



Application: 2012-589 Village at Plantation Estates

Pre Public Hearing Rezoning Staff Analysis

July 23, 2012 (Updated 8/7/12)

Project Summary

Location:	713-914 South Trade Street
Owner:	ACTS Retirement Communities
Agent:	Bob Romano, Single Source Design Build
Current Zoning:	R/I (CD)
Proposed Zoning:	R/I (CD)
Existing Use:	Vacant land, single family homes
Proposed Use:	Continuing Care Retirement Community
Community Meeting:	Occurred 7/12/12

Summary of Request

ACTS Retirement Communities rezoned the subject parcel in 2008 to construct a continuing care retirement community on the 44-acre parcel. Due to market demands, a change to the scale and types of buildings proposed is requested and thus a change of conditions to the original zoning plan is required. The new requests entails no more than 300 independent living units and up to 140 skilled nursing beds.

Staff Recommendation

Staff recommends approval of this rezoning request subject to the resolution of any outstanding issues related to multiuse path improvements, relocation of County Place Drive and PCO-1 Concept Plan Approval

Pre Public Hearing Staff Analysis

Planning Staff Review

Background And History

In 2008 ACTS rezoned the property to R/I (CD) to create a CCRC with independent living units and a skilled nursing facility. Due to the recession and changing market conditions, the company determined that the previously approved site plan did not match up well with market demands and financing conditions. Specifically, the previous large scale apartment building would be difficult to build whereas the multiple, smaller apartment buildings are thought to be more desirable and can be built in phases as the project sells out. Due the substantial changes to the buildings, elevations and site plan, a change of conditions is requested although the site will still be R/I (CD) and devoted to a CCRC.

Details of the Site Plan

As with the 08' plan, two main access points are provided. The primary access is still located on S. Trade St across from a relocated Country Place Dr while a secondary access is along Fullwood Ln in the vicinity of the Carrington Place Skilled Nursing Facility. A spine road still runs through the site and connects one entrance to the other. Both entrances are gated with the S. Trade location planned for a manned guard house. Building heights within 100' of the Fremont St side of the property line are limited to 2-stories above grade. A clubhouse and pond are planned for the center of the site. Apartment buildings are proposed to be no taller than 60' as measured from the front elevation of each building per Town Code.

The building typologies featured on the site consist of 3 and 4 story apartment buildings, single family, duplex and triplex homes, a clubhouse and a skilled nursing facility. The owner reserves the right to use different percentages of each building although maximums are given for each.

Parking for the apartment buildings and the skilled nursing facility are projected to be primarily underground due to the slope of the site. However, some buildings may have surface parking due to soil conditions or other unforeseen circumstances.

A wide, multiuse path is planned for the S. Trade frontage while a new 5' sidewalk is planned along Fullwood Ln. The multiuse path is proposed in lieu of the greenway extension through the property and along the creek, connecting back to Fullwood Ln. It was determined that the previous greenway plan and tunnel would have resulted in significant impacts to the creek and wetland areas.

Planning Staff Review Continued

Summary of Proposed Conditions *(Numbers reflect conditional notes on plan)*

2. Minor adjustments to internal street layout, building designs, building locations and locations of different building types are allowed per Section 153.120
3. Independent living units capped at 300, assisted/or skilled nursing beds capped at 140
9. Brick or stone to comprise at least 50% of all building elevations facing public or private streets
10. The petitioner may opt to provide fees in lieu for the construction of street improvements, curb and gutter based on future plans for improvements on S. Trade and along portions of Fullwood.
11. Country Place Dr to be realigned with project entrance and pedestrian signal to be installed at crossing with greenway.
12. The vacant, 3.91 acre parcel across Fullwood Ln and backing up to Hampton Green will be either donated to the Town or leased for 100 years at \$1.00 per year.
18. A 10' wide multiuse trail with pedestrian lighting will be installed along the S. Trade frontage
31. Where the ACTS property ends along S. Trade, a 5' sidewalk will be installed on the two adjoining lots to connect to the existing sidewalk across Main St.
32. The petitioner will bear the cost of a traffic signal on Fullwood at such time that it is approved.
33. The petitioner agrees to pay property taxes on the property



Pre Public Hearing Staff Analysis

Consistency with Adopted Plans and Policies and Town Vision Statements

Although there are no specific recommendations for this site, the R/I CD zoning and use are appropriate given the current mix of residential and institutional uses in the vicinity of the site.

Reports from Town Departments and County Agencies

Matthews Police

None received

Matthews Fire

None received

Public Works

Report attached. Recommendation to leave area for Freemont St extension in future and to further explore a roundabout at Country Place and the ACTS entrance.

Matthews Parks and Recreation

None received

Charlotte Mecklenburg Schools

N/A

PCO Concept Plan Approval Required?

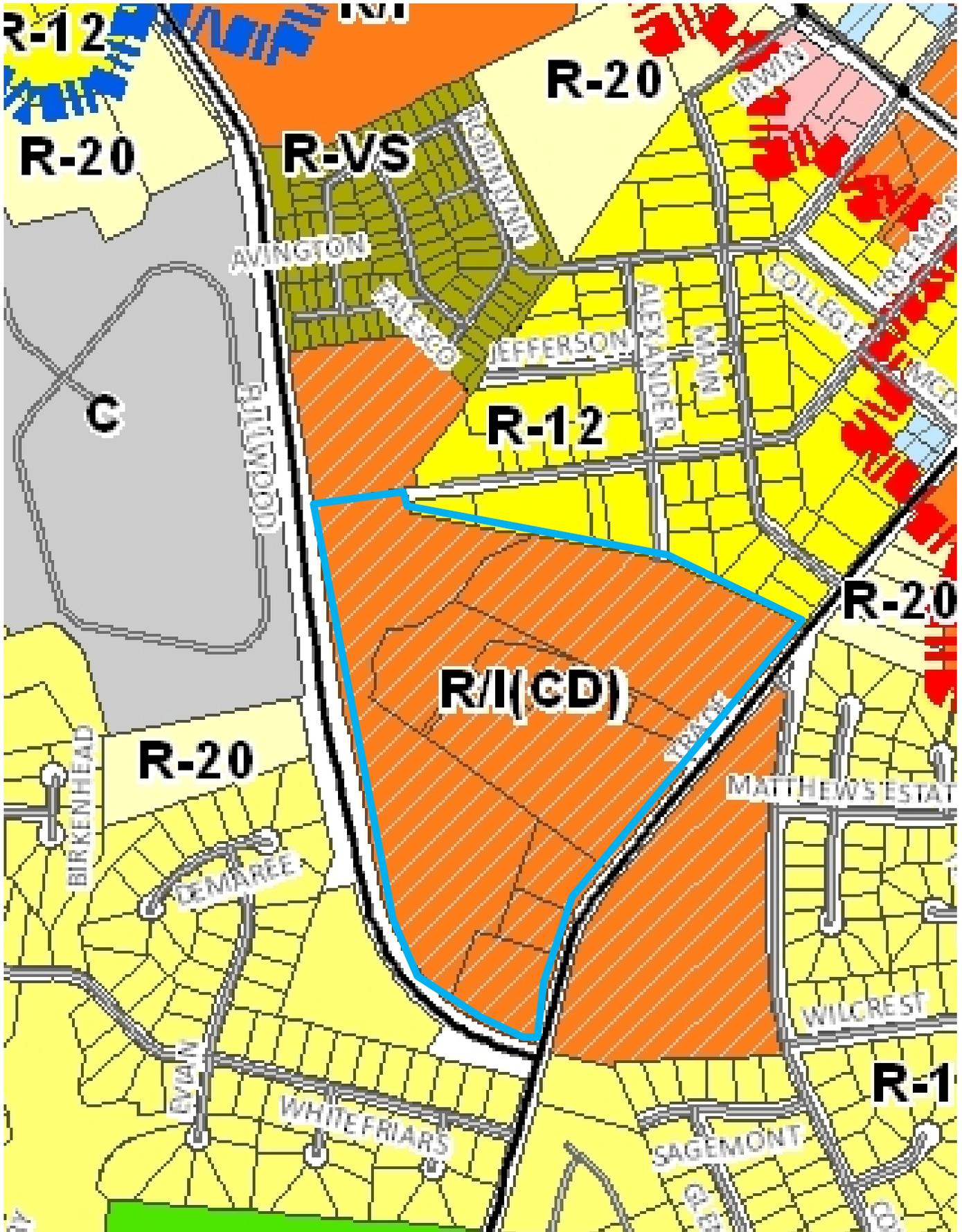
Yes - Review in progress

Pre Public Hearing Staff Analysis

Unresolved/Outstanding Issues

1. Staff recommends a commitment by ACTS to donate ROW in the future for the extension of Freemont St at such time that the Town chooses, if ever, to extend it.
2. A commitment is recommended to bury or remove over street and overhead utility lines on the property with the recognition that some of the work may occur with South Trade widening.
3. Council should review the recent results CTT and Greenway Corridor study and specifically the Hampton Green Connector study to determine what side of Fullwood a multiuse path should be located and whether crossing at S. Trade or midblock on Fullwood is the best alignment for the path.
4. Public Works recommends further study on a roundabout at Country Place
5. Staff has recommended that a conceptual plan be created for a pocket park on land leftover from the Country Place realignment.
6. The 3rd access point that is slated for use as service to the Skilled Nursing building would conflict with a possible future extension of Freemont. It may need to be removed in future.
7. A decision should be made regarding the alignment of South Trade. The 06' plan considerably impacts the current site plan proposed by ACTS.
8. PCO-1 Concept Plan Approval required prior to a decision.
9. A mast mounted pedestrian signal should be explored in lieu of overhead wire installation.

Area Zoning Map





2012 Site Plan



2008 Site Plan



2012 Proposed Elevations - Single , Duplex, Triplex Housing and Clubhouse



1850 DUPLEX (STREET ELEVATION)
SCALE: 1/8" = 1'-0"

1850 DUPLEX (REAR ELEVATION) - SIDE ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"

1850 DUPLEX (REAR ELEVATION) - FRONT ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



2050 DUPLEX (STREET ELEVATION)
SCALE: 1/8" = 1'-0"

2050 DUPLEX (REAR ELEVATION) - SIDE ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"

2050 DUPLEX (REAR ELEVATION) - FRONT ENTRY GARAGE OPTION
SCALE: 1/8" = 1'-0"



CLUBHOUSE (POND SIDE ELEVATION)
SCALE: 1/8" = 1'-0"



CLUBHOUSE (STREET ELEVATION)
SCALE: 1/8" = 1'-0"

DRAWINGS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

REVISIONS		
No.	Date	By

2012 Proposed Elevations - Apartments and Skilled Nursing Facility



MAISON COURT APARTMENT BUILDING (REAR ELEVATION)
SCALE: 1/8" = 1'-0"



MAISON COURT APARTMENT BUILDING (STREET ELEVATION)
SCALE: 1/8" = 1'-0"

MAISON COURT APARTMENT BUILDING (STREET ELEVATION)
SCALE: 1/8" = 1'-0"



HEALTHCARE BUILDING (FRONT ELEVATION)
SCALE: 3/32" = 1'-0"

DRAWINGS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

No. Date By

2008 Building Elevations



INDEPENDENT LIVING PERSPECTIVE



INDEPENDENT LIVING ELEVATION

*THE BUILDING ILLUSTRATIONS THAT ARE INCLUDED WITH THIS APPLICATION ARE IN THE GENERAL MASS, SCALE, CONFIGURATION AND THE ARCHITECTURAL CHARACTER.

2008 Building Elevations Continued



COTTAGE - OPTION 'A'



COTTAGE - OPTION 'B'



COTTAGE - OPTION 'C'



INDEPENDENT LIVING - CONCEPT 'A'



INDEPENDENT LIVING - CONCEPT 'B'



OPTIONAL CLOCK TOWER CONCEPT



CLUBHOUSE ELEVATION

*THE BUILDING ILLUSTRATIONS THAT ARE INCLUDED WITH THIS MAP
THE GENERAL MASS, SCALE, CONFIGURATION, AND THE ARCHITECT



Table Comparison of Selected Aspects of 2008 and 2012 Rezoning Plans

Criteria	2008 Plan	2012 Plan
Zoning/Use	CCRC in R/I Zoning District	CCRC in R/I Zoning District
Density	13 units per acre	10 units per acre
Max number of independent living units	375	300
Max skilled nursing beds	140	140
Max apartment units	305	n/a
Max maison court apartment units	48	270
Max single family	60	70 units
Max duplex	n/a	100 units
Max triplex	n/a	90 units
Building Materials	50% brick	50% brick
Greenway/MultiUse Path	Through Property	Along South Trade
Commitment to Pay Property Taxes	Yes	Yes
Extension of Talbot Court Commitment	Yes	No

Memo

To: Jay Camp, Sr. Planner
From: Ralph S. Messera, Public Works Director
Date: August 2, 2012
Subject: Plantation Village Comments



I wanted to get on record the two primary comments from Public Works.

1.) We would like to see a 50 ft strip left available for a future extension of Fremont Street to Fullwood. This street may not be needed for 10 or even 50 years, but conditions change and this should not be ruled out by action now that will limit our future.

As we discussed in the meeting, rather than designating this as an actual right-of-way now causing current setback problems, this area can be designated with a note saying that it would be deeded in the future when requested by the Town.

2.) We really feel that the roundabout option needs to be re-considered for the intersection with Country Place. It is our feeling that this intersection will never warrant a signal based on traffic. The study that Kimley Horn did in 2008 is available for review if needed.

Other comments were in the red lines, but we feel these comments need to be presented to the Board specifically.

Cc: CJ O'Neill