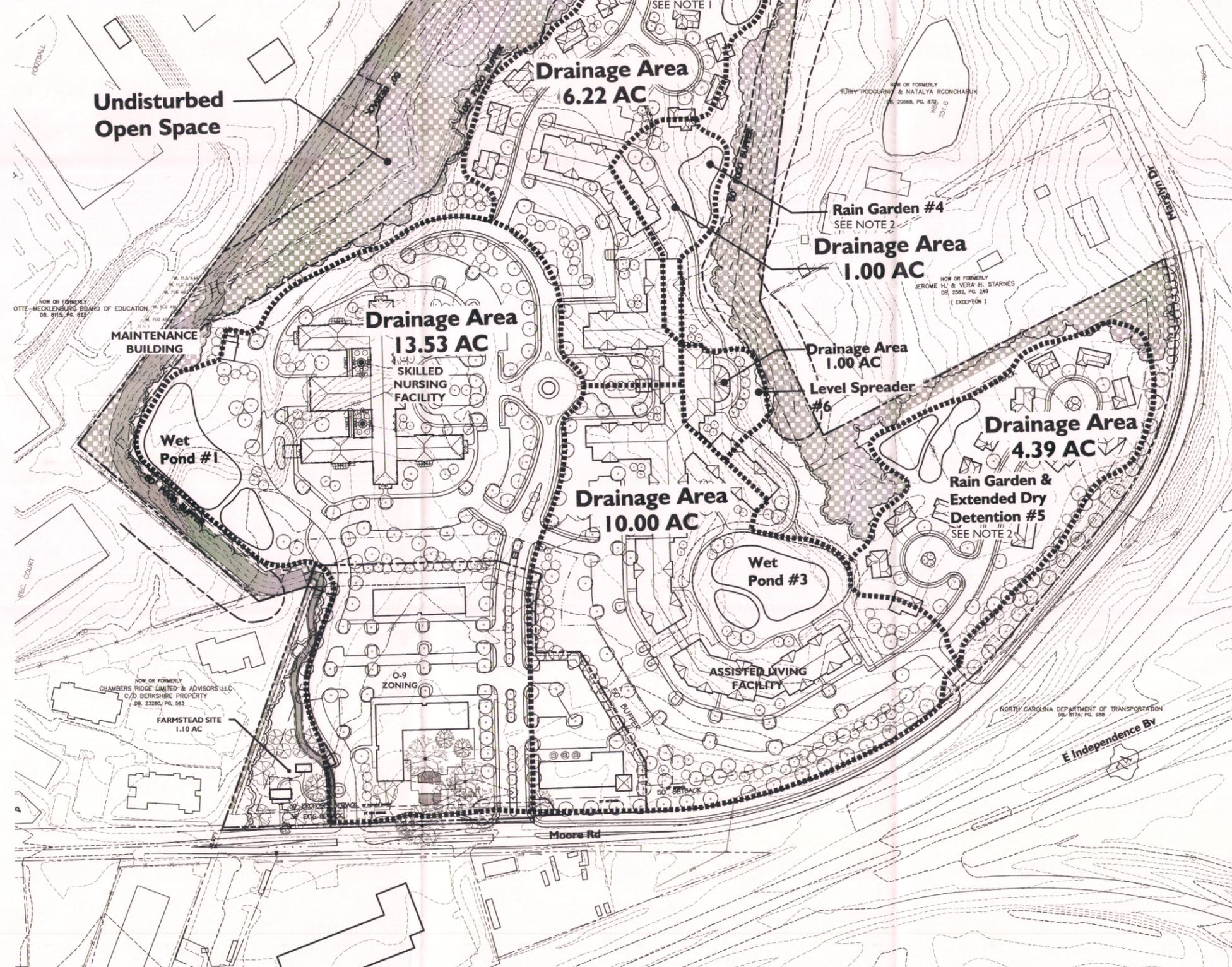
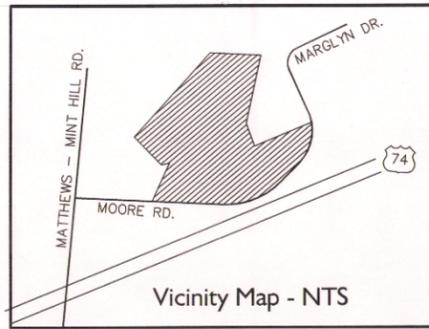
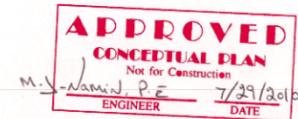
7/30/2010

POST CONSTRUCTION CONTROLS ORDINANCE DATA:

RIVER BASIN: YADKIN-PEE DEE
 UNDISTURBED OPEN SPACE REQUIRED: 17.5% OF 48.39=8.47 AC
 UNDISTURBED OPEN SPACE PROVIDED: 9.50 AC
 AREA OF STORMWATER MANAGEMENT BMP'S: 1.75 AC (APPROX)

NOTES

1. WET POND #1 WILL BE DEVELOPED WITH AN APPROPRIATE POND LINER AND A MAKE UP WELL TO MAINTAIN NORMAL POOL.
2. DURING FINAL DESIGN OF RAIN GARDENS, SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED TO ESTABLISH SEASONAL HIGH GROUNDWATER LEVELS AT EACH RAIN GARDEN. THESE FACILITIES WILL BE DESIGNED TO MAINTAIN PROPER SEPARATION FROM SEASONAL HIGH GROUNDWATER TO BOTTOM OF RAIN GARDEN.



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Long Term Care
 Management Services
 Caring with Excellence

Royal Park Rehabilitation & Nursing Center

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Revisions:
 Revised Per Staff Comments 6.29.10
 Revised Per Staff Comments 7.19.10
 Revised Per Staff Comments 7.30.10

Sheet Title:
 PCCO Concept Plan

Sheet No:
SWMP-1

